



# ARLINGTON

## INDUSTRIAL BUILDING

4711 Turner Warnell Rd  
Arlington, TX 76001

### FOR SALE - \$798,756 (\$160 USD/SF)



### PROPERTY HIGHLIGHTS

- Prime Industrial Property with Drive-Thru Access
  - Modernized Office Space and 24-Hour Access
- Convenient Location for Distribution and Commuting
  - Versatile Invest or Owner-User Opportunity

3228 Collinsworth St., Ft. Worth TX. 76107

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[www.ColonialCRE.com](http://www.ColonialCRE.com)

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# PROPERTY INFORMATION

4711 Turner Warnell Road, Arlington, Texas

## Property Description:

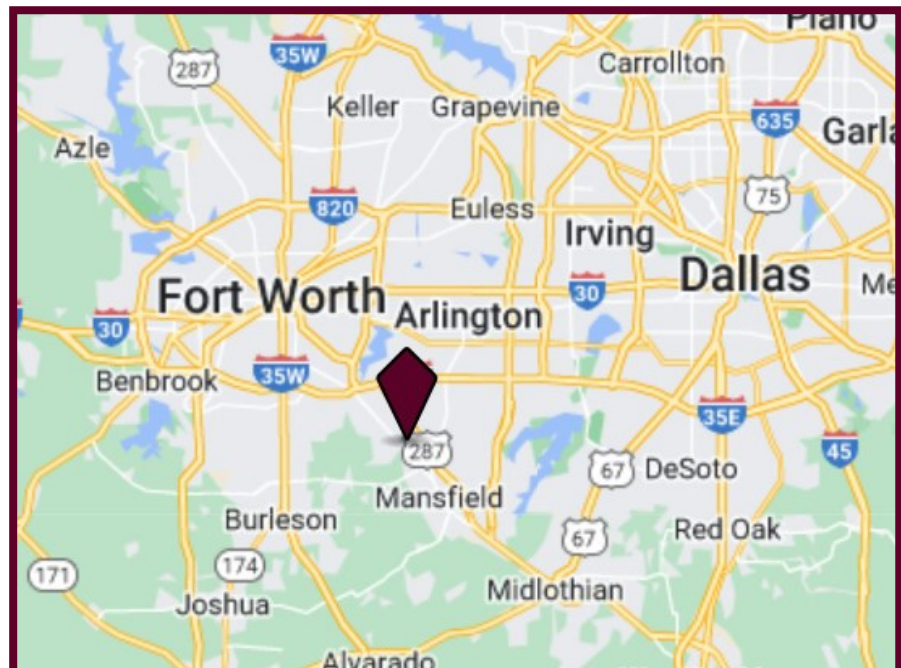
This 5,000 SF property at 4711 Turner Warnell Rd. offers drive-thru access with oversized doors, a fenced 0.69-acre yard, and 3-phase power. Two-story office with three private offices, a conference room and a full bathroom.

## Key Features:

- Renovated in 2022
- 24-hour secured access
- 2 14 ft clear, drive in doors
- Utilities include gas, water, sewer, heating, and lighting

## Strategic Location:

- Transportation hubs nearby, such as Fort Worth Central Station and DFW International Airport.
- Convenient Rail and Highway Access.
- 1031 Exchange Opportunity.



# Zoning

- Light Industrial (LI)



Car Lot Permitted

Contact The City of  
Arlington at  
817-459-6502 with  
specific questions about  
uses permitted.

