



FOR LEASE OR SALE

Marquis Logistics

3325 Marquis Drive | Garland, Texas





119,271 SF

Building Size

44,000 SF

Space Available

25,000 SF

Divisible

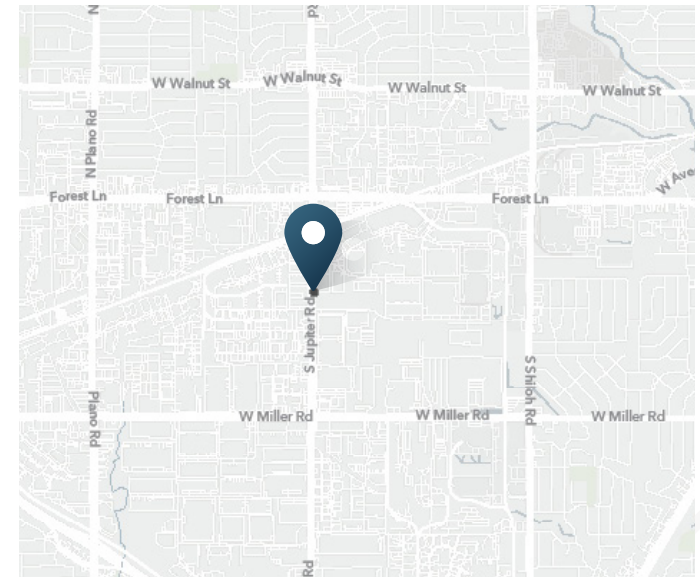
Contact Broker

Rental Rate

PROPERTY HIGHLIGHTS

	Building 1	Building 2
Total Size SF	119,271	74,758
Available SF	44,000	74,758
Divisible SF	25,000	25,000
Office SF	BTS	BTS
Clear Height	32'	32'
Grade Level	1	13
Dock High	24	13
Car Parks	119	74
Truck Court	119'	119'
Building Dimensions	700' x 172	440 x 172

SOLD



OWNER
RESERVE INDUSTRIAL, LLC
738 ARMSTRONG BLVD
COPPELL, TX 75243
(214) 500-3500

CASE #: 210708-2
ZONING: IN

APPLICANT
RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXP. SUITE 300
DALLAS, TX 75243
ABDULLAH EMAD, P.E.
(214) 739-8100

MARQUIS INDUSTRIAL

PARKING REQUIRED

B1 LIGHT INDUSTRIAL 1/1000th GFA
119271 SF / 1000 = 119.3 SPACES

B2 LIGHT INDUSTRIAL 1/1000th GFA
74758 SF / 1000 = 74.8 SPACES

TOTAL: 195 SPACES

PARKING PROVIDED

195 SPACES + 9 ADA ACCESSIBLE SPACES

LANDSCAPE SUMMARY

REF LANDSCAPE PLANS

TRUCK APRON

55' TRACTOR TRAILER, 12' BERTHS
REQ APRON SPACE: 61'
PROVIDED APRON SPACE: 64'

ITE TRIP GENERATION

CODE 150 WAREHOUSING

0.19 TRIPS/1000th GFA @ PEAK HOUR

TOTAL SQUARE FOOTAGE = 194,688sf

ESTIMATED TRIPS = $(\frac{194,688}{1000}) \times 0.19 = 37$ TRIPS @ PEAK HOUR

LOT 1 DATA

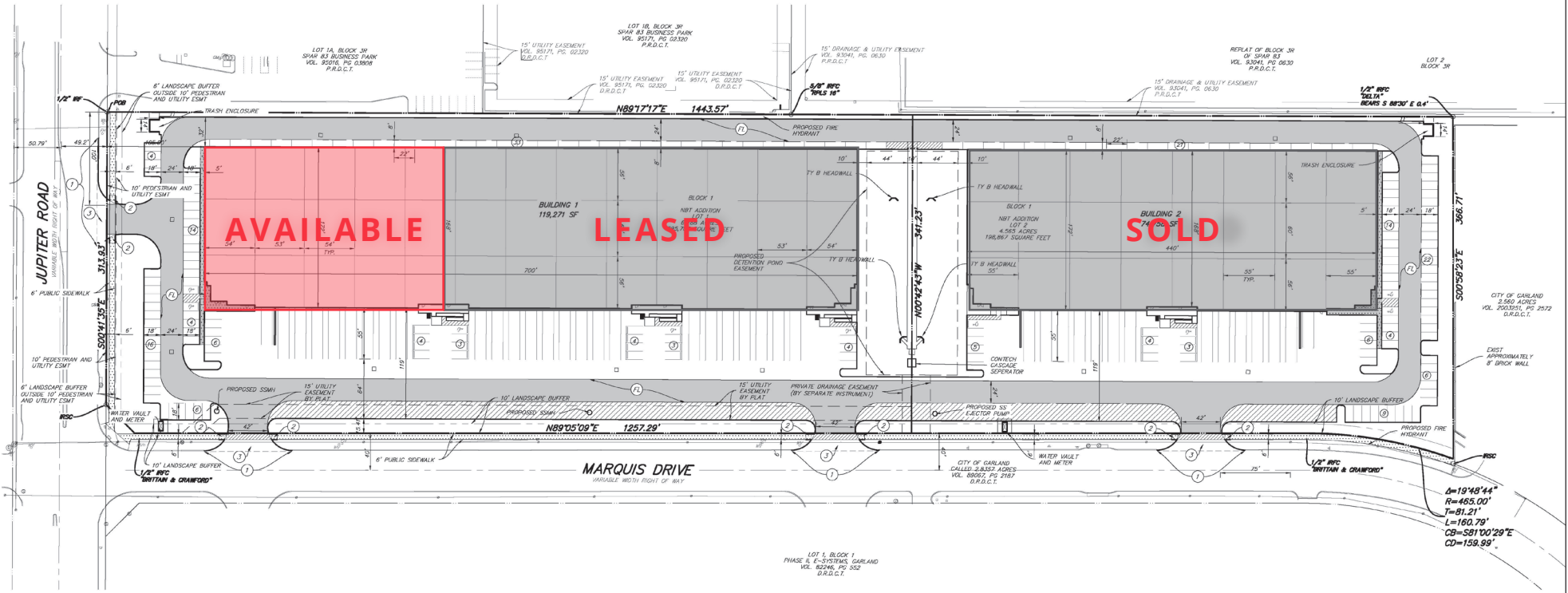
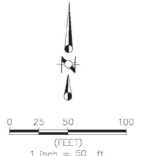
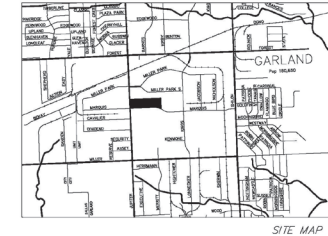
LOT AREA: 295,703 S.F. (6.788 ACRES)
BUILDING FOOTPRINT AREA: 119,271 S.F.
IMPERVIOUS AREA (BLDG+PMT): 254,090 S.F.
BUILDING HEIGHT: 38 FT
BUILDING COVERAGE: 40 %

LOT 2 DATA

LOT AREA: 198,867 S.F. (4.565 ACRES)
BUILDING FOOTPRINT AREA: 74,758 S.F.
IMPERVIOUS AREA (BLDG+PMT): 166,855 S.F.
BUILDING HEIGHT: 38 FT
BUILDING COVERAGE: 38 %

LEGEND

- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT
- (PL) PROPOSED FIRE LANE
- ▨ PROPOSED FIRELANE
- ▨ 6' PROPOSED PUBLIC SIDEWALK AS REQUESTED BY CITY
- ▨ PRIVATE SIDEWALK
- ① MATCH EXIST PAVEMENT GRADE AT CURB AND CUTTER REMOVAL SAWCUT
- ② INSTALL BARRIER FREE RAMP PER STANDARD CITY DETAILS
- ③ INSTALL REINFORCED CONCRETE DRIVEWAY PER STANDARD CITY DETAILS
- ④ PARKING ROW COUNT



<p>CITY CASE NO. 210708-2</p> <p>I, the Project Engineer, acknowledge by reference that I have reviewed the standard City of Garland details for applicability to this project and all details are applicable unless specifically noted otherwise. The additional non-City of Garland standard details specifically identified in this set of construction plans [or specifically included in these bidding/contract documents] have been selected by me or under my direct responsible supervision as being applicable to this project.</p> <p>Abdullah Emad, P.E., Firm Registration #128156</p>	<p>PROGRESS SET FOR REVIEW ONLY</p> <p>ISSUED 9/16/21</p> <p>THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, SIGNING OR PERMIT PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF</p> <p>ABDULLAH EMAD TEXAS PE #128156</p>	<p>PERMITS/CONTRACT REQUIREMENTS:</p> <p>CITY OF GARLAND MOVEMENT 10.22.3-3.54" ALLOWING USE FROM 18" TO 24" PER MOVED ACCESS CURB IN THE INTEREST LINE OF WALK PAVEMENT, BEING APPROXIMATELY THE CENTER OF THE BACK OF CURB OF CURB=20.00"</p> <p>CITY OF GARLAND MOVEMENT 10.22.3-3.54" ALLOWING USE FROM 18" TO 24" PER MOVED ACCESS CURB IN THE INTEREST LINE OF WALK PAVEMENT, BEING APPROXIMATELY THE CENTER OF THE BACK OF CURB OF CURB=20.00"</p> <p>CITY OF GARLAND MOVEMENT 10.22.3-3.54" ALLOWING USE FROM 18" TO 24" PER MOVED ACCESS CURB IN THE INTEREST LINE OF WALK PAVEMENT, BEING APPROXIMATELY THE CENTER OF THE BACK OF CURB OF CURB=20.00"</p> <p>PERMITS/CONTRACT REQUIREMENTS:</p> <p>1. ALL "X" CITY FOUND IN THE EXISTING IMPROVED LINE OF WALK PAVEMENT, BEING APPROXIMATELY THE CENTER OF THE BACK OF CURB OF CURB=20.00"</p> <p>2. ALL "X" CITY FOUND IN THE EXISTING IMPROVED LINE OF WALK PAVEMENT, BEING APPROXIMATELY THE CENTER OF THE BACK OF CURB OF CURB=20.00"</p>	<p>RLG CONSULTING ENGINEERS</p> <p>12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243 5601 BRIDGE STREET #400 FORT WORTH, TX 76112 WWW.RLGINC.COM TSPE FIRM REG. F-493</p> <p>SITE PLAN</p> <p>MARQUIS INDUSTRIAL WAREHOUSE 3301 MARQUIS DR GARLAND TX, 75042</p> <p>NBT ADDITION, LOTS 1 & 2, BLOCK 1 CITY OF GARLAND, DALLAS COUNTY, TEXAS</p> <table border="1"> <thead> <tr> <th>REVIEW</th> <th>DRAWN</th> <th>DATE</th> <th>FILE</th> <th>NUMBER</th> <th>SHEET</th> </tr> </thead> <tbody> <tr> <td>RLG</td> <td>RLG</td> <td>9/16/21</td> <td>2113</td> <td>069</td> <td>C05.01</td> </tr> </tbody> </table>	REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET	RLG	RLG	9/16/21	2113	069	C05.01
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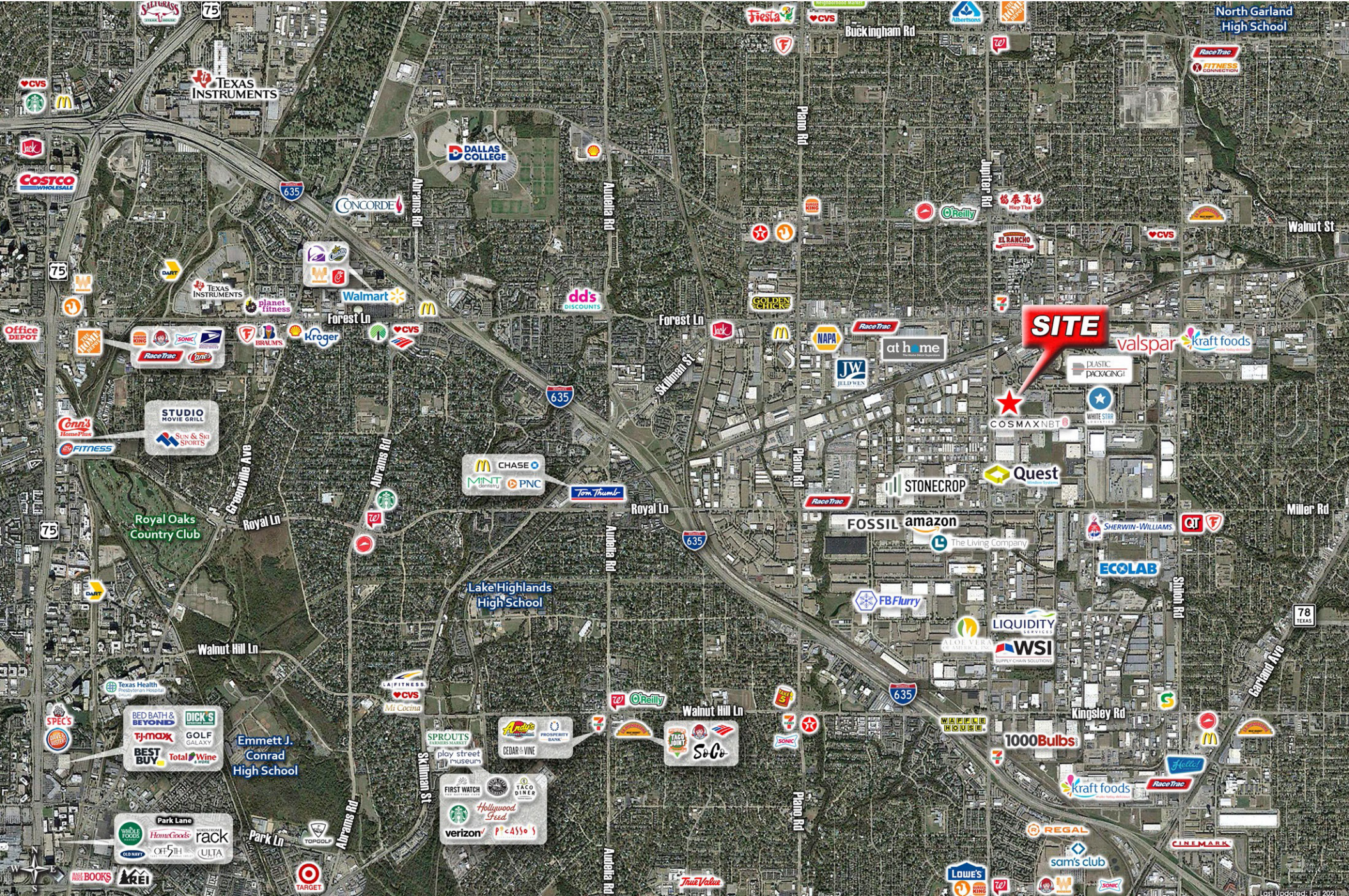
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Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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