

**Former FDA approved Solid and Liquid
dose cGMP facility**



2940

**N STATE HWY 360
DALLAS-FORT WORTH**

UP TO
64,000 SF Available
for Lease



For Lease

2nd gen R&D and
manufacturing space

Life Science components:

- Water purification system
- Dust removal system
- Coating machine
- Clean rooms

General building specs:

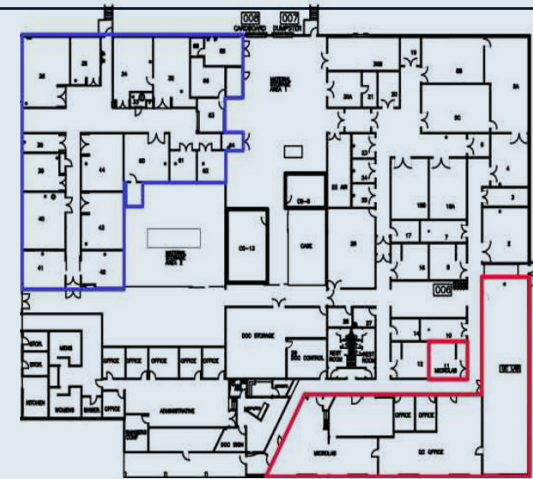
- 6/1000 SF Parking
- 24' Clear heights
- 15 Dock high doors



Suite 400 20,000 SF

R&D Laboratory
Administrative offices

Conference rooms
Power: 400A 480V



Suite 100 44,000 SF

Solid dose manufacturing
Solid dose packaging
QC commercial laboratory

Document control
Administrative offices
Power: 1200A 480V



STRATEGIC LOCATION



Accessibility

Hwy 360 frontage with quick access to 3 major highways



Close Proximity to DFW Airport

The nation's 2nd largest airport with access to every major city in the US within 4 hours



DFW Airport CEIV Certified

DFW is the second airport in North America to achieve IATA CEIV certification for meeting global standards in safe and efficient handling of pharmaceutical products



Amenities

Retail centers, dining options, hotels, and other amenities in close proximity



Market Presence

This location has already established a presence in the DFW R&D community

The strategic location of 2940 N State Hwy 360 offers key advantages for R&D and GMP facilities, including efficient logistics and high visibility. Its proximity to research institutions and healthcare providers fosters innovation, while nearby DFW International Airport, a major hub with IATA CEIV Pharma certification and specialized cold storage, provides extensive global connections. This combination creates an ideal ecosystem for biotech and pharmaceutical companies, supporting collaboration, accelerating product development, and offering superior logistical benefits within the life sciences industry.





**Dallas Fort Worth
International Airport**

Dallas Lovefield Airport

**UTSW North Campus
NB Building**

**Children's Medical
Center Dallas**

Parkland Health

2940

N STATE HWY 360

Drive times

DFW Airport:	7 miles / 10 mins
Dallas Lovefield Airport:	16 miles / 20 mins
Parkland Health:	8 miles / 22 mins
UTSW:	12 miles / 21 mins
Children's Medical Center:	18 Miles / 21 Mins
Hwy 30:	3 miles / 5 mins
183 Express:	4 miles / 6 mins
Hwy 161:	3 miles/ 8 mins



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Broker Contact info:

Ethan Garner
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ethan.garner@jll.com

Paula L. Whitman
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Owner:

William B. Shagets
214.239.5114
WilliamS@sealynet.com





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.

11-19-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Garner	480568	Ethan.garner@jll.com	+1 214 438 6515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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