

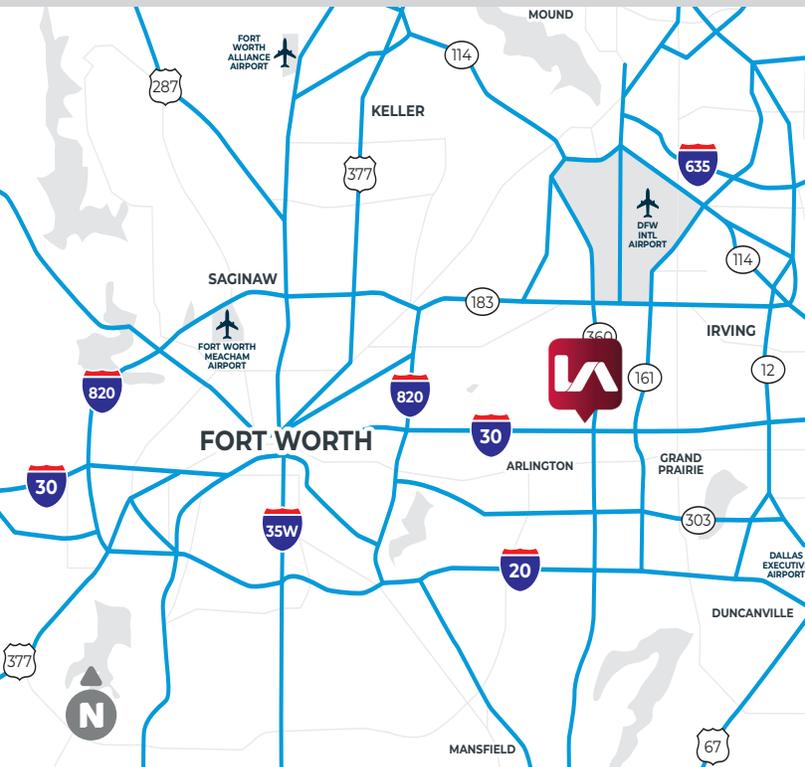
FOR SALE OR LEASE

±12,006 SF ON ±1.07 ACRES



1300 CORPORATE DR E

Arlington, Texas 76006



AVAILABILITY HIGHLIGHTS

- **Land Area:** ±1.07 Acres
- **Building Area:** ±12,006 SF
- **Clear Height:** 14.5'
- **Office:** 90% Office/Lab Finish-
Will convert 10-20% finish concept
- **Doors:** Dock | Ramp | Utility Half Dock
- **Outside Storage:** +/- .35 Acres Paved
- **Available:** February 1, 2026
- **Zoning:** Industrial Manufacturing (Heavy Industrial)
- **Notes:** Current finishout as lab/testing facility-
On lease, owner will consider repurposing to 10-20%
- **Other:** 100% HVAC, Sprinklered

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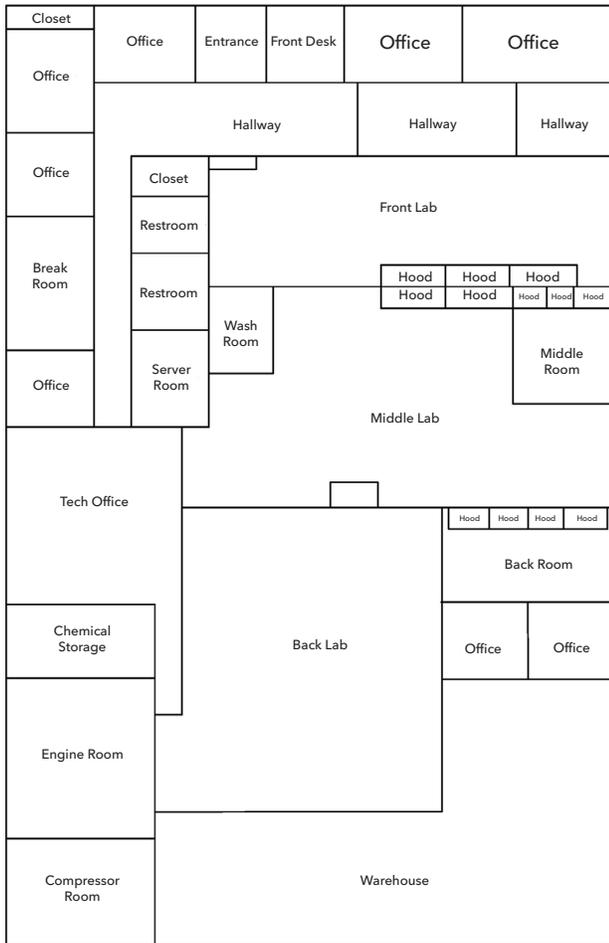
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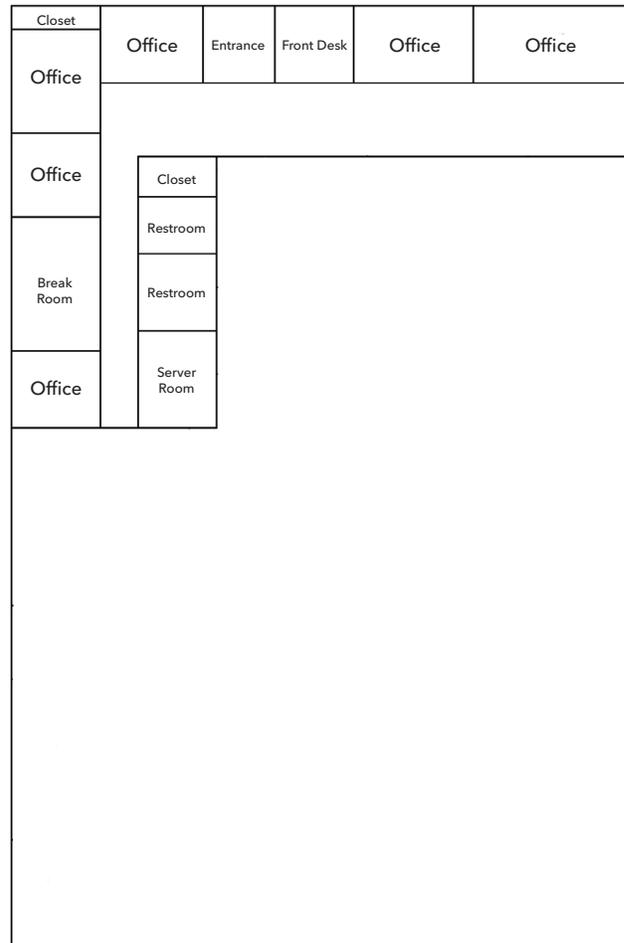
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FLOOR PLAN

Current Layout



Proposed Layout



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PROPERTY AERIAL



VEHICLES PER DAY



165,250 VPD



169,674 VPD



91,627 VPD

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY PHOTOS



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