

Marcus & Millichap
TAG INDUSTRIAL GROUP

2407 NORTH PRESTON STREET

ENNIS, TX 75119

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

© 2022 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. Activity ID: ZAD0060658

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

The Texas Real Estate Commission (TREC) regulates real estate brokers and sales agents, real estate inspectors, home warranty companies, easement and right-of-way agents and timeshare interest providers. You can find more information and check the status of a license holder at www.trec.texas.gov. You can send a complaint against a license holder to TREC, a complaint form is available on the TREC website. TREC administers two recovery funds which may be used to satisfy a civil court judgment against a broker, sales agent, real estate inspector, or easement or right-of-way agent, if certain requirements are met. If you have questions or issues about the activities of a license holder, the complaint process or the recovery funds, please visit the website or contact TREC at:

Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap
TAG INDUSTRIAL GROUP

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

2407 NORTH PRESTON STREET
ENNIS, TX 75119

PRESENTED BY

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

TYLER RANFT

Associate
Office & Industrial Division
Dallas Office
Office (972) 755-5197
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

DEBT CONTACT

DUKE DENNIS

Associate Director
300 Throckmorton Street, Suite 1500
Fort Worth, TX 76102
Tel: (817) 932-6100
Duke.Dennis@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP





TABLE OF CONTENTS

01

INVESTMENT OVERVIEW

SECTION 1

Offering Summary • Property Details • Offering Highlights • Debt Quote • Rent Roll • Operating Statement • Regional Map • Aerial Map • Property Photos • Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis • Demographic Analysis

Marcus & Millichap

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and structural supports. Several large, dome-shaped industrial lights are visible, hanging from the ceiling. The overall atmosphere is one of a large, open industrial space, possibly a warehouse or a manufacturing facility.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Easy Access to I-45, Major Interstate Connecting DFW and Houston
- Situated on 2.13 Acres with Six Docks Allowing for 18-Wheeler Distribution
- Value-Add Opportunity to Increase to Market Rent Upon Expiration of Current Lease
 - Below-Market Rent: \$2.40 per Foot NNN | Market Rent is \$4.00 NNN
 - Submarket Vacancy Rate is Below-Average at 1.6% (CoStar)
 - Priced Below Replacement Cost of the Land and Construction
 - Roof Repair/Resurfacing Currently in Progress (2022)

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 2407 North Preston Street in Ennis, Texas, leased to Party Supplies Group, LLC. The subject property consists of approximately 62,500 square feet of warehouse space and is situated on 2.13 acres of land. The asset features six loading docks, allowing for easy distribution for 18-wheeler trucks. Based on current land and construction costs, the property is priced below replacement cost. At \$2.40 per square foot, the tenant's triple-net lease is below the average market rate of about \$4.00 per square foot for comparable properties. This creates a value-add opportunity for the future landlord when the lease expires in the fall of 2023. Situated just off Interstate 45 in the Outlying Ellis County submarket, the property has direct access to Dallas and Houston.

The Outlying Ellis County submarket is relatively small, containing 13.0 million square feet of industrial space. Logistics space makes up the majority of the submarket, taking up 56 percent of inventory. Over the last four quarters, the vacancy rate has dropped 190 basis points to 1.6 percent during the third quarter of 2022. This compares to the 5.4 percent rate for the overall market. At nearly 320,000 square feet, annual net absorption through Q3 2022 dwarfs the five-year average of about 59,000 square feet. The sudden jump in demand has helped propel market rent growth to an unprecedented 13.7 percent year-over-year during Q3. While rent growth in Outlying Ellis County compares to the overall market, average rents in the submarket offer tenants a 16 percent discount at about \$7.10 per square foot compared to the metro area. With 264,000 square feet currently underway, the inventory is set to expand by a considerable 2 percent. However, nearly all of this new construction is concentrated in the 250,000-square-foot Red Oak data center (CoStar). Therefore, rent growth and vacancies among smaller warehouses will essentially be unaffected by new supply for the foreseeable future.

The Dallas-Fort Worth metroplex is the fourth-most populous metro in the nation, with an aggregate of more than 7.7 million residents. It is composed of 13 counties stretching nearly 10,000 square miles. The city of Dallas houses 1.3 million people, followed by Fort Worth with 919,000 residents. Strong job growth continually draws new residents to the region. To accommodate the additional traffic, the region's transportation network is evolving. Traffic flow is improved as freeways are expanded and miles are being added to tollways and turnpikes. The growth of the transportation network is vital to supporting commuters to the metros numerous corporations and growing industries. Dallas/Fort Worth's population growth in recent years ranks among the highest in the U.S. for a major metro. The Metroplex is home to 24 Fortune 500 companies and many regional headquarters, drawing workers and residents. The area's extensive network of rail and highways, along with the International Inland Port of Dallas, ensure its status as a distribution hub.

PROPERTY DETAILS

2407 NORTH PRESTON STREET,
ENNIS, TX 75119

Number of Suites	1
Number of Buildings	1
Total Square Feet	62,500
Warehouse Square Feet	55,000
Office Square Feet	7,500
Office Ratio	12%
Year Built	1962
Lot Size	2.13 Acres
Type of Ownership	Fee Simple
Clear Height	14'-16' Clear
Parking Spaces	30 Spaces
Parking Surface	Crushed Gravel
Building Class	C
Tenancy	Single
Dock High Doors	6
Grade Level Doors	1
Construction	Metal
Zoning	F2
Roof Type	Pitched Metal
HVAC Units	Yes
Market	Dallas Fort Worth
Submarket	Outlying Ellis County Ind
Submarket Vacancy	1.60%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060658)





OFFERING HIGHLIGHTS

2407 NORTH PRESTON STREET

ENNIS, TX 75119

OFFERING PRICE	CAP RATE	PRO-FORMA CAP RATE
\$2,600,000	5.77%	9.62%

Offering Price	\$2,600,000
Cap Rate	5.77%
Pro-Forma Cap Rate	9.62%
Price/SF	\$41.60
Total Square Feet	62,500
Rental Rate	\$2.40
Pro-Forma Rent	\$4.00
Lease Type	Triple Net (NNN)
Tenancy	Single
Occupancy	100.00%

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2022 Marcus & Millichap. All rights reserved. (Activity ID: ZAD0060658)

DEBT QUOTE

BANK / CREDIT UNION

Proceeds	50% Loan-to-Cost
Term	Three 5-Year
DSCR	Minimum of 1.25x
Current Rate	6.25% - 6.75% Fixed or Floating
Amortization	20 - 25-Year
Reserves	Potential for Upfront Reserves, or Annual Ongoing Reserves for CapEx Items and/or Tenant Improvements & Leasing Commissions
Lender Fee	0.50% - 1.00%
Recourse	Full-Recourse
Prepayment	Step-Down or Open Prepayment

The information provided above has been obtained from sources believed reliable. MMCC has not verified the accuracy and make no guarantee, warranty or representations. Any projections, opinions, assumptions or estimates used herein are based on potential financing options only and does not represent actual terms or future market conditions.

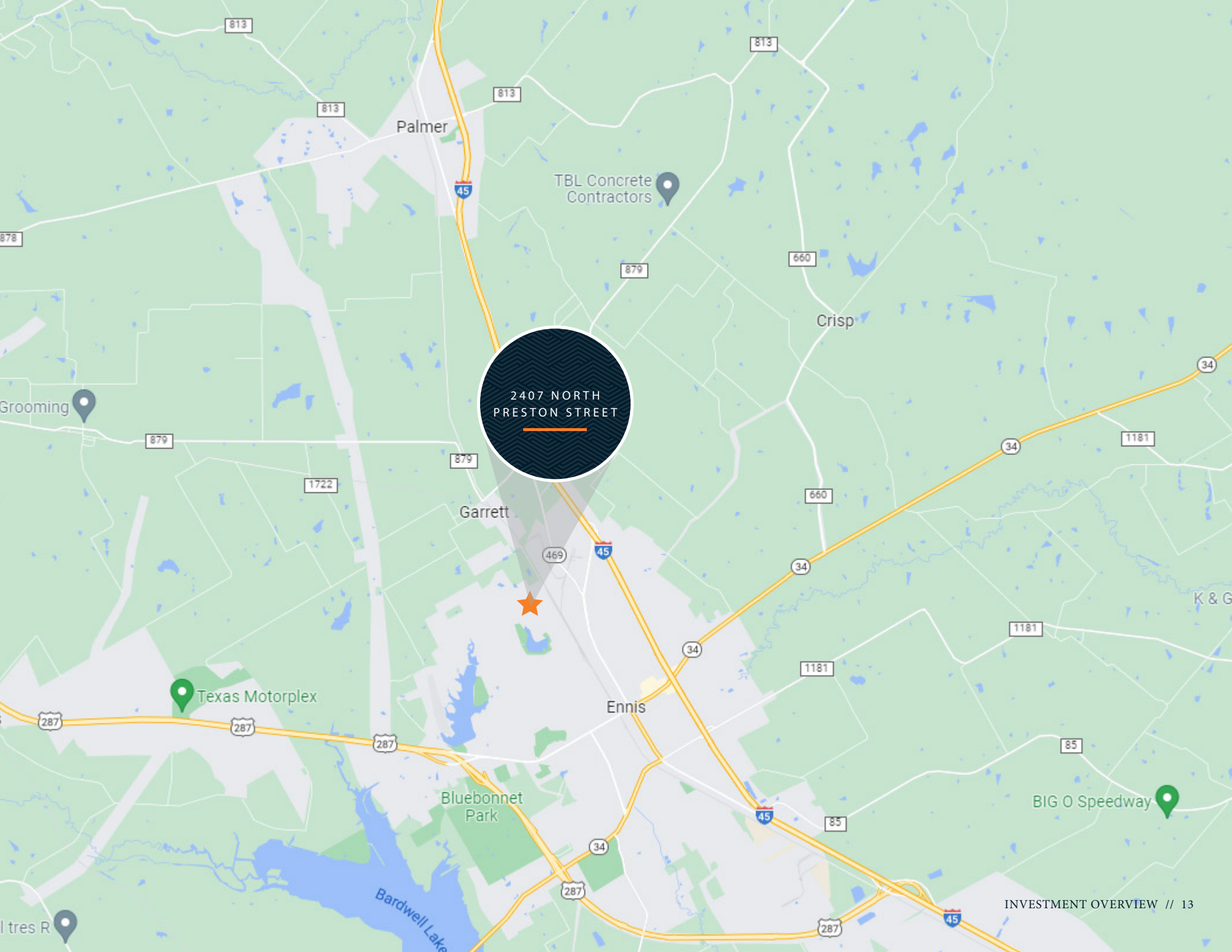
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Lease Type
				Comm.	Exp.					
Party Supplies Group, LLC	1	62,500	100.0%	10/16/18	10/15/23	\$2.40	\$12,500	\$150,000	\$249,996	NNN
Total		62,500				\$2.40	\$12,500	\$150,000	\$249,996	
Occupied Tenants: 1				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%		
Total Current Rents: \$12,500						Occupied Current Rents: \$12,500		Unoccupied Current Rents: \$0		

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	150,000	2.40	250,000	4.00
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	31,220	0.50	31,220	0.50
Real estate Taxes	33,080	0.53	44,531	0.71
Total Reimbursement Income	\$64,300	100.0%	\$75,751	100.0%
Effective Gross Revenue	\$214,300	\$3.43	\$325,751	\$5.21

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	31,220	0.50	31,220	0.50
Real Estate Taxes	33,080	0.53	44,531	0.71
Total Expenses	\$64,301	\$1.03	\$75,752	\$1.21
Expenses as % of EGR	30.0%		23.3%	
Net Operating Income	\$150,000	\$2.40	\$250,000	\$4.00



2407 NORTH
PRESTON STREET



Apothecary No 1401

U-Haul
Neighborhood Dealer

Lone Star Civil Process

2407 NORTH
PRESTON STREET

Fine Line Ribbon

RL Squiggles Craft
& Party Supplies

Ellis County
Appliance Disposal
Used appliance store

Novelinks

Preston Self Storage

Tyner Electric

Wei Cool
Temporarily closed





CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 2,399 debt
and equity
financings in 2021



National platform operating
within the firm's
brokerage offices



\$10.4 billion total
national volume
in 2021



Access to more capital sources
than any other firm in the
industry

WHY MMCC?

.....

Optimum financing solutions to
enhance value

.....

Enhanced control through MMCC's
ability to qualify investor finance
contingencies


.....

Enhanced control through quickly
identifying potential debt/equity sources,
processing, and closing buyer's
finance alternatives

.....

Enhanced control through MMCC's
ability to monitor investor/due diligence
and underwriting to ensure timely,
predictable closings

.....



The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and hanging industrial lights, creating a sense of depth and structure.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

DALLAS TEXAS

The Dallas/Fort Worth Metroplex is the fourth most populous metro in the nation, with an aggregate of nearly 7.7 million residents. It is composed of 13 counties, stretching nearly 10,000 square miles. The core cities of Dallas and Fort Worth house 1.3 million and 900,000 residents respectively. Strong corporate relocations and job gains continually draw new residents to the region, which has added more than 100,000 more people since the onset of the COVID-19 health crisis. In keeping with historical trends, Collin and Denton counties have received the majority of growth. To accommodate the additional traffic, the region's transportation network is evolving. The expansion of the transportation network is vital to supporting the substantial developments in housing, retail and industrial, allowing commuters to access the metro's numerous corporations and expanding array of industries.



SUBSTANTIAL
POPULATION GAINS



LARGE CORPORATE
BASE

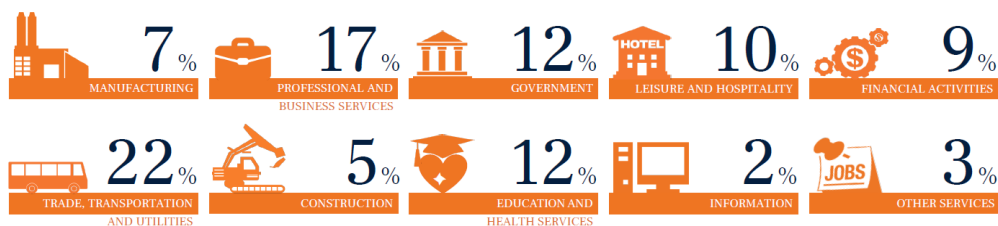


MAJOR DISTRIBUTION
CENTER

METROPLEX GROWTH

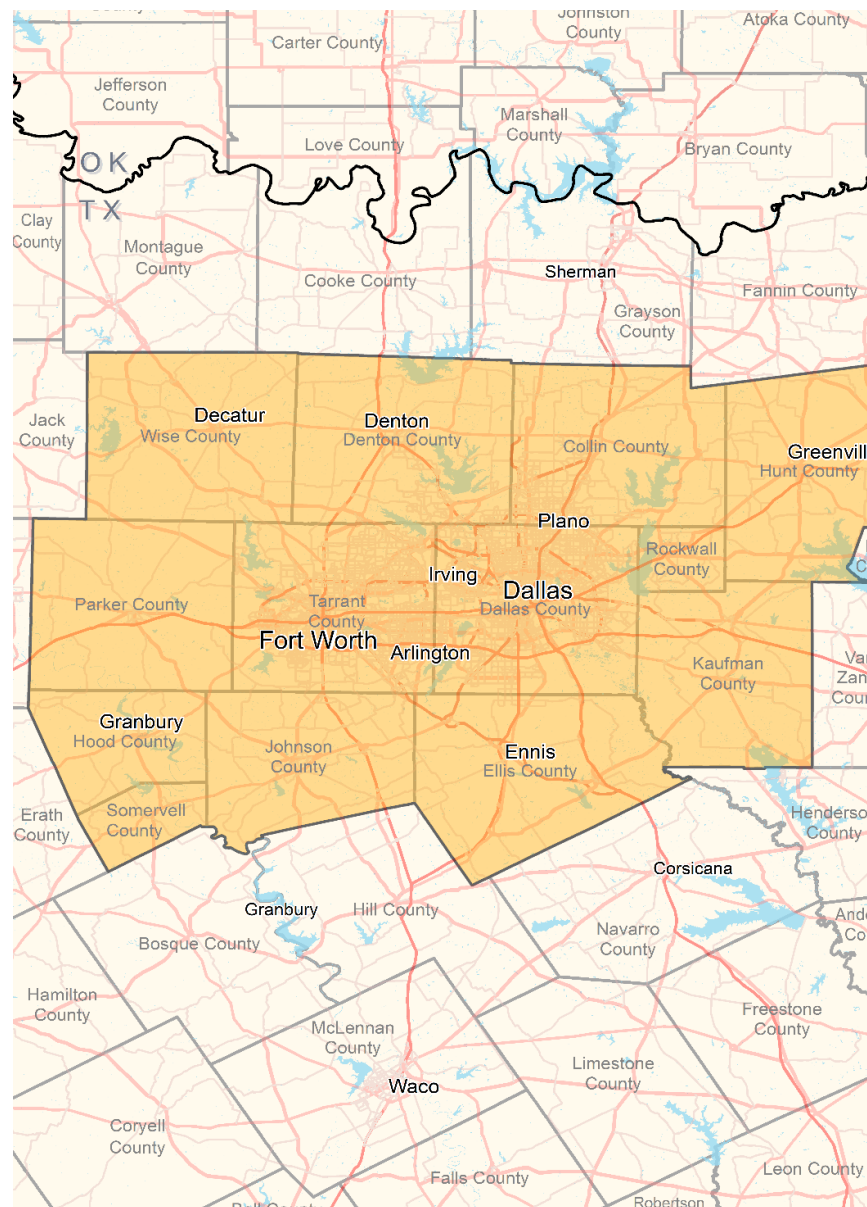
ECONOMY

The Metroplex's central location, temperate climate, no state income tax and a right-to-work labor policy attract employers. Dallas-Fort Worth is one of the nation's largest employment markets, with nearly 4.0 million jobs. The labor force has doubled since 1990. The region is home to 22 Fortune 500 companies in a variety of sectors, including American Airlines Group, Southwest Airlines, Fluor, AT&T, Tenet Healthcare, Kimberly-Clark and D.R. Horton. The area is forecast to add jobs at an average annual rate of 1.7 percent through 2025, more than triple the U.S. level. Economic expansion will be further fueled by a rise in financial services and high-tech companies.

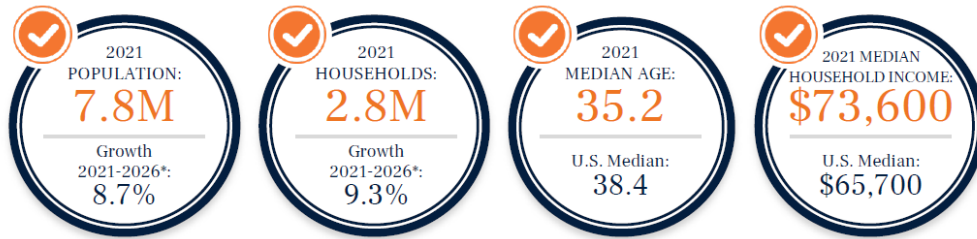


TRANSPORTATION

The area is connected to the rest of the nation by way of Interstates 20, 30, 35, 45, 345, 635 and 820, along with other major thoroughfares. Dallas Area Rapid Transit covers Dallas and 12 surrounding cities, and it consists of buses and a light-rail system. Freight-serving lines in the region include Union Pacific, BNSF and Kansas City Southern. BNSF is headquartered in Fort Worth. Trinity Railway Express and Amtrak provide passenger rail service. Via rail to Houston Port, and Highways 20 and 45, the International Inland Port of Dallas connects the region to global markets and trade. Two airports that service passengers are Dallas/Fort Worth International and Dallas Love Field, while Fort Worth Alliance is the center of a major cargo alliance. There are also 13 smaller airports in the area. The Alliance Global Logistics Hub is one of two intermodal facilities in Texas that connects road, rail and air.



METROPLEX GROWTH



Roughly 671,400 new people are expected through 2025, fueled by robust job growth, natural increases and north-to-south migration. The Metroplex is projected to add 262,400 households during the same period, generating the need for additional housing options. A younger population resides in the Metroplex, indicated by a median age that is below that of the U.S. measure. An educated population provides a skilled labor pool and higher incomes. Almost 34 percent of residents ages 25 and older have at least a bachelor's degree, compared with 31 percent for the nation. The median income is more than \$8,200 above the national level. Given the market's younger median age, approximately 60 percent of residents owned their homes in 2020 providing a vibrant rental market.



DEMOGRAPHICS



24,675

Total Population
Within 5 miles



\$77,311

Average Household Income
Within 5 miles



12,852

Employees
Within 1 mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	5,327	21,970	26,336
2021 Estimate			
Total Population	5,055	20,659	24,675
2010 Census			
Total Population	4,454	18,049	21,379
2000 Census			
Total Population	3,978	16,130	18,657
Daytime Population			
2021 Estimate	2,323	18,729	22,189
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	1,763	7,392	9,000
2021 Estimate			
Total Households	1,670	6,928	8,400
Average (Mean) Household Size	3.1	2.9	2.9
2010 Census			
Total Households	1,463	5,959	7,158
2000 Census			
Total Households	1,346	5,321	6,242

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	3.9%	3.6%	3.8%
\$150,000-\$199,999	3.2%	5.4%	5.6%
\$100,000-\$149,999	21.1%	15.0%	15.4%
\$75,000-\$99,999	13.9%	13.5%	14.0%
\$50,000-\$74,999	16.9%	16.1%	16.1%
\$35,000-\$49,999	9.8%	12.6%	12.5%
\$25,000-\$34,999	9.5%	11.8%	11.8%
\$15,000-\$24,999	11.3%	10.5%	10.2%
Under \$15,000	10.5%	11.5%	10.7%
Average Household Income	\$80,949	\$75,453	\$77,311
Median Household Income	\$60,257	\$54,488	\$56,004
Per Capita Income	\$26,746	\$25,408	\$26,439
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2021 Estimate Total Population	5,055	20,659	24,675
Under 20	32.9%	30.8%	30.6%
20 to 34 Years	21.4%	22.2%	21.7%
35 to 39 Years	7.2%	7.1%	7.0%
40 to 49 Years	10.9%	11.2%	11.4%
50 to 64 Years	14.4%	14.9%	15.3%
Age 65+	13.3%	13.8%	14.0%
Median Age	32.3	33.1	33.5
Population 25+ by Education Level			
2021 Estimate Population Age 25+	3,060	12,897	15,502
Elementary (0-8)	9.2%	14.9%	14.0%
Some High School (9-11)	11.1%	11.9%	11.7%
High School Graduate (12)	34.6%	30.9%	31.1%
Some College (13-15)	22.8%	20.7%	21.3%
Associate Degree Only	8.4%	7.0%	7.0%
Bachelor's Degree Only	7.5%	8.1%	8.6%
Graduate Degree	6.4%	6.5%	6.3%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	25.0	26.0



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.

11-2-2015

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:
 - 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.

MARCUS & MILLICHAP	9002994	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
TIM A. SPECK	432723	TIM.SPECK@MARCUSMILLICHAP.COM	972-755-5200
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ADAM ABUSHAGUR	661916	ADAM.ABUSHAGUR@MARCUSMILLICHAP.COM	972-755-5223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2407 NORTH PRESTON STREET ENNIS, TX 75119

PRESENTED BY

ADAM ABUSHAGUR

Senior Managing Director Investments
Office & Industrial Division
Dallas Office
Office (972) 755-5223
Adam.Abushagur@marcusmillichap.com
License TX 661916

TYLER RANFT

Associate
Office & Industrial Division
Dallas Office
Office (972) 755-5197
Tyler.Ranft@MarcusMillichap.com
License: TX 732964

DEBT CONTACT

DUKE DENNIS

Associate Director
300 Throckmorton Street, Suite 1500
Fort Worth, TX 76102
Tel: (817) 932-6100
Duke.Dennis@MarcusMillichap.com

Marcus & Millichap
TAG INDUSTRIAL GROUP