

LEASE

2125 Exchange Dr

2125 EXCHANGE DR

Arlington, TX 76011



PRESENTED BY:

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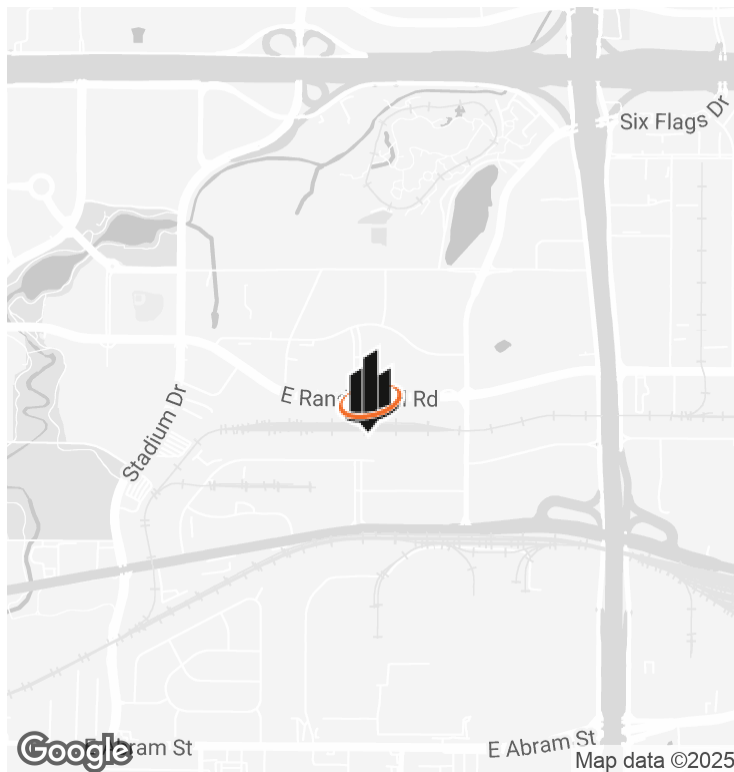
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$9.00 SF/yr (NNN)
AVAILABLE SF:	10,000 - 20,000 SF
OFFICE SF	1,291 SF
LOT SIZE:	119,354 SF
BUILDING SIZE:	60,500 SF

PROPERTY DESCRIPTION

Presenting an exceptional leasing opportunity at 2125-2127 Exchange Dr, Arlington, TX, 76011. This spacious property offers 10,000-20,000SF of distribution warehouse, with 1,291 SF office space. With a 24' clear height, access to rail if desired, 4 dock high doors (8'x10'), 1 drive-in bay, and 3 phase power (1970 amps), it's perfectly tailored for your business needs. Elevate your logistics operations and secure this industrial space for seamless distribution and storage requirements in this established building from 1982.

PROPERTY HIGHLIGHTS

- 10,000-20,000SF distribution warehouse space
- 1,291 SF office space
- 24' clear height for efficient storage
- Access to Rail If Desired
- 4 dock high doors (8'x10') and 1 drive-in bay
- 3 Phase Power; 1970 amps; 240 volt

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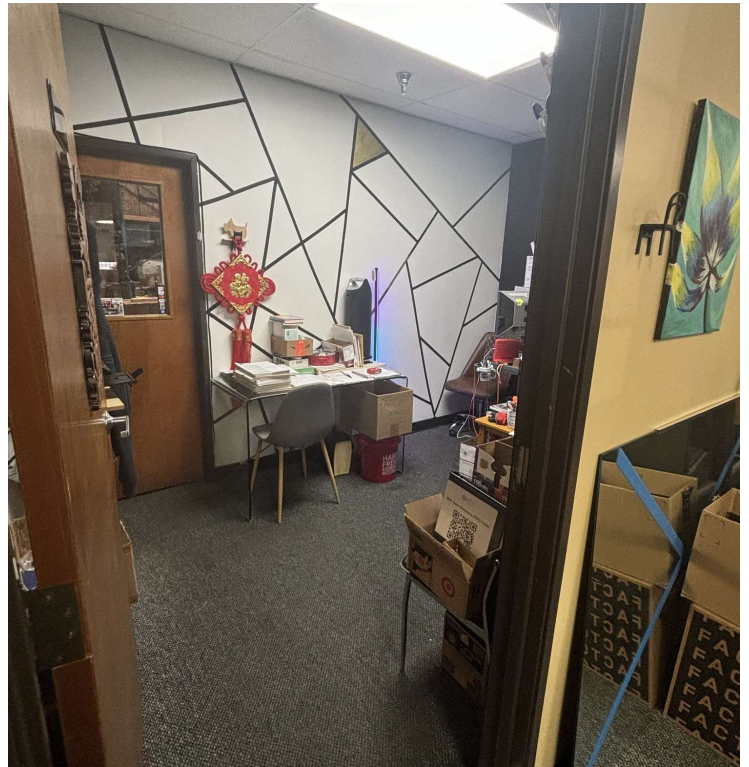
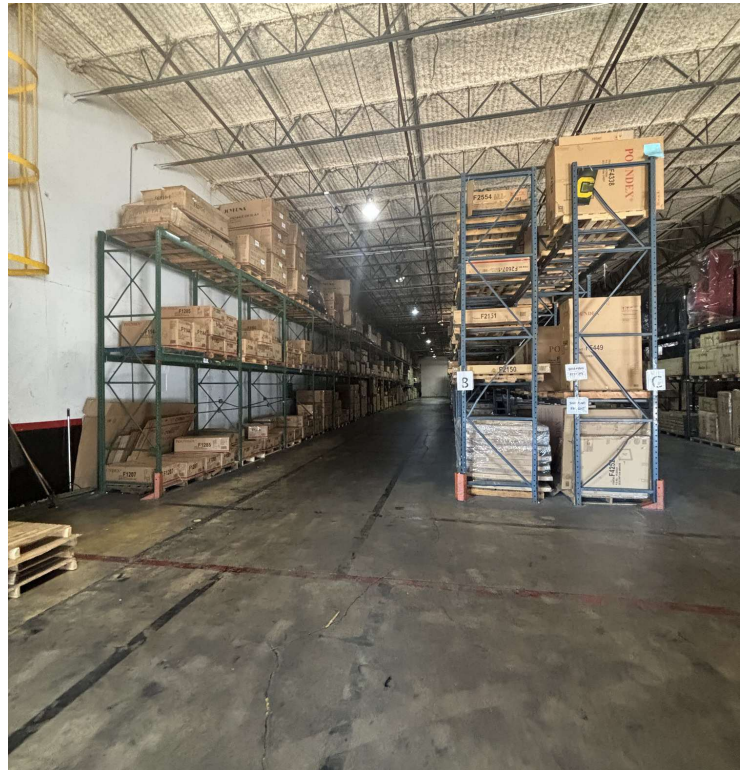
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ADDITIONAL PHOTOS



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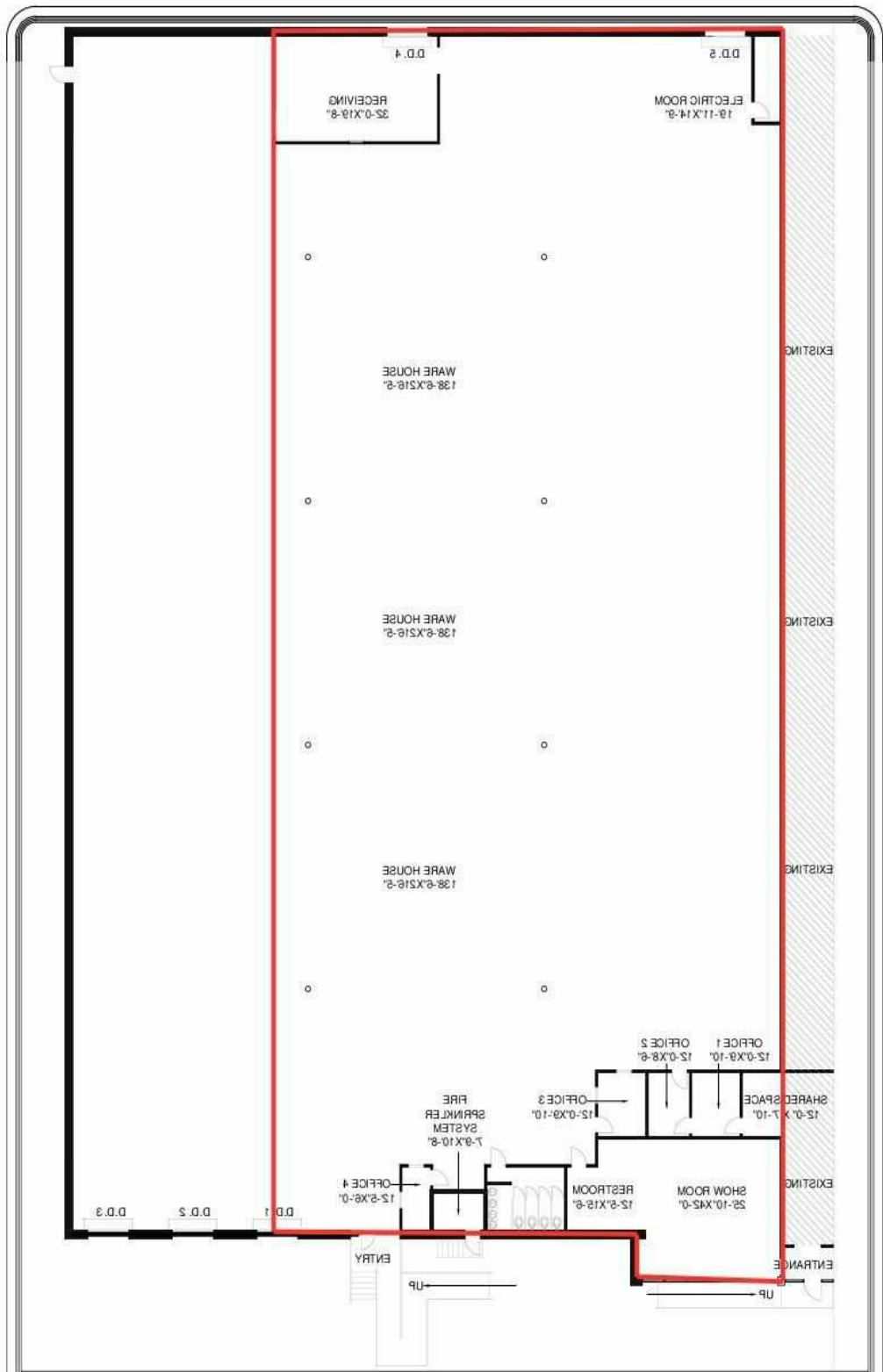
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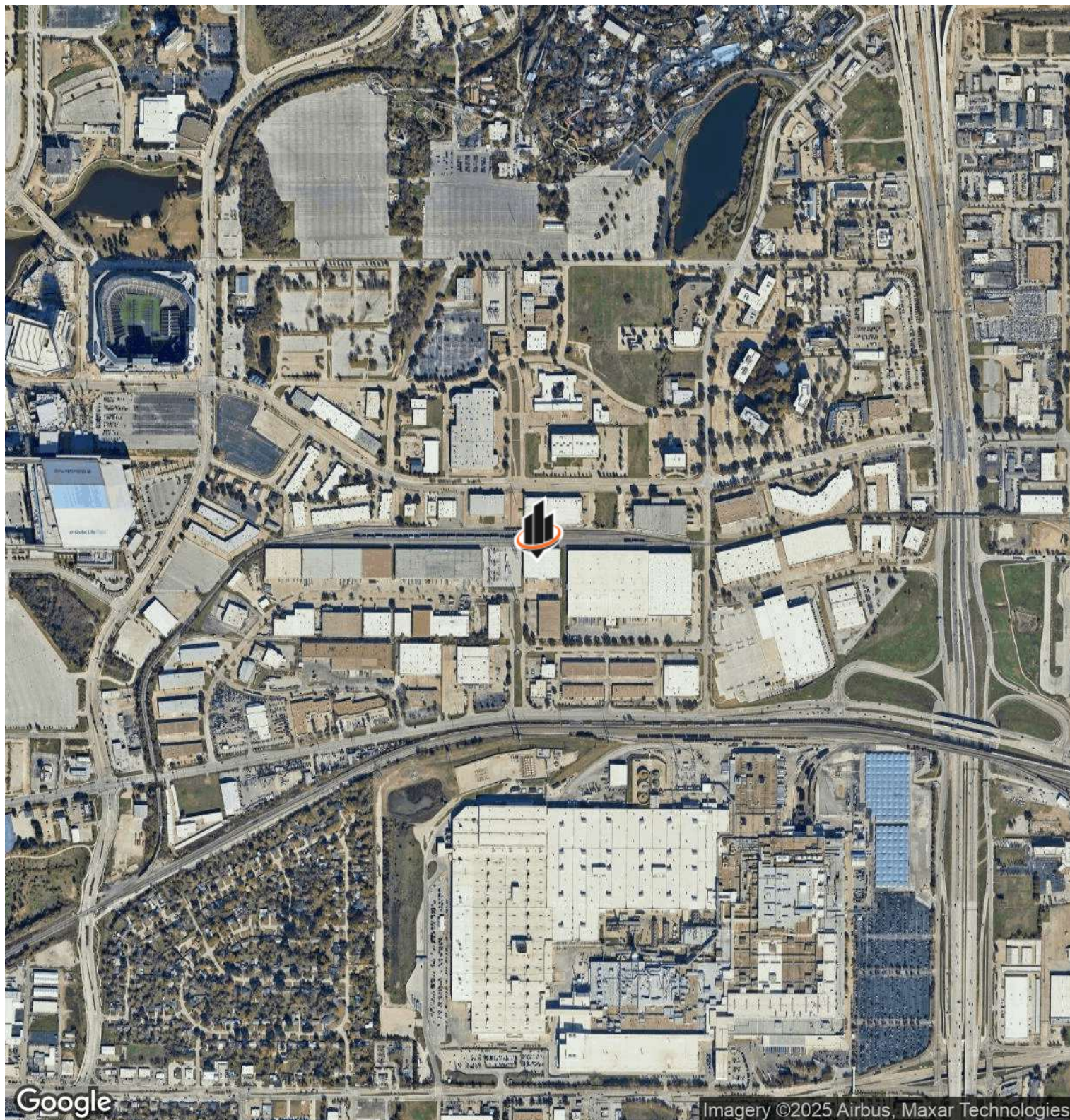
FLOOR PLANS



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LOCATION MAP



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