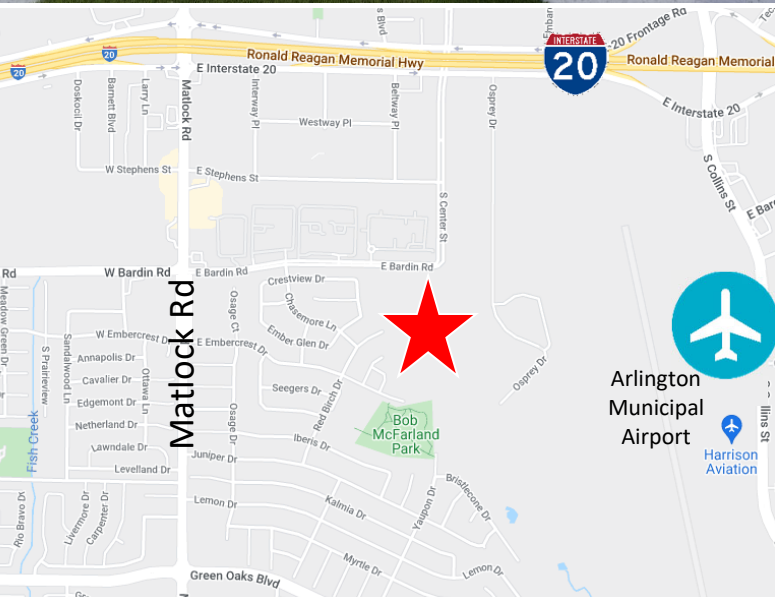


ARLINGTON BUSINESS CENTER

Phase I – Buildings 1 & 2

Address TBD
Arlington, Texas

OFFICE
WAREHOUSE,
LIGHT ASSEMBLY
AND
FULFILLMENT
USES



PROPERTY HIGHLIGHTS

- New construction
- Delivers 4Q 2023
- Buildings range in size from 147,420 SF to 249,480 SF
- Available spaces range in size from 22,680 SF to 249,480 SF
- 36' clear height to bottom of joists for Bldg 1
- 32' clear height to bottom of joists for Bldg 2
- 138' to 185' truck court depths for Building 1
- 130' to 185' truck court depths for Building 2
- ESFR Fire Protection System
- Dock high and grade level loading
- Ample parking available
- Direct accessibility going east and west on I-20 via Matlock Road
- Access to strong labor nearby
- Adjacent to Arlington Municipal Airport
- Quality and abundant restaurants nearby

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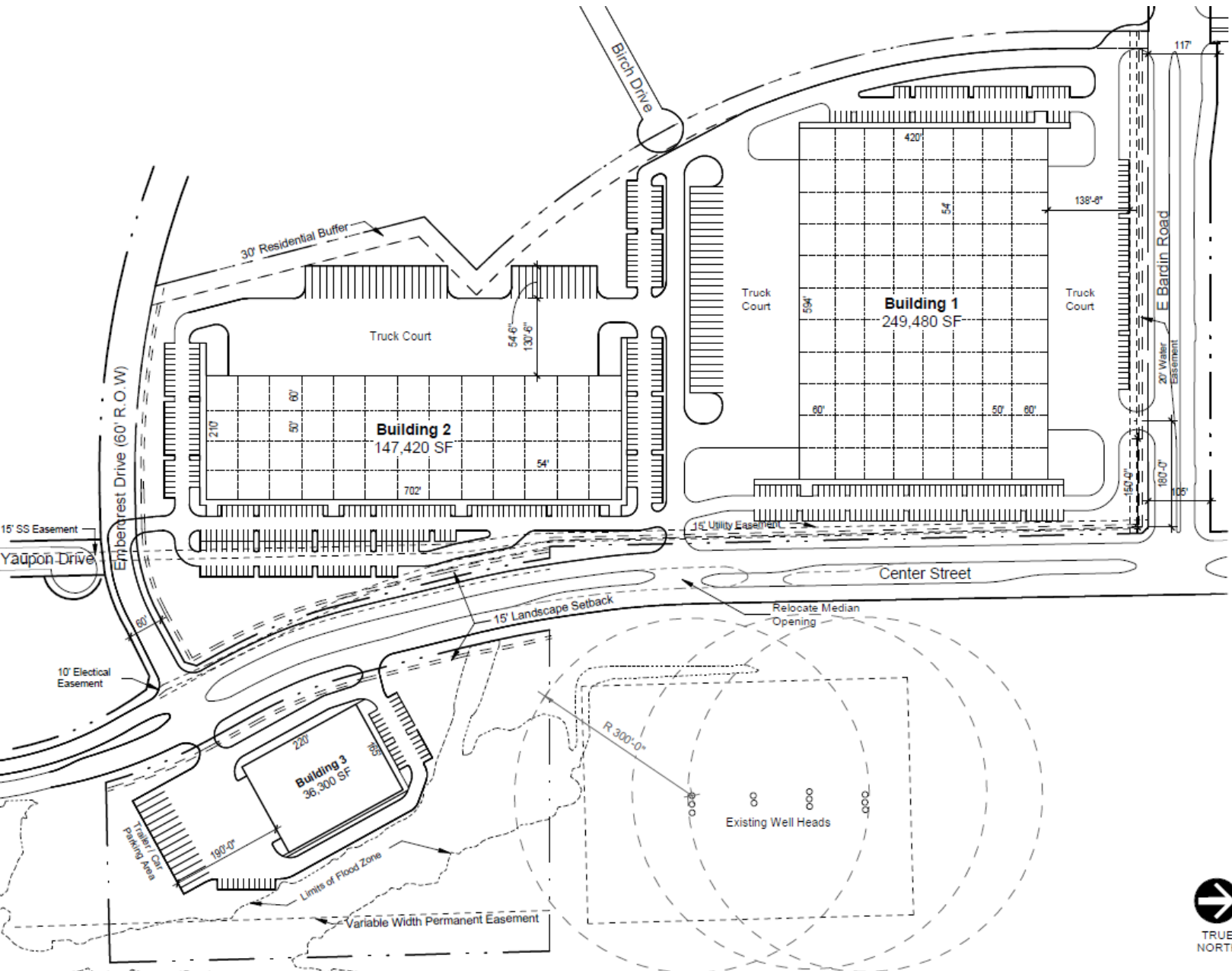
	BUILDING 1	BUILDING 2
SIZE/SF	249,480 SF	147,420 SF
CLEAR HEIGHT	36'	32'
SPRINKLER	ESFR	ESFR
BAY DEPTH	420'	210'
TRUCK COURT DEPTH	138'-185'	130'-185'
LOADING	Cross dock	Front park/rear load
OVERHEAD DOORS	(54) 9' x 10' dock high doors (4) 12' wide concrete ramps at 12' x 14' overhead door	(37) 9' x 10' dock high doors (2) 12' wide concrete ramps at 12' x 14' overhead door
PARKING SPACES	248	283
TRAILER PARKING	29	32

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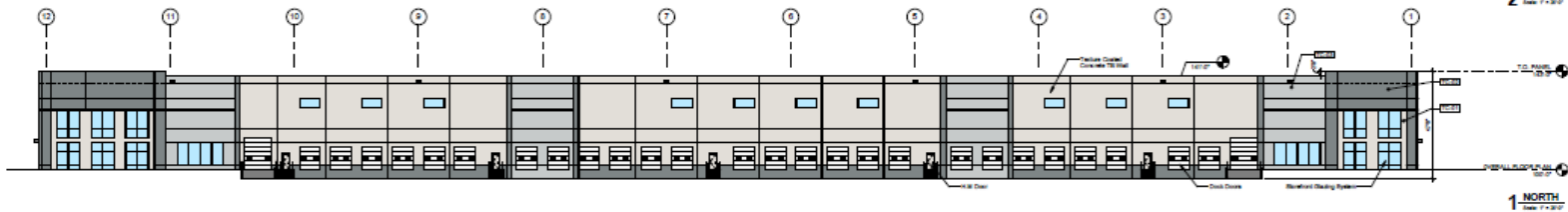
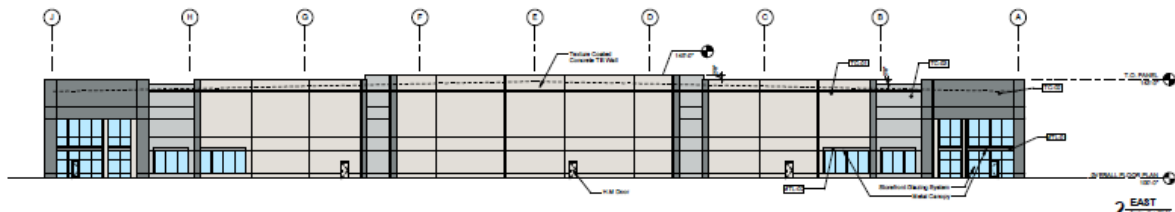
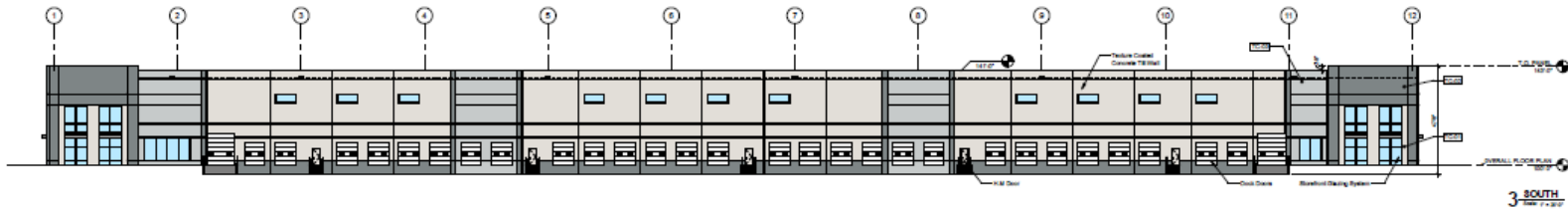
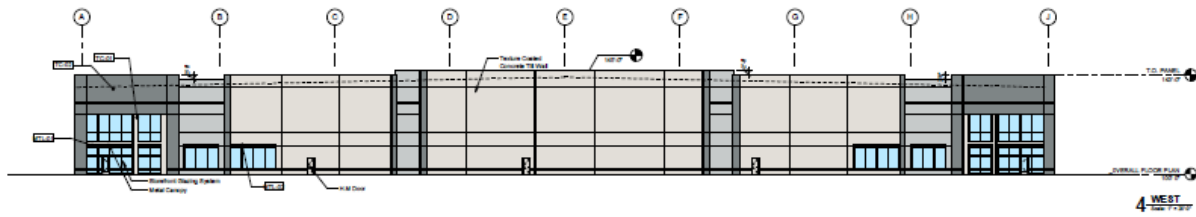
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Building One



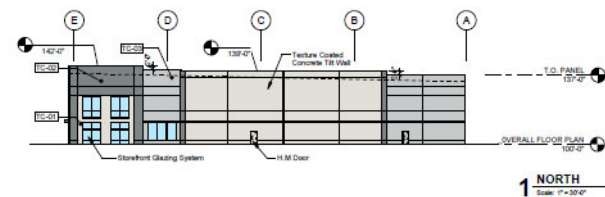
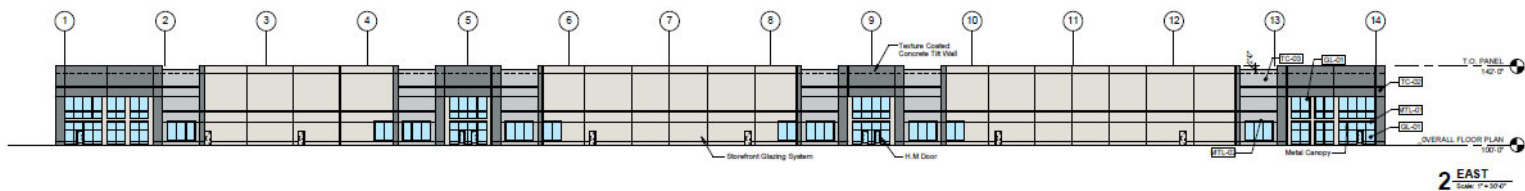
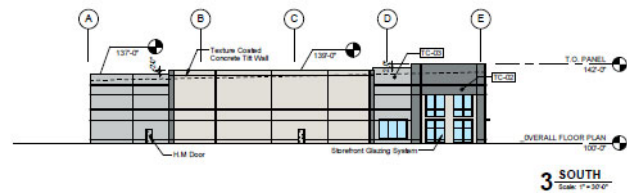
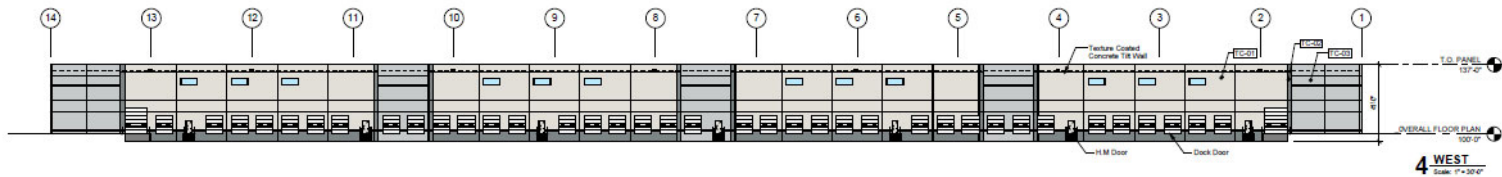
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Building Two



NOTE: OVERALL HEIGHT = 41'-0"

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