

FOR LEASE



601

National Drive
ENNIS | TX

315,000 SF
Industrial Facility
Immediate Access to
I-45 and Hwy 287

\$3.75_{NNN}

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FOR LEASE | 601 NATIONAL DR, ENNIS, TX 75119



BUILDING SPECIFICATIONS

Total SF	315,000 SF	Lighting	T-8 Lighting
Total Office SF	±16,721 SF	HVAC	46%
Acres	±29.40 Acres	Heavy Power	12,000 Amps
Dock Doors	18 Dock Doors	Year Built	2007
Clear Height	32' Clear	Sprinkler System	ESFR
Drive In Dock	1 Drive in		

THE BUILDING

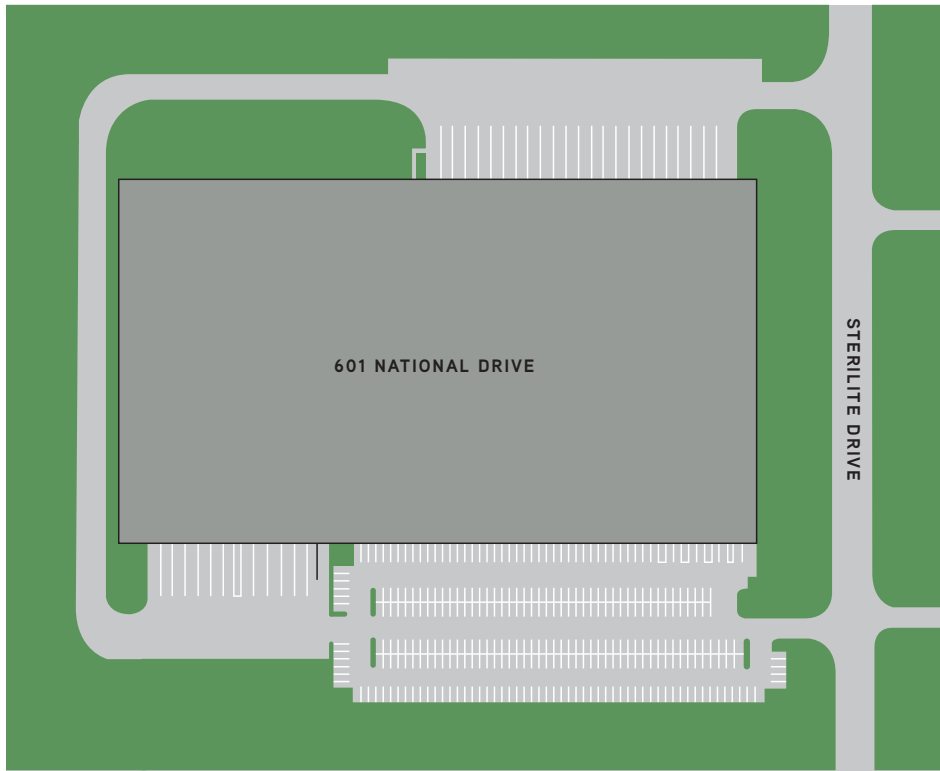
601 National Drive was built in 2007 as a built-to-suit for National Envelope Corporation. The Subject Property totals 315,000 SF on ±29.40 acres and is comprised of 46% HVAC warehouse. The building is 32' clear height with 16,721 SF (5.3%) office finish out with 12,000 amps of power. Additionally, the property is located in Ennis, Texas, part of the Outlying Ellis County Industrial Submarket, 35 miles southeast of Dallas.

THE AREA

From its founding as a railroad hub in 1872, Ennis has grown from a small-town station into a center of business and trade. Ennis sits at the crossroads between Highway 45, which connects it to Dallas and Houston, and Highway 287, which connects it with Fort Worth and the gulf coast. Ennis is a small town of 18,513, but it is part of the booming DFW metroplex, and only 35 miles from downtown Dallas. Today, over 4,000 people work in over 40+ industries.

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Information About Brokerage Services



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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____