

**LEASE**

# Oakhollow Business Park- Industrial

**2409 AVENUE J**

Arlington, TX 76006

**PRESENTED BY:**

**DAVID DUNN, CCIM, SIOR**

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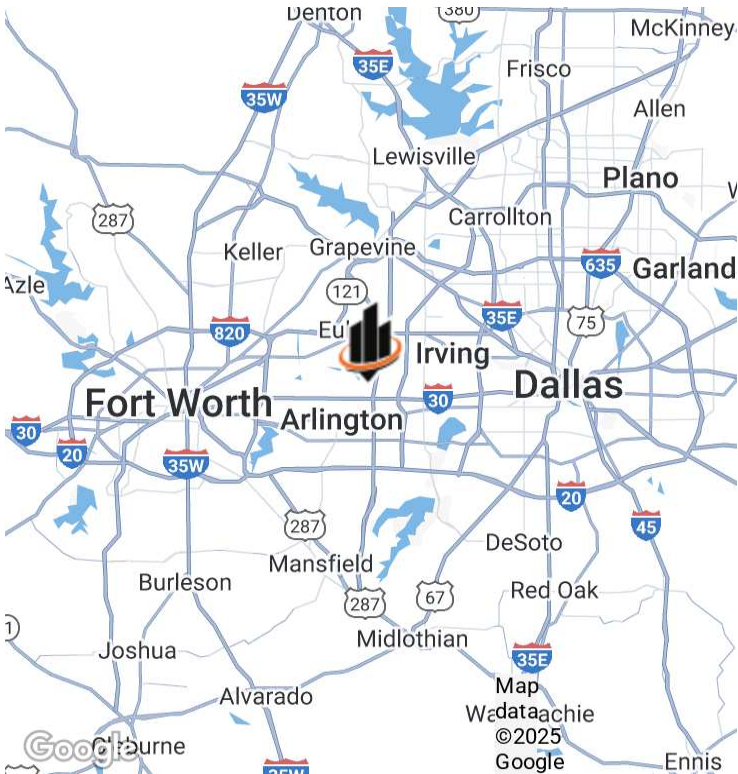
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PROPERTY SUMMARY



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:	<a href="#">View Here</a>

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## ADDITIONAL PHOTOS



**DAVID DUNN, CCIM, SIOR**    **COURTNEY STANFORD, CCIM**  
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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Industrial Gross	LEASE TERM:	36 months
TOTAL SPACE:	5,236 SF	LEASE RATE:	\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2409A Avenue J	Available	8,102 SF	Gross	\$12.50 SF/yr	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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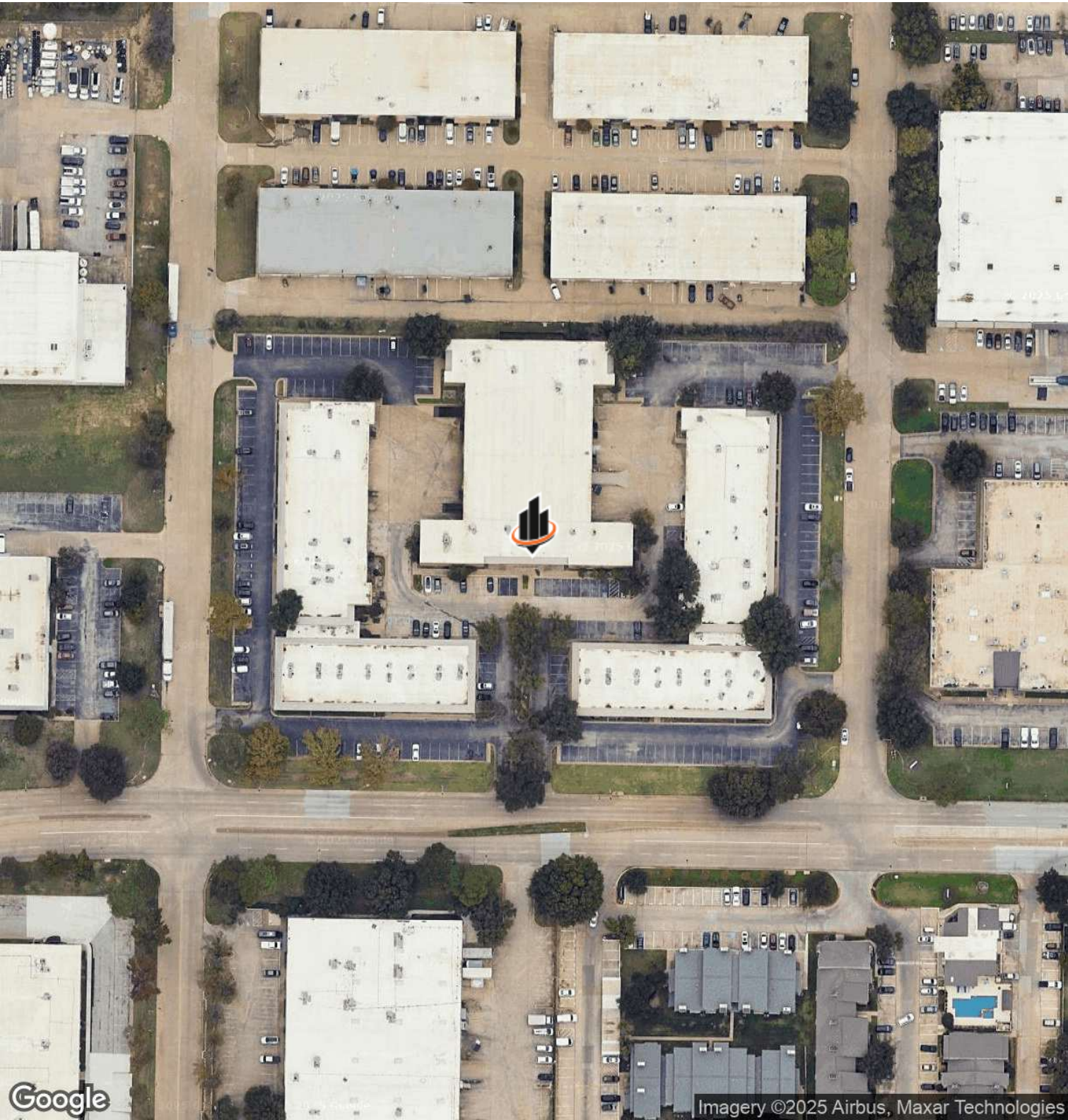
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1221 CORPORATE DR E FLOORPLAN



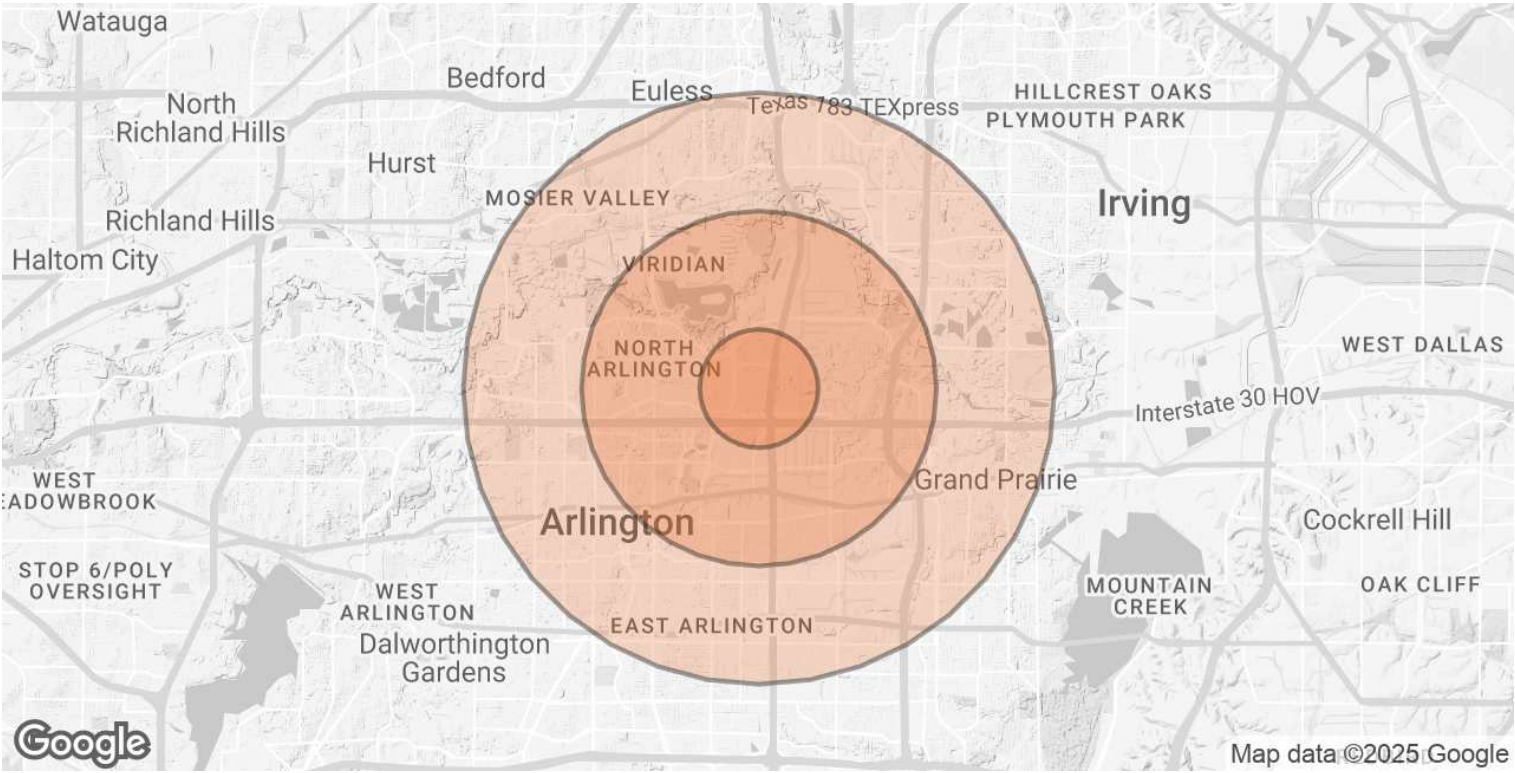
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LOCATION MAP



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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	6,191	32,022	88,152
# OF PERSONS PER HH	2.0	2.3	2.6
AVERAGE HH INCOME	\$58,236	\$55,487	\$52,764
AVERAGE HOUSE VALUE	\$179,098	\$145,495	\$131,098

2020 American Community Survey (ACS)

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