

For Sale or Lease
38,047 SF



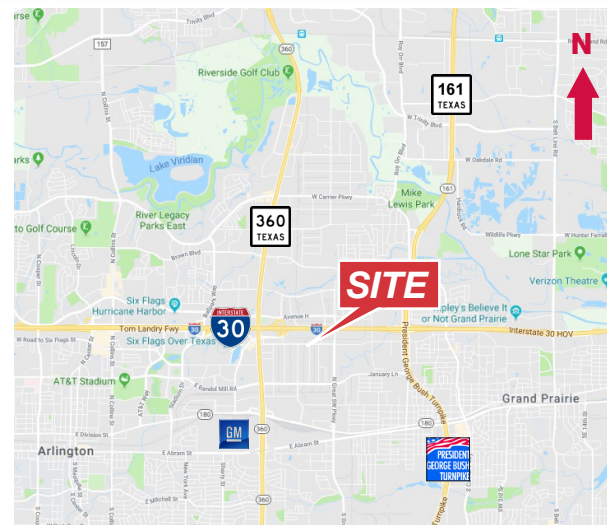
3120 E. Avenue E

Arlington, Texas 76011



Property Features

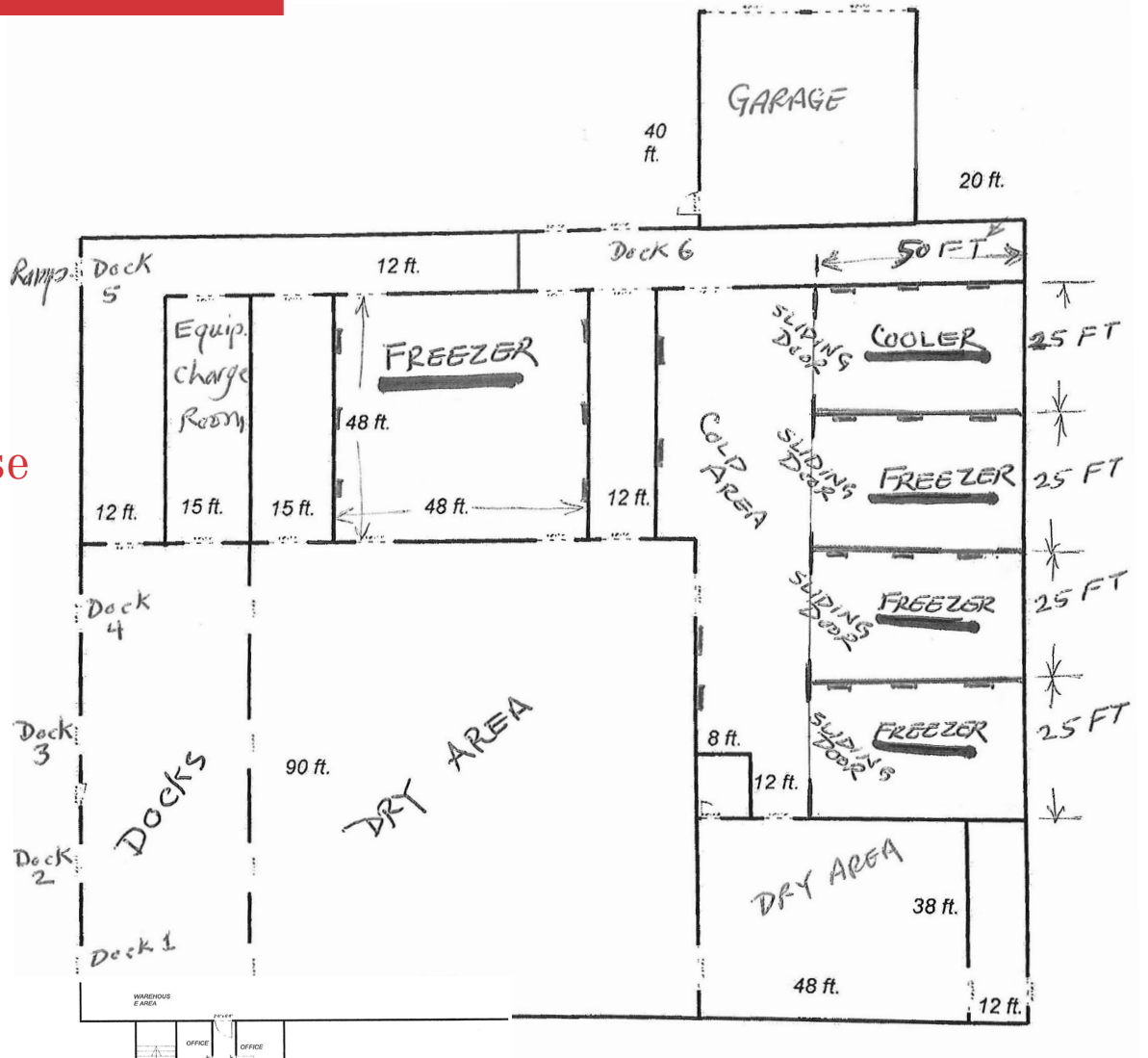
- Freestanding Building
- ± 7,027 SF Office
- ± 12' Clear Height
- 5 Dock High Doors (9'x9')
- 1 Ramped Door (9'x10')
- 2 Grade Level Doors
- ± 7,304 Freezer/Cooler Spaces (-13°F)
- ± 1,700 SF Cold Area (40°F-50°F)
- Floor Drains
- ± 2000A/208Y-120V/3Ø/4W
- 118' Truck Court
- Large Fenced Yard
- Trailer Parking
- Heavy Parking
- New Roof in 2011: Duro-Last PVC Membrane | 15-Year Warranty
- Triple Freeport Tax Exemption
- Zoning: Industrial Manufacturing (IM)
- Situated on 4.13 Acres
- Easy Access to I-30, SH 360, SH 161/PGBT, SH 183, I-20
- 10 Miles South of DFW International Airport



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Warehouse



Administration



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