

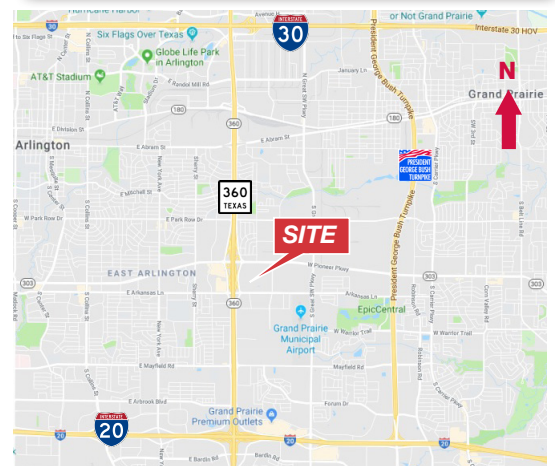
For Lease/Sale
45,000 SF



360 Commerce Park-Phase 2 3001 E. Arkansas Lane Arlington, Texas 76010

Property Features

- 45,000 SF Industrial Spec Building Available For Lease or Sale
- 2,000-2,500 SF Office with Warehouse Lights & Basic Power Included
- Zoned IM (Industrial Manufacturing) with the City of Arlington
- 13 Dock Highs and 1 Oversized Ramp Door
- 30' Clear Height
- ESFR Sprinkler System
- Building Delivery Estimated by 12/31/2022
- Lease Rate: \$8.75/SF + NNN
- Sale Price: \$195.00/SF (\$8,775,000)



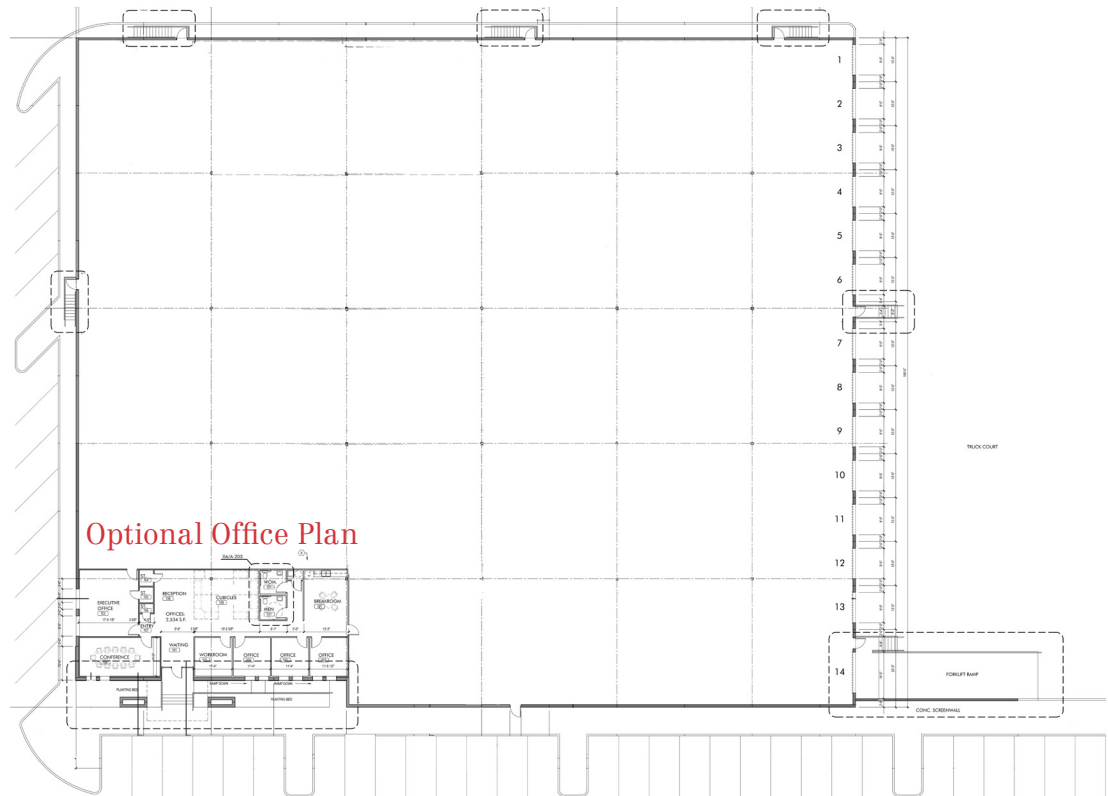
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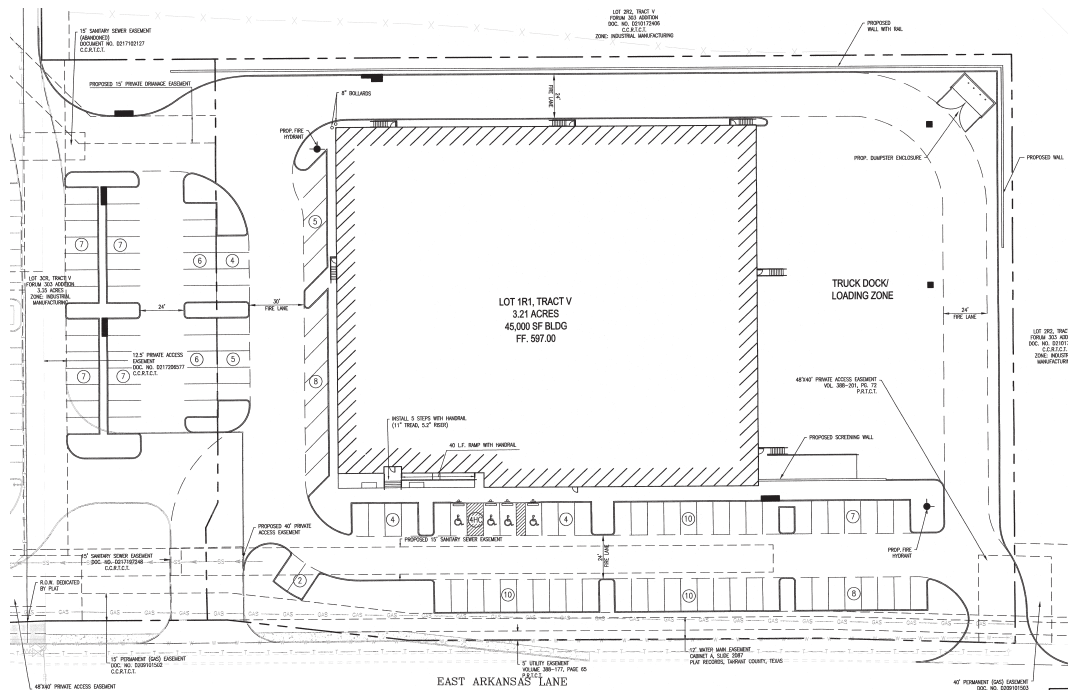
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Floor Plan



Site Plan



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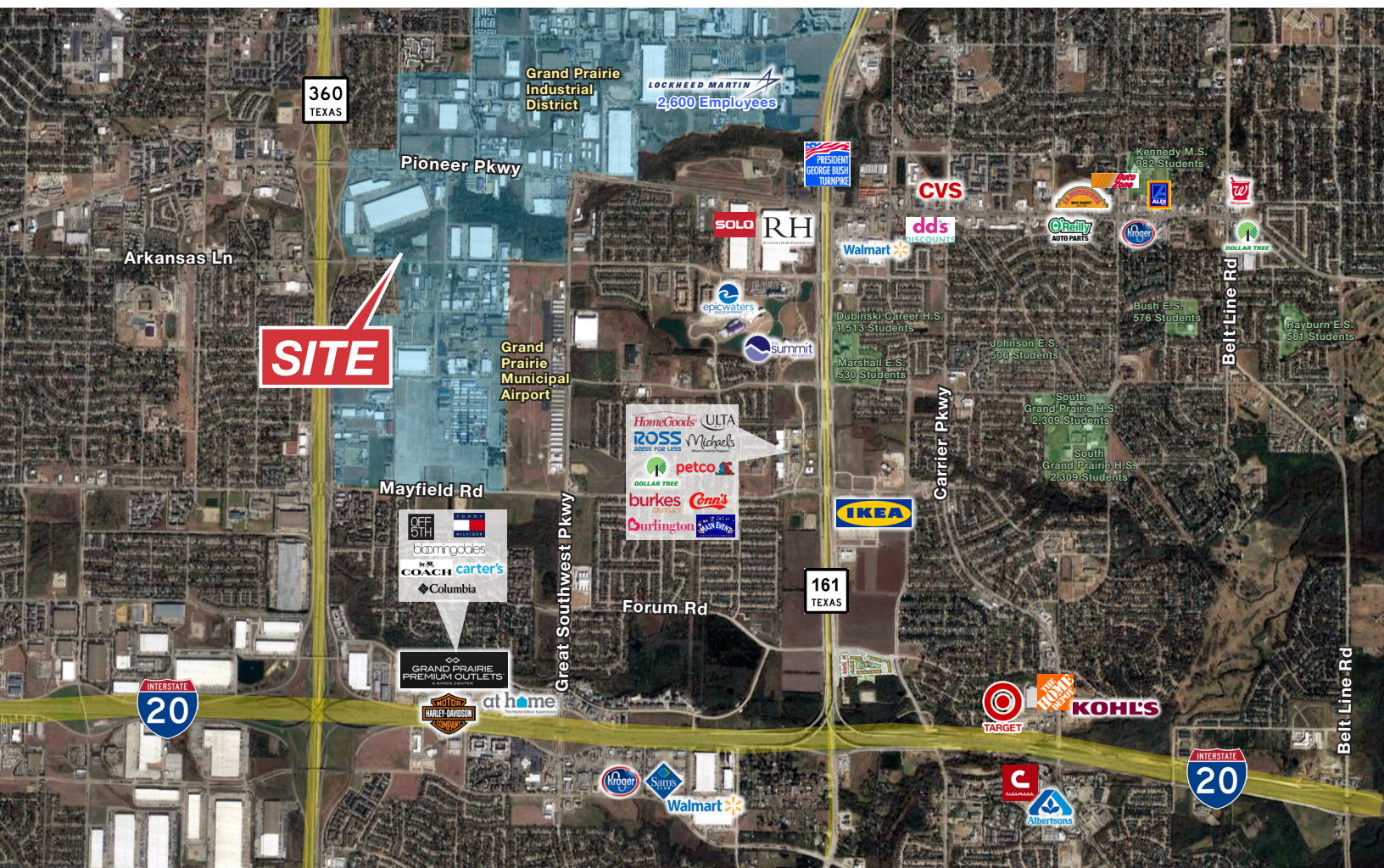


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Demographics

	1 MILE	3 MILES	5 MILES
Total Population	12,610	142,080	354,077
Total Households	4,535	45,586	121,481
Average Household Size	2.80	3.10	2.90
Average Household Income	\$48,894	\$60,399	\$68,001

Source: CoStar 2020

Traffic Counts

• Arkansas Ln 16,856 VPD