

FOR LEASE | 127,708 SF WAREHOUSE



PARK

TWENTY · THREE · SIXTY

THE KEY TO ACCESS™

BUILDING 2 - COMPLETE

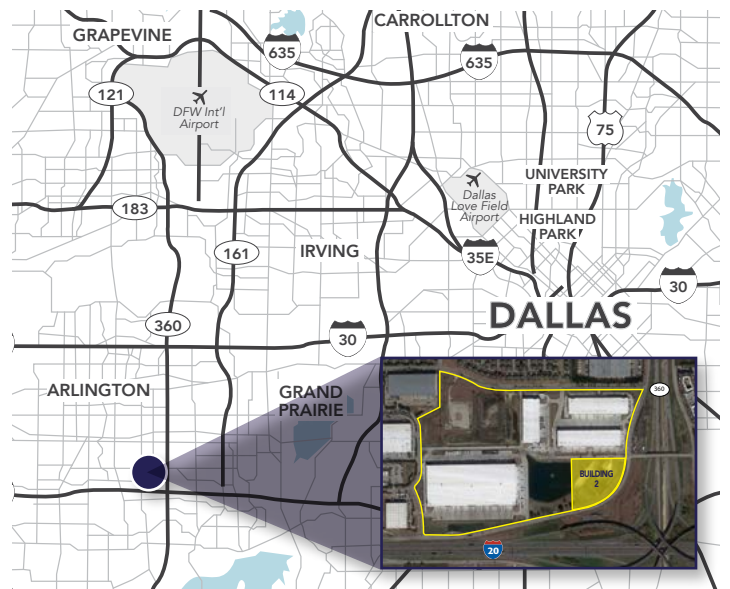
2275 E. Interstate Highway 20 | Arlington, TX



BUILDING 2

Rear-load building totaling 127,708 SF at the northwest corner of Interstate 20 and State Highway 360 in Arlington, Texas.

- 32-foot clear height
- 139 car parking spaces (expandable to 191)
- 24 future trailer parking spaces
- 130-foot truck court
- 230-foot building depth
- 60-foot loading "speed" bay
- 56'8" x 52' column spacing
- Twenty five (25) dock-high loading doors with two (2) drive-in ramped doors
- Equipped with ESFR-Type 17 Fire Protection System
- Three Phase Electrical Power of 2500 Amps at 277/480 Volts



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STREAM

HEITMAN
A REAL ESTATE INVESTMENT MANAGEMENT FIRM



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STRATEGICALLY LOCATED

- Located within a Triple Freeport Tax Exempt Zone
- Gateway location within the Great Southwest Industrial District, which consists of more than 115 million SF of distribution and manufacturing space
- Approximately 11 miles south of Dallas-Fort Worth
- International Airport, close proximity to the Arlington Highlands Lifestyle Center, AT&T Stadium and Globe Life Park in Arlington
- Convenient access to Hwy 360 and I-20
- Project location provides a solution for both "Last Mile" delivery platforms and "E Commerce" Fulfillment Centers

