

PROPERTY SUMMARY





OFFERING SUMMARY

LEASE RATE:	\$15.00 Industrial Gross	
BUILDING SIZE:	84,469 SF	
AVAILABLE SF:	2,000 SF	
LOT SIZE:	5.53 Acres	
YEAR BUILT:	1984	
RENOVATED:	2020	
ZONING:	F1	
MARKET:	Mid Cities	
SUBMARKET:	North Arlington	
VIDEO:	View Here	

PROPERTY OVERVIEW

Discover a premier leasing opportunity at our property in Arlington, TX. Boasting an on-site leasing office, management, and ownership, our property offers the convenience of localized and responsive support. Emphasizing security, card key access ensures peace of mind for tenants. High-speed internet availability caters to modern business needs, while the property's strategic location just 1/2 mile from Interstate 360, Interstate 30, and Ball Park Way provides exceptional accessibility and visibility. Plus, its proximity to DFW Airport, only 10 miles away, facilitates seamless business travel. Explore the potential of this prime commercial property, designed to elevate your business operations.

PROPERTY HIGHLIGHTS

- On site Leasing office, management and Ownership.
- Locally owned and operated
- Pride of ownership reflected in quality of building
- Located 1/2 mile from Interstate 360, Interstate 30 and Ball Park Way
- · Card key access security
- · Very competitive pricing

DAVID DUNN, CCIM, SIOR

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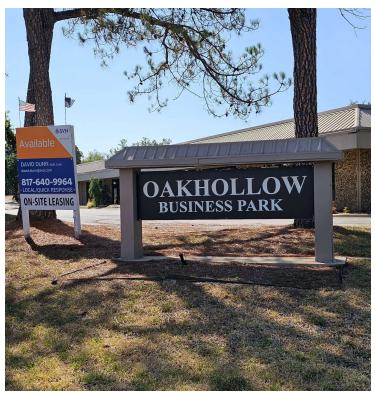
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ADDITIONAL PHOTOS









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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:Industrial GrossLEASE TERM:36 monthsTOTAL SPACE:5,236 SFLEASE RATE:\$13.00 SF/yr

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

2409A Avenue J Available 8,102	SF Gross	8,102 SF total space. 3,820 Sf of office and 4,282 SF of warehouse. Warehouse has 15' Clear Height and has 2 stall bathroom area. Office has 2 offices, Reception area, Open workspace, Break area, Kitchen, Storage room, and 2 private bathrooms and 1 bathroom with 2 stalls.
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1221 CORPORATE DR E FLOORPLAN

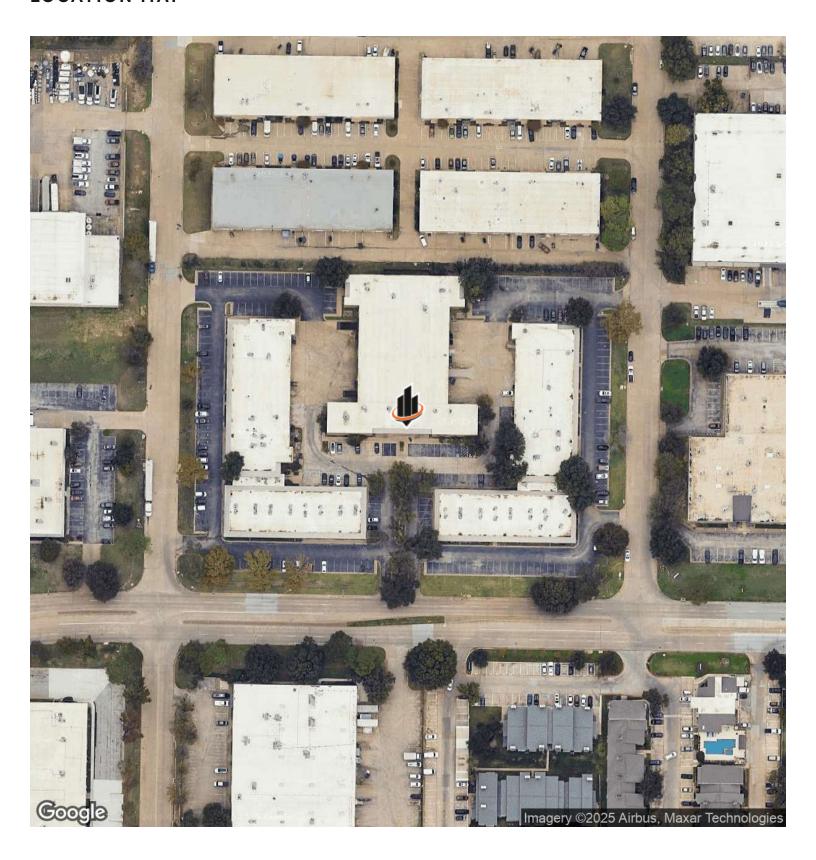


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LOCATION MAP

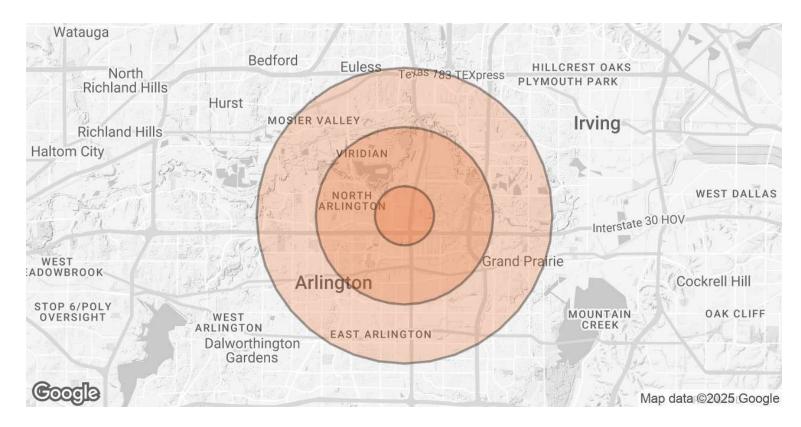


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,296	73,462	227,931
AVERAGE AGE	31.8	30.3	30.4
AVERAGE AGE (MALE)	31.4	30.0	30.1
AVERAGE AGE (FEMALE)	31.7	31.1	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1 MILE 6,191	3 MILES 32,022	5 MILES 88,152
TOTAL HOUSEHOLDS	6,191	32,022	88,152

2020 American Community Survey (ACS)

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