

# LIMESTONE FLEXSPACE

BALCH SPRINGS, TX

A four-building, 86,250 square-foot industrial asset located in DFW's East Dallas/Mesquite submarket

**BFC** Communication Services

11218 LIMESTONE DR. #4  
BALCH SPRING, TX 75180  
888-908-5752



NOW HIRING





# EXECUTIVE SUMMARY

Jones Lang LaSalle Americas, Inc. (“JLL”) has been exclusively retained to offer qualified investors the opportunity to acquire 11128/11218/11220 Limestone Drive and 11323 Allumbaugh Drive (the “Property”), a four-building, 86,250 square-foot industrial service facility that is located within DFW’s dominant East Dallas/Mesquite Industrial Market on 8.76 acres. The Property is 100% leased to two tenants: Binford Supply Inc. and BFK Enterprises with 4.7 years of weighted average lease term remaining and in-place rents 17% below market. With a location just inside I-635, in the heart of Texas’ major industrial market, the Property offers unparalleled access to surrounding demand drivers and national thoroughfares. The Property presents investors a unique opportunity to acquire at a discount to replacement cost while featuring a strong submarket with excellent access to labor along with stable tenancy and predictable cash flow.



**STRONG SUBMARKET WITH  
EXCELLENT ACCESS TO LABOR**



**STABLE IN-PLACE  
CASH FLOW**



**100%  
OCCUPANCY**



**RESILIENT TENANT BASE  
THROUGH COVID**



**4.7 YEAR WALT WITH MARK-TO-  
MARKET POTENTIAL**



# LIMESTONE FLEXSPACE



BUILDING 2

BUILDING 4

BUILDING 1

BUILDING 3

GENERAL AIR  
CONDITIONING  
& HEATING

SPEED SPECIALTIES  
RACING ENGINES

PAUL'S  
AUTOMOTIVE

ZOE'S  
AUTO REPAIR

Limestone Flexspace Access Road

Limestone Drive

Lombardy Lane

Peachtree Road



# PROPERTY OVERVIEW



## Addresses

11128 Limestone Dr  
11218 Limestone Dr  
11220 Limestone Dr  
11323 Allumbaugh Dr  
Balch Springs, TX

86,250 SF  
Square Feet

100%  
Occupancy

8.76 Acres  
Site Area

1979/1984/1995/1999  
Years Built

Building 1: 15'  
Building 2: 28'  
Building 3: 20'  
Building 4: 28'  
Clear Height



# TENANCY

Tenant	Size	% of RBA	Term Remaining	Tenant Description
Binford Supply Inc	72,600	84.20%	4.5 Years	Operates as a fence and gate distributor and manufacturer providing custom wood staining, gate fabrication and jobsite delivery.
BFK Enterprises	13,650	15.80%	5.9 Years	Operates as an aerial, underground, and technical service provider for fiber, copper or coax cables. They also serve as a custom sign shop.
Total / Average	86,250	100.00%	4.7 Years	





# LIMESTONE FLEXSPACE

BALCH SPRINGS, TX

## CONTACT INFORMATION

**Zane Marcell**

Senior Director

(214) 438-6496

[zane.marcell@am.jll.com](mailto:zane.marcell@am.jll.com)

**Dustin Volz**

Managing Director

(214) 438-6493

[dustin.volz@am.jll.com](mailto:dustin.volz@am.jll.com)

**Jack Copher**

Analyst

(469) 232-1955

[jack.copher@am.jll.com](mailto:jack.copher@am.jll.com)

**Jason Jacobs**

Analyst

(214) 692-4719

[jason.jacobs@am.jll.com](mailto:jason.jacobs@am.jll.com)

## DEBT FINANCING

**Jarrod McCabe**

Director

(469) 232-1946

[jarrod.mccabe@am.jll.com](mailto:jarrod.mccabe@am.jll.com)



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner ("Owner") of the property [properties] to arrange the placement of equity. Information concerning the property [properties] and Owner described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser, and JLL, its officers, directors, employees and agents disclaim any liability that may arise from, be based upon or relate to the use of the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change without notice. ©2021. Jones Lang LaSalle IP, Inc. All rights reserved.

\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance."

