



**3 BUILDING PROJECT FOR LEASE OR SALE
DIVISIBLE TO 14K SF**

Q1 2026 DELIVERY

104,656 SF TOTAL

MATLOCK 20 INDUSTRIAL
100, 150, & 200 E. STEPHENS
ARLINGTON, TX



MATLOCK 20 INDUSTRIAL

100, 150, & 200 E. STEPHENS, ARLINGTON, TX



PROPERTY HIGHLIGHTS

- 3 Building Project Totaling 104,656 SF
- 6.9 Acre Site
- Can accommodate Tenants between 14K - 40K SF
- Dock High + Oversized Ramped Loading
- Abundant Parking
- 28' Clear Height

LOCATION HIGHLIGHTS

- Fantastic Access to Interstate 20 via Matlock
- Immediate Access to Arlington Highlands Shopping + Restaurants
- 20 Minutes to DFW Airport
- Located in the Heart of Arlington/GSW Submarkets
- Best in Class Labor Base

THE HIGHLIGHTS

MATLOCK 20 INDUSTRIAL

100 E. STEPHENS, ARLINGTON, TX

BLDG. A | SITE PLAN

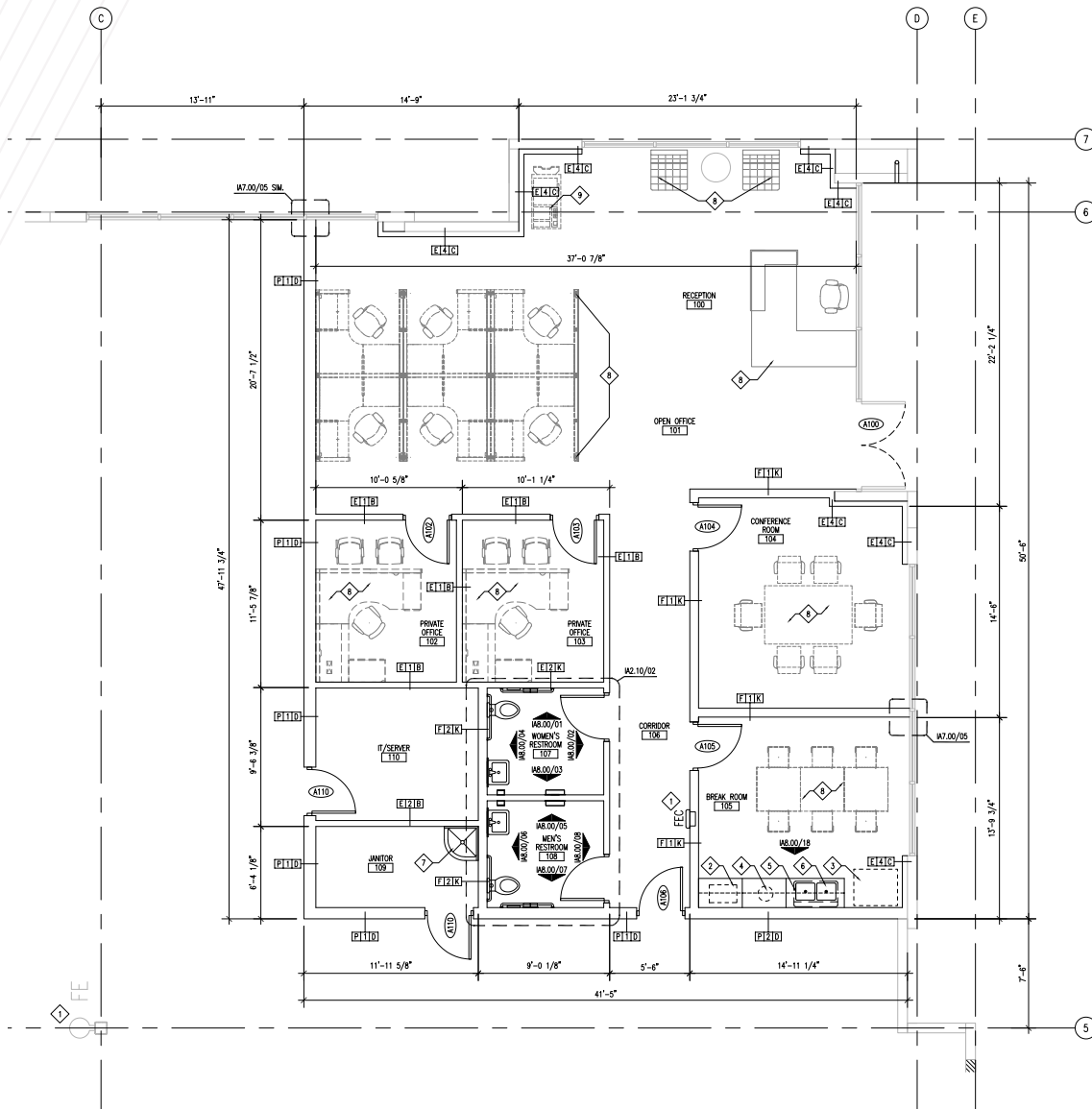
PROPERTY HIGHLIGHTS

- Square Feet: 40,117 SF
- Depth: 180'
- Column Spacing: 60' x 56'
- Truck Court: 120'
- Parking: 41 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 20,058 SF
- 2.68 Acre Site



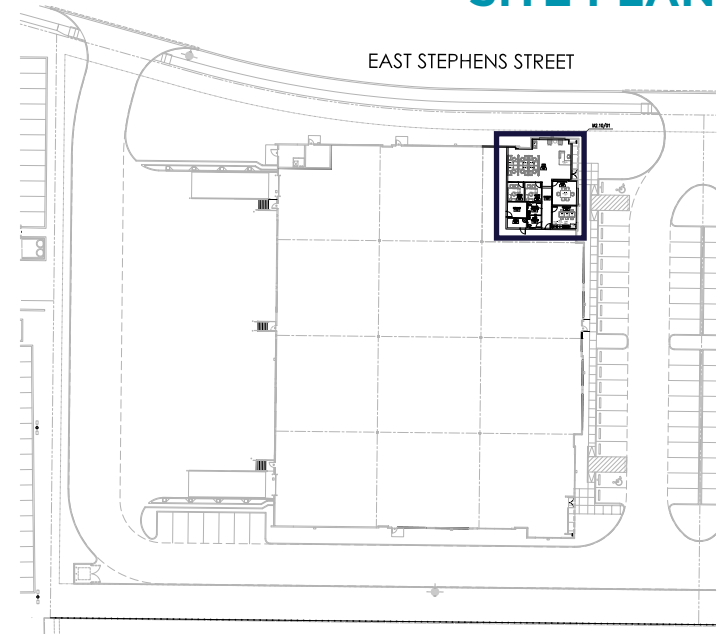
100 E. STEPHENS, ARLINGTON, TX

BLDG. A | SPEC OFFICE - 2,096 SF



SITE PLAN

EAST STEPHENS STREET



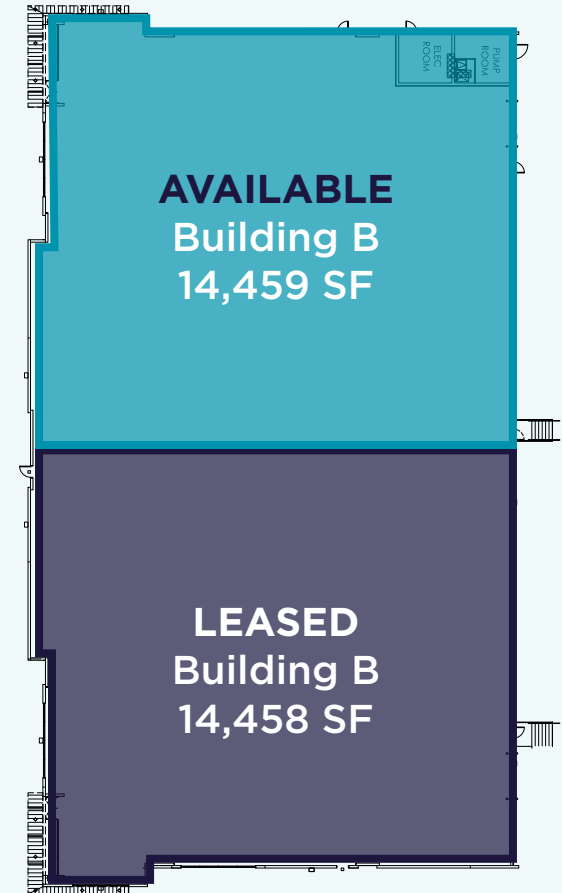
MATLOCK 20 INDUSTRIAL

150 E. STEPHENS, ARLINGTON, TX

BLDG. B | SITE PLAN

PROPERTY HIGHLIGHTS

- Square Feet: 28,917 SF
- Depth: 136'
- Column Spacing: 36'/60'/40' X 56'
- Truck Court: 185' Shared
- Parking: 40 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 14,458 SF
- 2 Acre Site



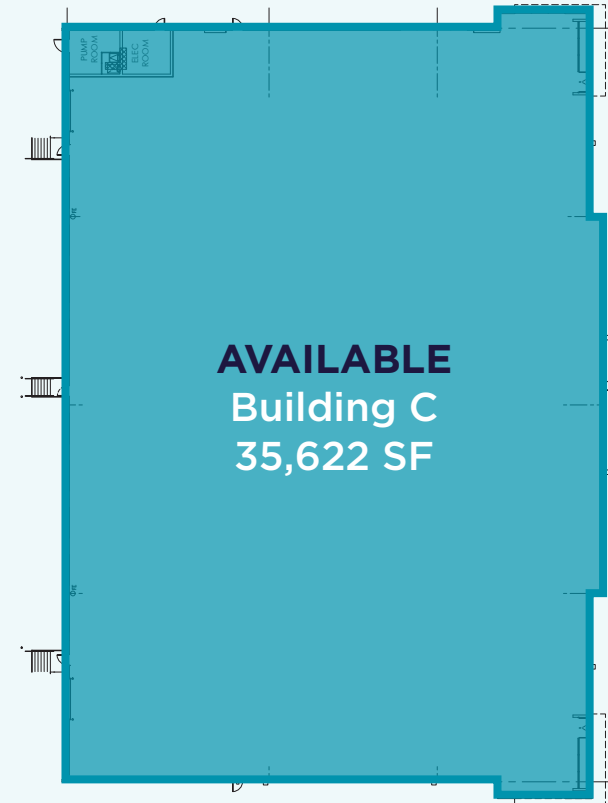
MATLOCK 20 INDUSTRIAL

200 E. STEPHENS, ARLINGTON, TX

BLDG. C | SITE PLAN

PROPERTY HIGHLIGHTS

- Square Feet: 35,622 SF
- Depth: 160'
- Column Spacing: 50'/50'/60' X 56'
- Truck Court: 185' Shared
- Parking: 48 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 17,811 SF
- 2.23 Acres Site



THE EASE OF ACCESS

MATLOCK 20 INDUSTRIAL



THE SURROUNDING AREA

MATLOCK 20 INDUSTRIAL



**GREAT INFILL LOCATION IN
ARLINGTON SUBMARKET**

AIRPORT AND DOWNTOWN PROXIMITY

ARLINGTON MUNICIPAL 1 MILE
DFW AIRPORT 19.5 MILES

DALLAS 26 MILES
FORT WORTH 17 MILES

A detailed map of the Dallas-Fort Worth metropolitan area. Major highways are shown as thick grey lines with their respective shields (Interstates 30, 35, 67, 75, 80, 820; State Routes 12, 121, 183, 287, 377). Cities and towns are labeled in grey capital letters, including Southlake, Keller, Watauga, Colleyville, Hurst, Euless, Irving, Grand Prairie, Arlington, Fort Worth, Haltom City, Saginaw, White Settlement, Benbrook, Forest Hill, Duncanville, Desoto, Lancaster, Cedar Hill, Addison, Richardson, Audelia, Farmers Branch, Las Colinas, University Park, and Dallas. Two specific airports are highlighted with white callout boxes: DFW (Dallas Fort Worth International Airport) near Colleyville, and Dallas Love Field near University Park. A blue star icon is placed on Interstate 30 between Fort Worth and Arlington. Various toll road logos like CTP TOLL, DNT TOLL, and LUVV TOLL are also visible along the highway network.

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ARLINGTON, TX

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LEASED BY:



DEVELOPED & OWNED BY:

