



FLEX | WAREHOUSE | SHOWROOM FOR LEASE

808-B West Interstate 20
Arlington, TX 76017

AVAILABLE:
7,809 SF

LEASE RATE
NEGOTIABLE

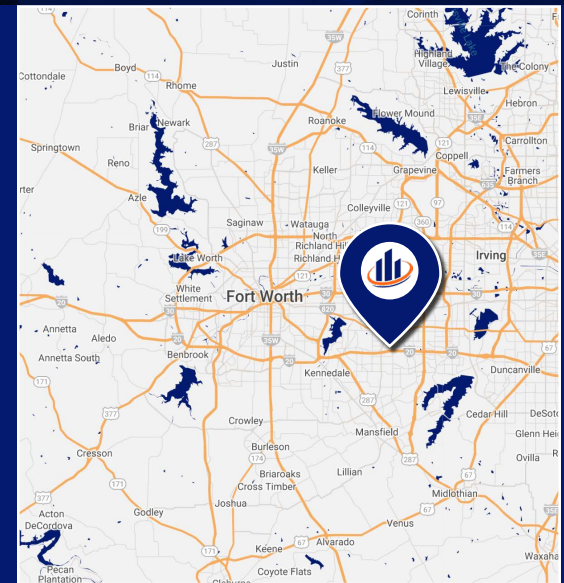
Sturdy Flex-Showroom-Warehouse Space Includes 1,968 SF of Air Conditioned Space with Restrooms and Office Used As Showroom. Additional 5,841 SF of Sprinklered Warehouse with 4 Rollup Doors and Loading Zone. Abundant Parking for Employees or Visitors. Central Location in Dallas - Fort Worth Metroplex.

FEATURES

Building SF:	7,809 SF
Property Type:	Industrial
Roll Up Doors:	4
Parking:	164
Year Remodeled:	2013
Zoning:	Commercial

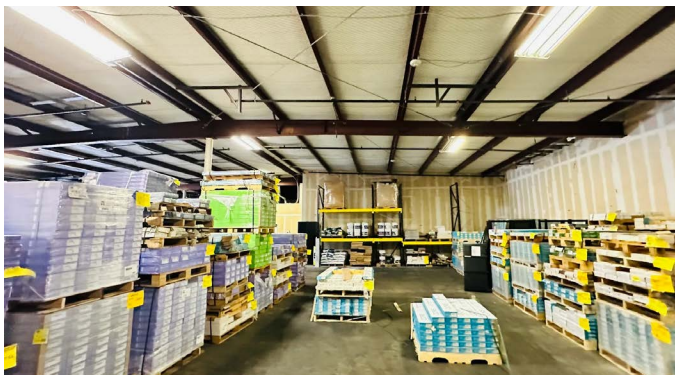
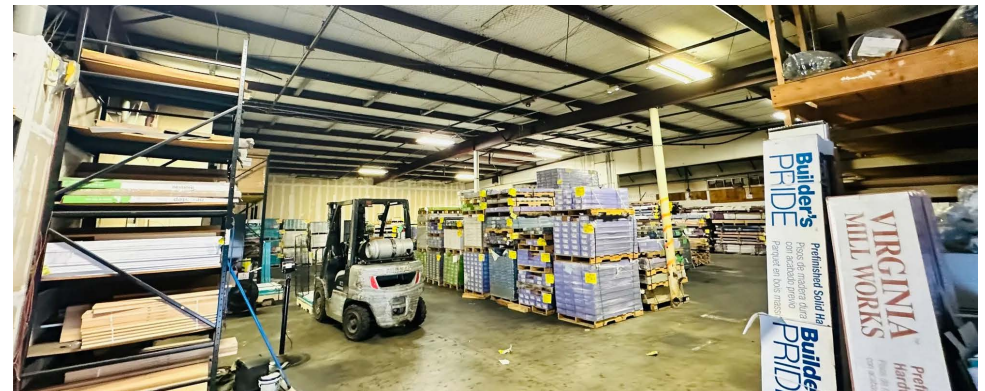
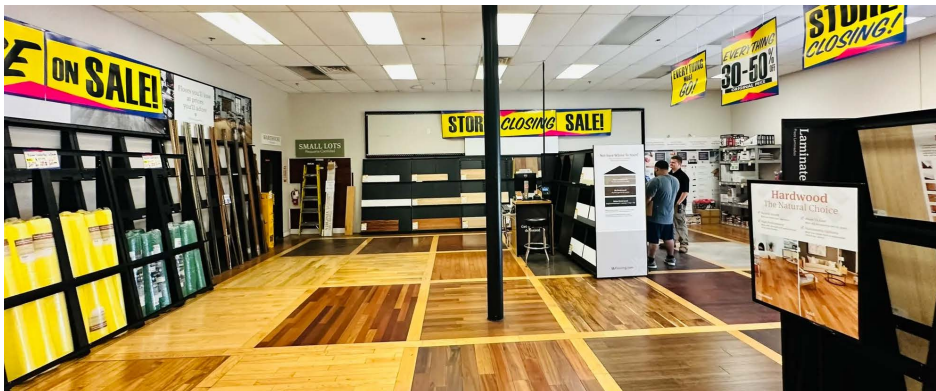
HIGHLIGHTS

- » Immediate access to I-20
- » Surrounded by industrial, retail and medical
- » Sprinklered warehouse
- » 4 roll up doors and loading zone



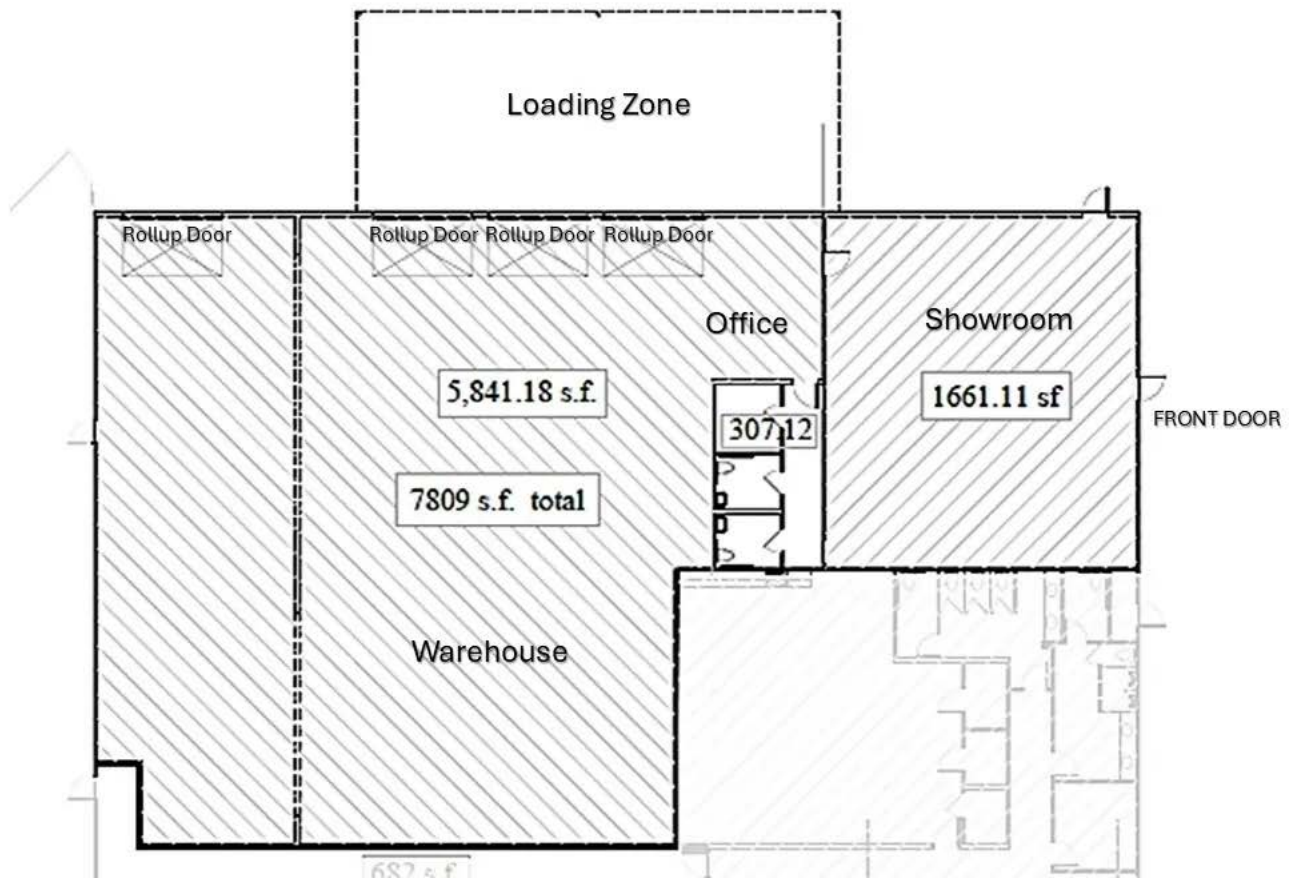
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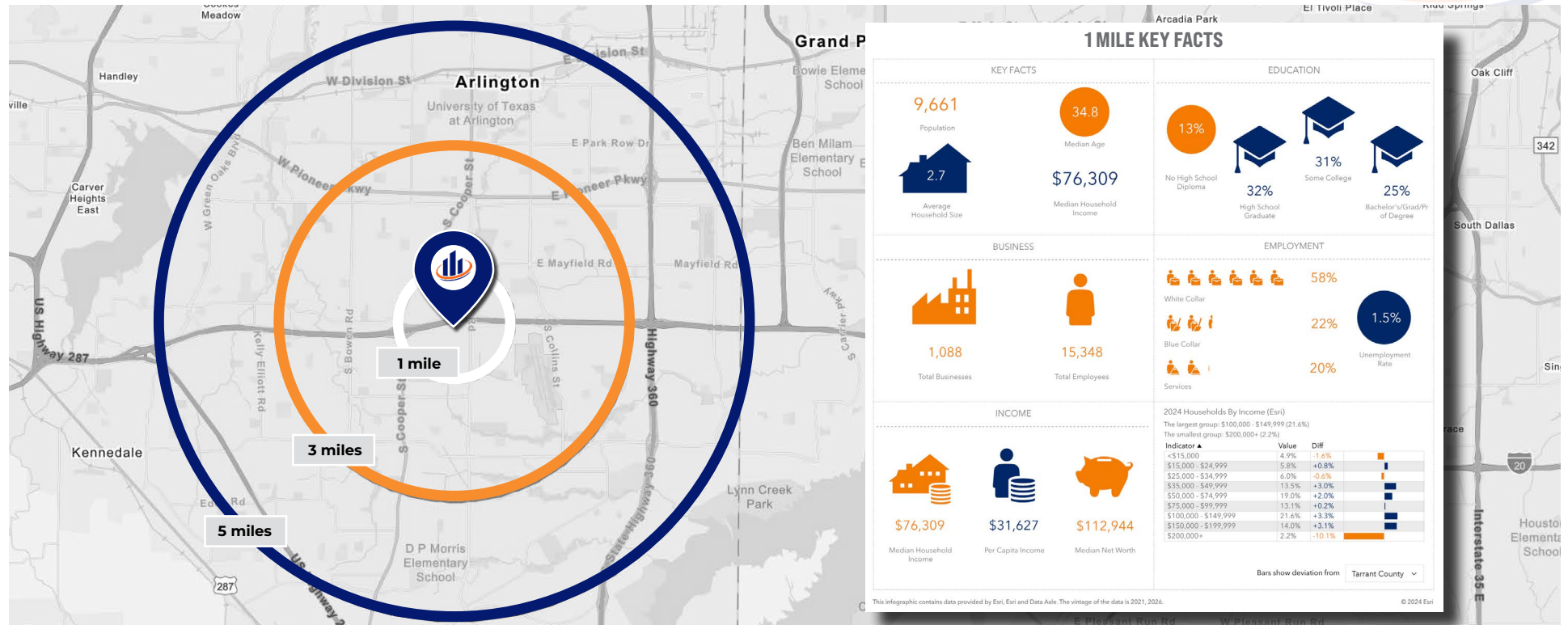
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Strategically located just off I-20, 808-B West Interstate 20 in Arlington, TX, offers prime accessibility to industrial, retail, and medical hubs. With immediate access to I-20 and only 20 minutes from downtown Fort Worth, this location is perfect for businesses seeking a convenient and connected setting.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	9,661	127,309	351,917	9,904	127,103	352,954
Households	3,478	44,193	121,125	3,643	44,598	122,413
Families	2,325	31,171	84,368	2,407	31,096	84,405
Average Household Size	2.73	2.87	2.86	2.67	2.84	2.84
Owner Occupied Housing Units	1,629	25,256	70,626	1,711	25,810	72,250
Renter Occupied Housing Units	1,849	18,937	50,499	1,932	18,788	50,163
Median Age	34.8	35.5	34.8	35.8	36.5	35.6
Median Household Income	\$76,309	\$75,225	\$76,247	\$88,583	\$84,064	\$85,543
Average Household Income	\$89,974	\$97,686	\$99,631	\$103,239	\$112,152	\$114,019



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

DFW Trinity Advisors, LLC	9004520	sfithian@visionsrealty.com	817-288-5525
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eliud Sangabriel	589027	eliud.sangabriel@svn.com	972-839-0590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date