



Success Story



Elliott Electric Supply

The Client

Elliott Electric Supply is one of the fastest growing electrical distributors in the Southern United States with over 60 locations in Texas, Arkansas and Louisiana. Elliott Electric provides customers with high quality electrical products at lower cost along with exceptional personal service.



The Challenge

Elliott Electric Supply owned a 24,000 SF facility in Northeast Dallas which they had outgrown. They needed to expand their inventory capacity in this location. They wanted to continue to provide superior service to their customers and needed to stay near that client base. Real estate options in that immediate area were extremely limited.



The Solution

After exploring the option of adding on to their existing facility, followed by an extensive search of existing facilities for sale and for lease in the immediate area, NAI Robert Lynn located a 57,600 SF facility that was available but was not being actively marketed. The NAI Robert Lynn team contacted the owner's representative of that property and negotiated a long term lease that included the landlord completely remodeling the entrance and exterior areas of the project, a below market fixed lease rate over the entire 7 year term of the lease, and a rare fixed rate renewal option.



Transaction Summary

- **Address**
11133 Petal Street
- **Size**
57,600 SF
- **Submarket**
Northeast Dallas
- **Transaction Type**
Lease
- **Industry**
Distribution
- **Property Owner**
Gillis Thomas Company