



7009 S COOPER STREET

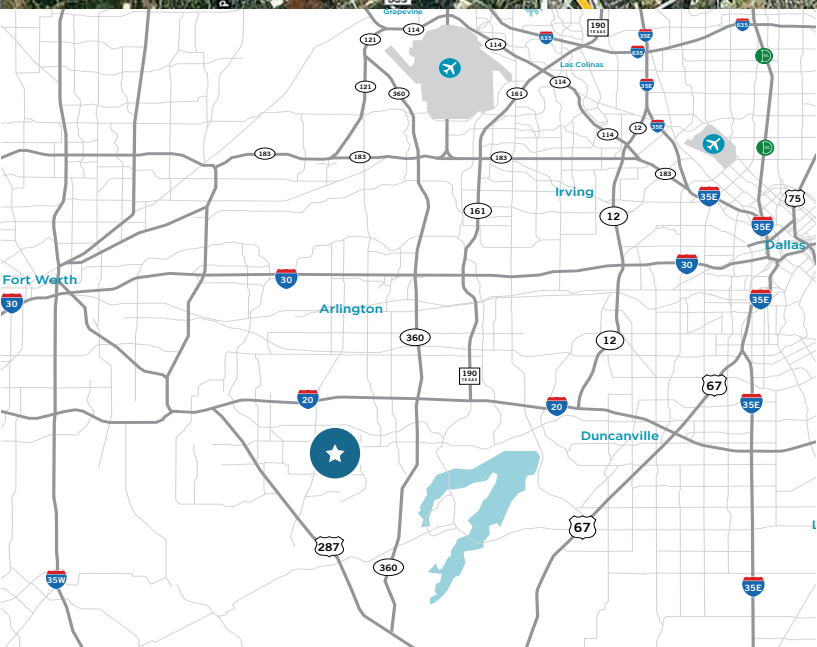
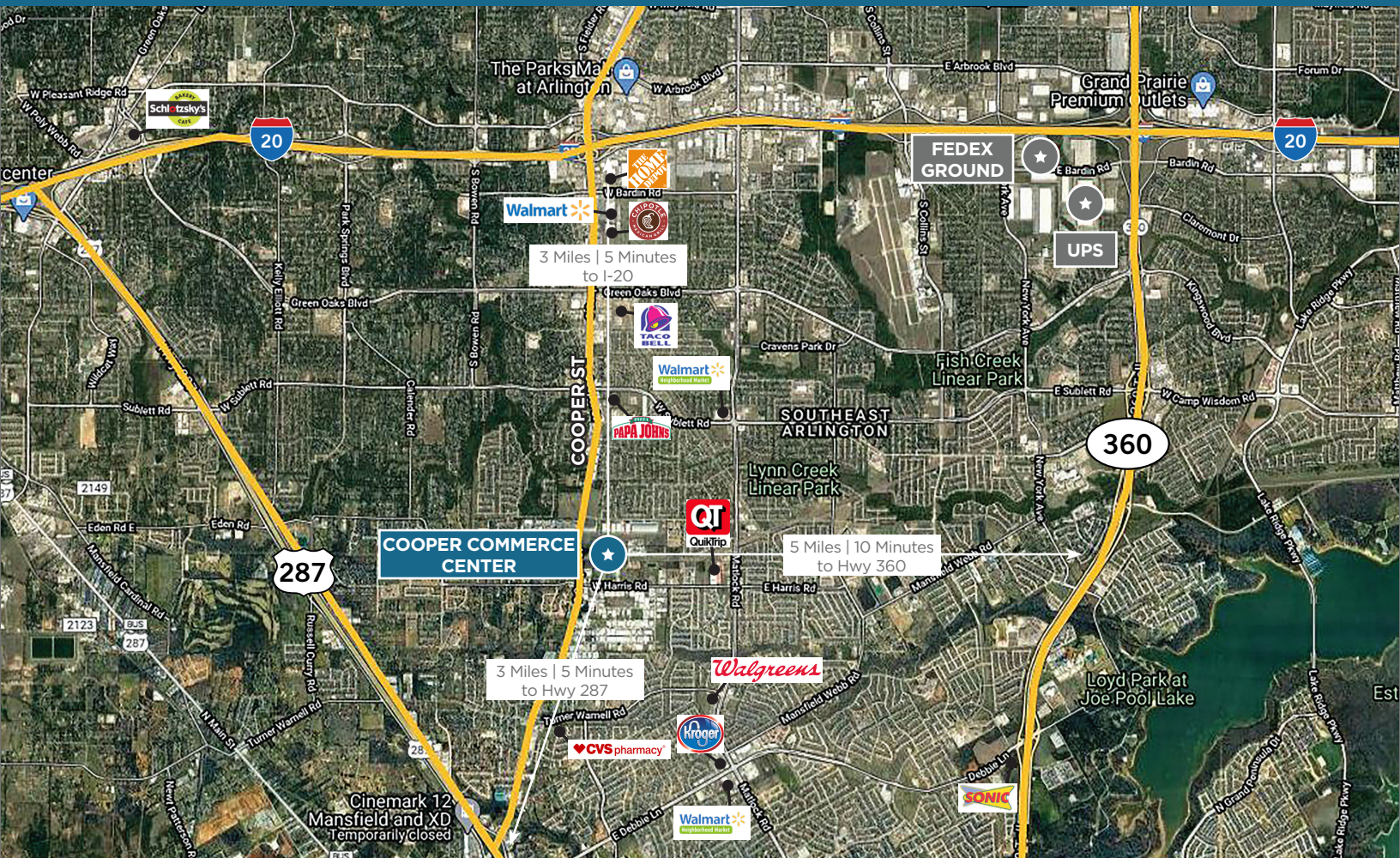
PRIME SOUTH CENTRAL DFW METROPLEX LOCATION

ARLINGTON, TEXAS 76001

BUILDING 3 - 151,866 SF FOR LEASE



LOCATION



LOCATION ADVANTAGES

- **CENTRALLY LOCATED** WITHIN THE SOUTHERN HALF OF THE GREATER DFW METROPLEX
- **3 MILES** FROM I-20
- **6 MILES** TO FEDEX GROUND AND UPS HUBS
- **STRONG LABOR QUALITY AND SUPPLY** IN CLOSE PROXIMITY
- **ABUNDANT AREA AMENITIES** INCLUDING RESTAURANTS, RETAIL, AND SERVICE BUSINESSES

SITE PLAN



CENTRALLY LOCATED in the well established logistics location of South Arlington with immediate access to major highways I-20, 287 and 360



AMENITIES such as UPS and FedEx in close proximity to the distribution center



SIZABLE LABOR POOL capable of supporting distribution operation at wages lower than alternative locations



STATE-OF-THE-ART, CLASS A distribution center with generous build out package



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources; responsible for tenant's such as Chewy.com, Home Depot, Amazon, GE, Wal-Mart, and General Motors



COOPER COMMERCE CENTER

7009 S COOPER STREET
PRIME SOUTH CENTRAL DFW
METROPLEX LOCATION

BUILDING 3 SPECS



151,866

SQUARE FEET

36'

CLEAR HEIGHT

260'

BUILDING DEPTH

128

CAR PARKS

BUILDING SIZE	151,866 SF Available (Divisible)	DOCK DOORS	16 Dock Doors
CONFIGURATION	Rear Load Configuration	FUTURE DOCK DOORS	18 Dock Doors
CLEAR HEIGHT	36' Clear Height	RAMP DOORS	2 Ramp Doors
BUILDING DEPTH	260' Building Depth	CAR PARKS	128 Car Parks
COLUMN SPACING	52' x 50' Column Spacing	TRUCK COURT	135' Truck Court
SPEED BAYS	60' Speed bays	SPRINKLER	ESFR Sprinkler System