

Bardin Crossing



@ I-20

A Two Building State-Of-The-Art Distribution Center
located at the Southwest Corner of I-20 and Hwy 360

Coming Q4 2022!

Arlington | Tarrant County | Texas

90,720 sq. ft. Remaining For Lease (In Bldg. 1)!

100% Preleased



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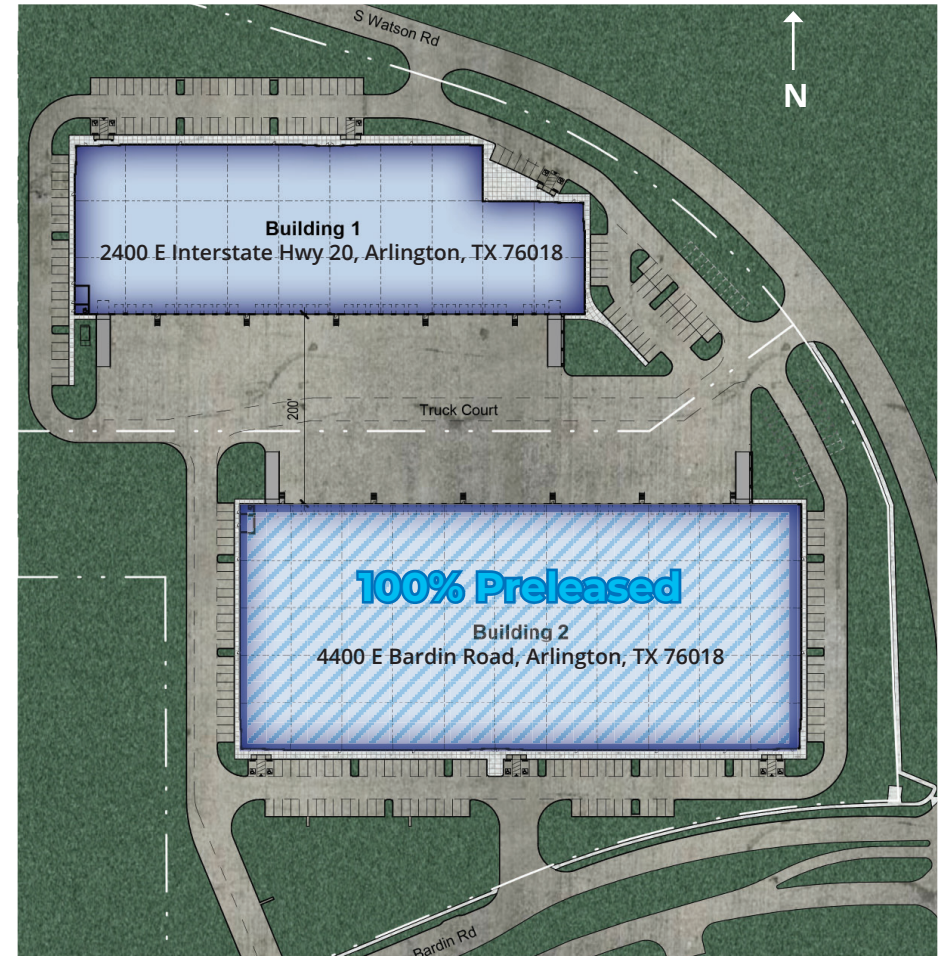
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PROPERTY INFORMATION:

- Total Site Area: 15.96 Acres
- 2 Buildings Totaling 245,160 SF
- Completed Shell Delivery slated for Q4 2022
- Clear Heights: 32'
- TPO 60 Mil Roofs (R Factor - 9)
- Rear-Load Design
- "Speed Bay" depths: +/- 60 feet
- "Clerestory" windows for ample natural lighting
- 500 KVA transformer set at each building
- Zoning: "IM" Industrial Manufacturing
- 200' Common Shared Truck Court
- Both buildings equipped with an ESFR Fire Protection System
- Qualifies for "Triple Freeport" Inventory Tax Exemption
- **Building 1/ Site 1:**
 - 2400 E Interstate Hwy 20
Arlington, TX 76018
 - Lot Size: 6.65 Acres
 - Building Size: 90,720 SF
 - Building Depth: 180 feet
 - Car Parks: 130
 - Future Car Parks: 10
 - Column Spacing: 54' x 60'
 - Dock Doors: 27 (9'x10')
 - Ramped Doors: 2 (12'x14')
- **Building 2/ Site 2:**
 - 4400 E Bardin Road
Arlington, TX 76018
 - Lot Size: 9.30 Acres
 - Building Size: 154,440 SF
 - Building Depth: 260 feet
 - Car Parks: 142
 - Future Car Parks: 19
 - Column Spacing: 54' x 50'
 - Dock Doors: 30 (9'x10')
 - Ramped Doors: 2 (12'x14')



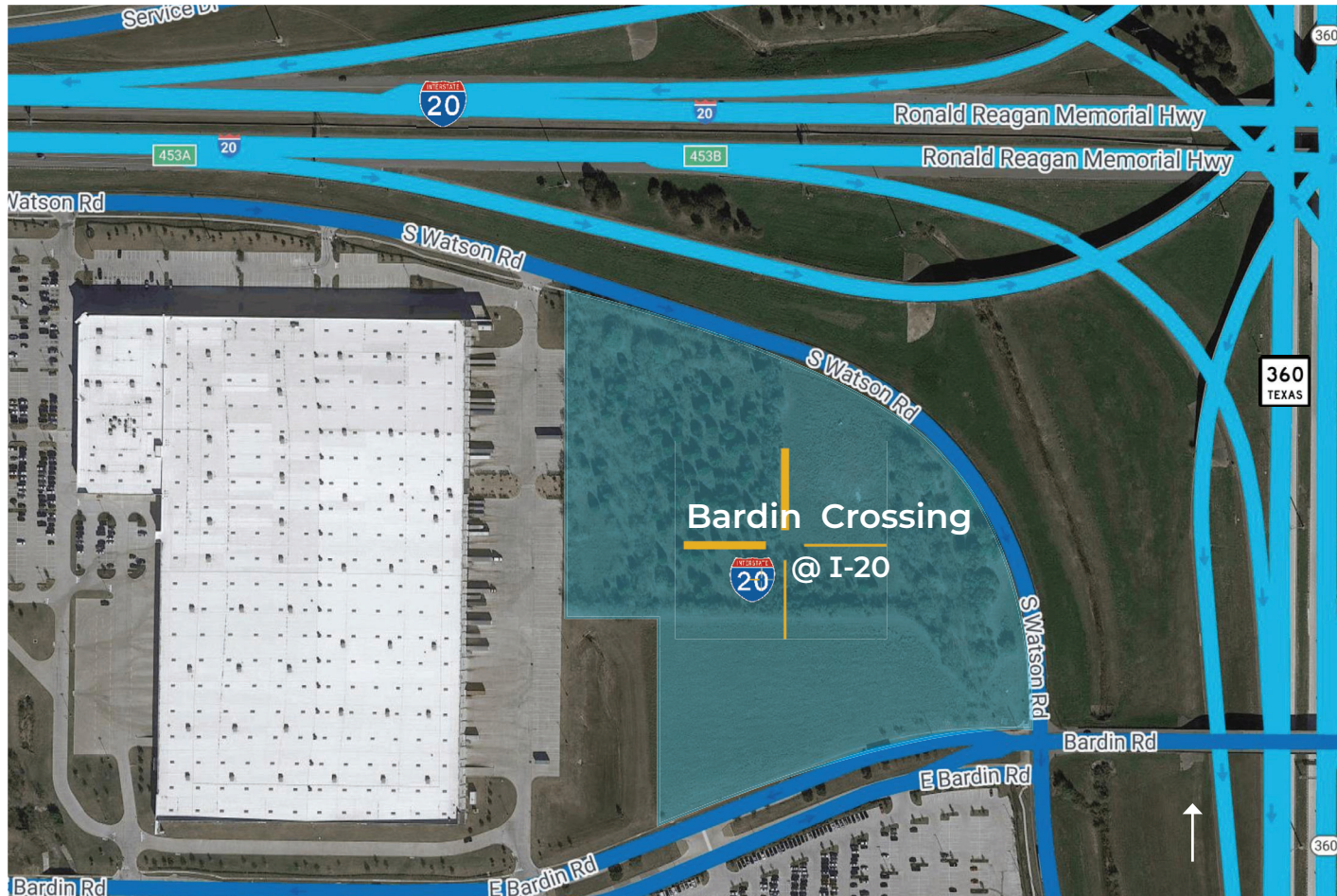
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TRAFFIC COUNTS

- S Watson Rd @ I-20 W: 35,697 VPD
- I-20 @ New York Ave W: 198,109 VPD
- Hwy 360 @ I-20 S: 20,654 VPD
- Hwy 360 Access Rd E N: 58,425 VPD
- Hwy 360 Access Rd W N: 92,021 VPD

("VPD" - Vehicles Per Day)

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