



**3 BUILDING PROJECT FOR LEASE OR SALE  
DIVISIBLE TO 14K SF**

**Q1 2026 DELIVERY**

**104,656 SF TOTAL**

**MATLOCK 20 INDUSTRIAL**  
**100, 150, & 200 E. STEPHENS**  
**ARLINGTON, TX**



# MATLOCK 20 INDUSTRIAL

## 100, 150, & 200 E. STEPHENS, ARLINGTON, TX



### PROPERTY HIGHLIGHTS

- 3 Building Project Totaling 104,656 SF
- 6.9 Acre Site
- Can accommodate Tenants between 14K - 40K SF
- Dock High + Oversized Ramped Loading
- Abundant Parking
- 28' Clear Height

### LOCATION HIGHLIGHTS

- Fantastic Access to Interstate 20 via Matlock
- Immediate Access to Arlington Highlands Shopping + Restaurants
- 20 Minutes to DFW Airport
- Located in the Heart of Arlington/GSW Submarkets
- Best in Class Labor Base

THE HIGHLIGHTS

# MATLOCK 20 INDUSTRIAL

## 100 E. STEPHENS, ARLINGTON, TX

### BLDG. A | SITE PLAN

#### PROPERTY HIGHLIGHTS

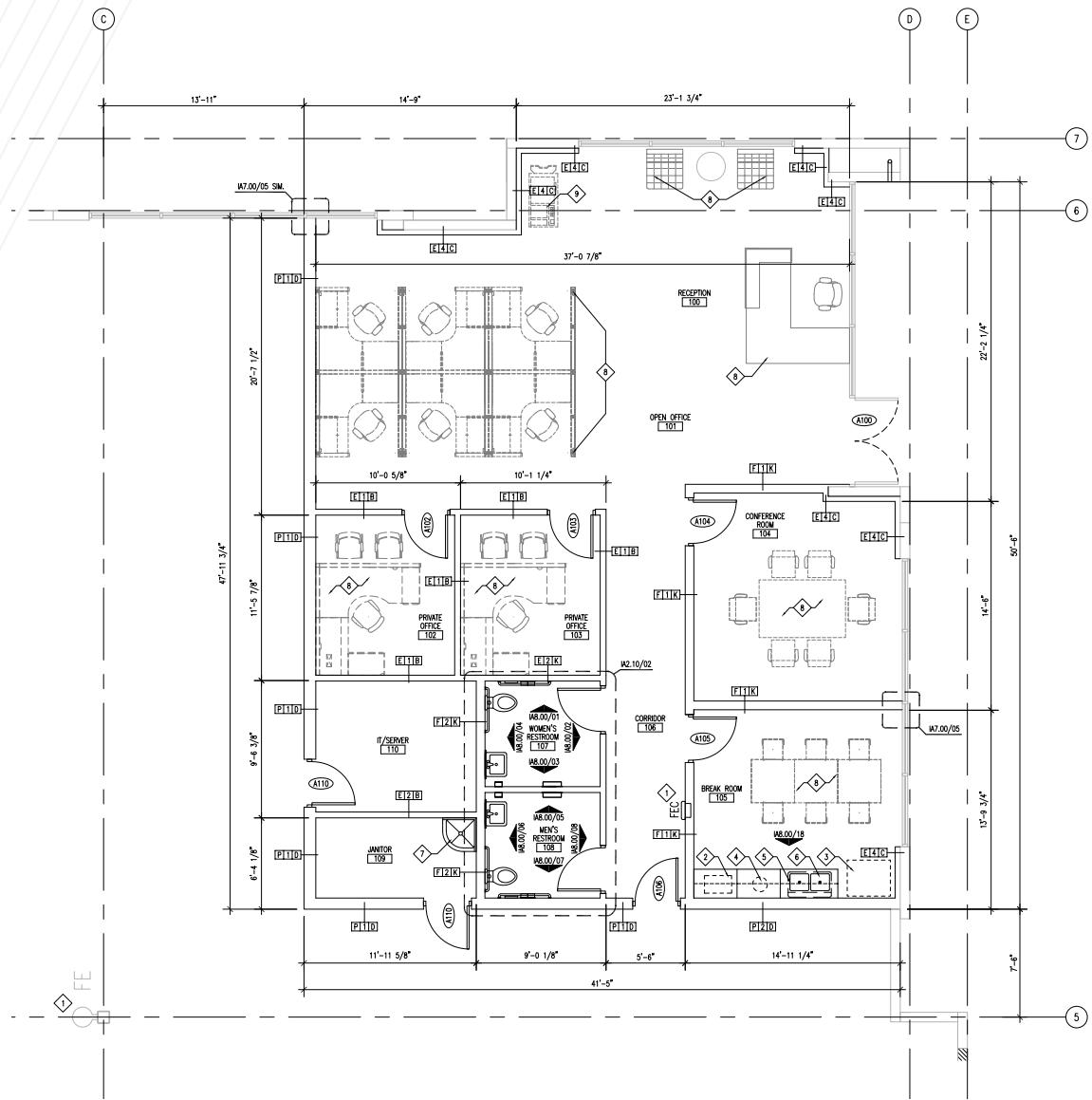
- Square Feet: 40,117 SF
- Depth: 180'
- Column Spacing: 60' x 56'
- Truck Court: 120'
- Parking: 41 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 20,058 SF
- 2.68 Acre Site



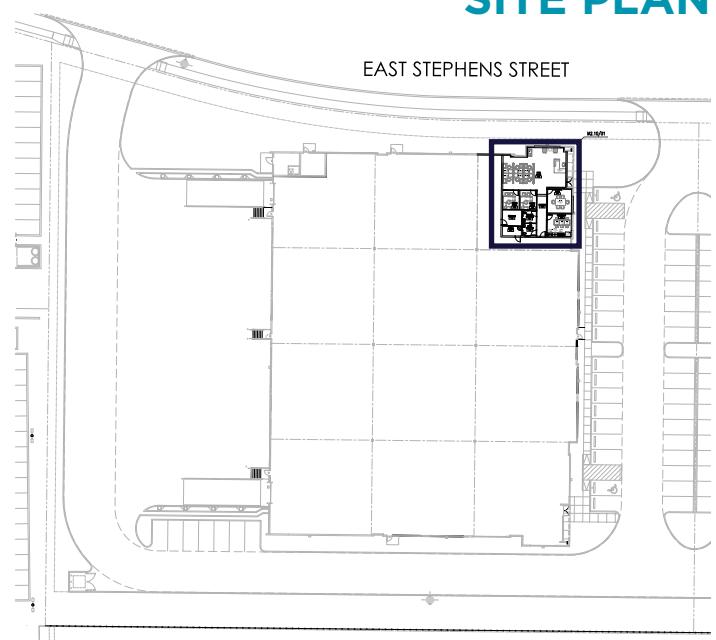
# MATLOCK 20 INDUSTRIAL

## 100 E. STEPHENS, ARLINGTON, TX

## **BLDG. A | SPEC OFFICE - 2,096 SF**



# SITE PLAN



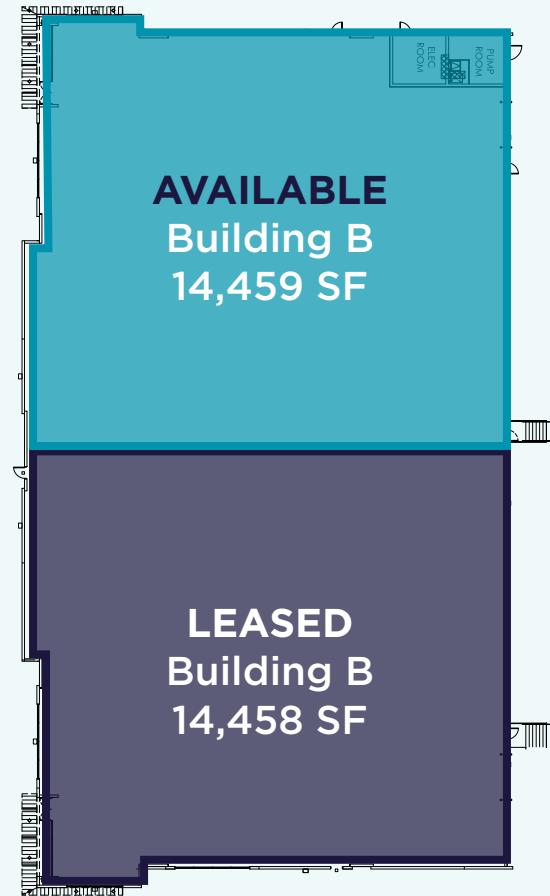
# MATLOCK 20 INDUSTRIAL

## 150 E. STEPHENS, ARLINGTON, TX

### BLDG. B | SITE PLAN

#### PROPERTY HIGHLIGHTS

- Square Feet: 28,917 SF
- Depth: 136'
- Column Spacing: 36'/60'/40' X 56'
- Truck Court: 185' Shared
- Parking: 40 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 14,458 SF
- 2 Acre Site



# MATLOCK 20 INDUSTRIAL

## 200 E. STEPHENS, ARLINGTON, TX

### BLDG. C | SITE PLAN

### PROPERTY HIGHLIGHTS

- Square Feet: 35,622 SF
- Depth: 160'
- Column Spacing: 50'/50'/60' X 56'
- Truck Court: 185' Shared
- Parking: 48 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 17,811 SF
- 2.23 Acres Site



# THE EASE OF ACCESS

## MATLOCK 20 INDUSTRIAL



# THE SURROUNDING AREA

## MATLOCK 20 INDUSTRIAL



**GREAT INFILL LOCATION IN  
ARLINGTON SUBMARKET**

### AIRPORT AND DOWNTOWN PROXIMITY

ARLINGTON MUNICIPAL 1 MILE

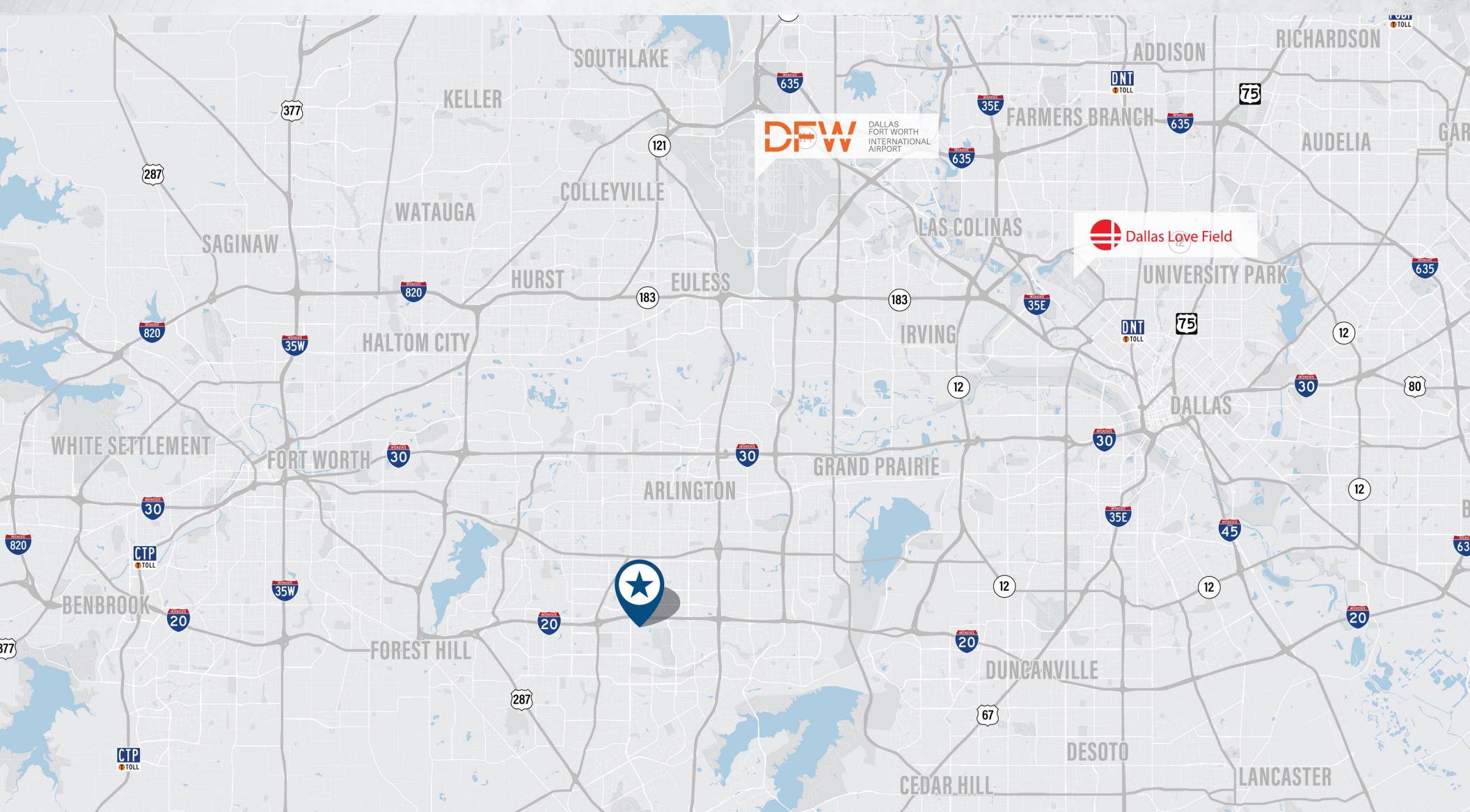
DFW AIRPORT 19.5 MILES

DALLAS 26 MILES

FORT WORTH 17 MILES

# THE CENTER OF THE METROPLEX

## MATLOCK 20 INDUSTRIAL



# MATLOCK 20 INDUSTRIAL

## 100, 150, & 200 E. STEPHENS

### ARLINGTON, TX

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LEASE DIVISIBLE TO 14K SF**

**104,656 SF SF TOTAL**

#### CONTACT

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LEASED BY:



DEVELOPED & OWNED BY:

