

First Arlington Commerce Center - III

4551 New York Avenue, Arlington, TX 76018



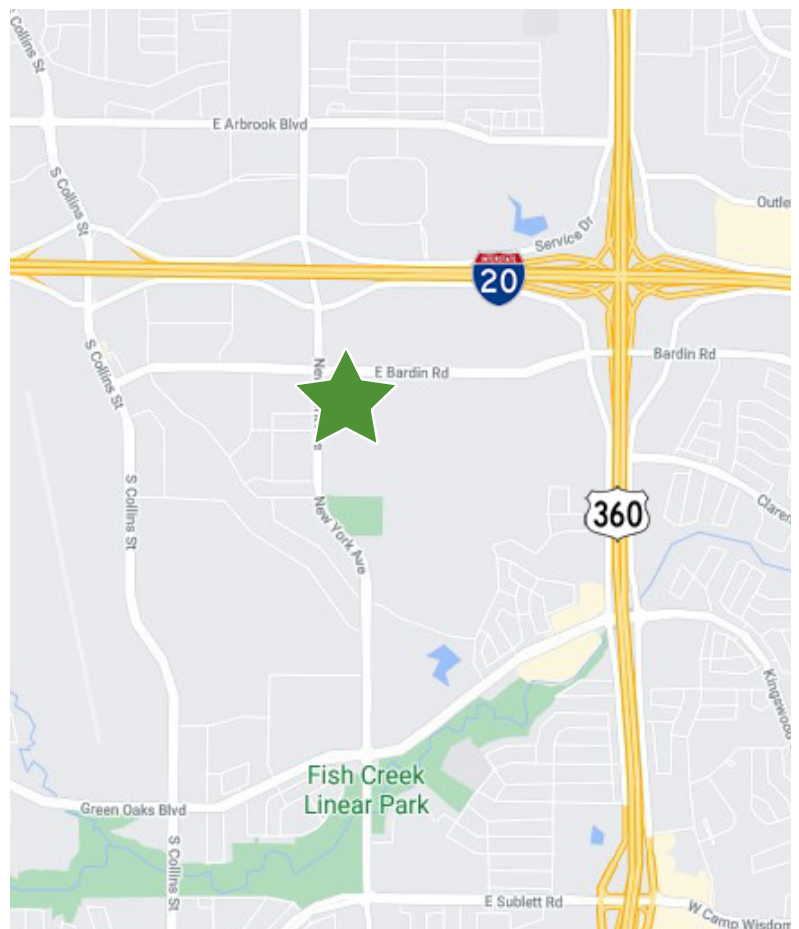
84,360 SQUARE FEET | FOR LEASE

PROPERTY SPECIFICATIONS

Available Space:	84,360 SF
Office Space:	Build to Suit
Ceiling Height:	32'
Dock Doors:	21 Dock (9'x10') 2 Ramp (12'x 14')
Sprinkler System:	ESFR
Car Parking:	111 Car Parks
Trailer Parking:	20 Trailer Parks
Lighting:	100% LED

PROPERTY HIGHLIGHTS

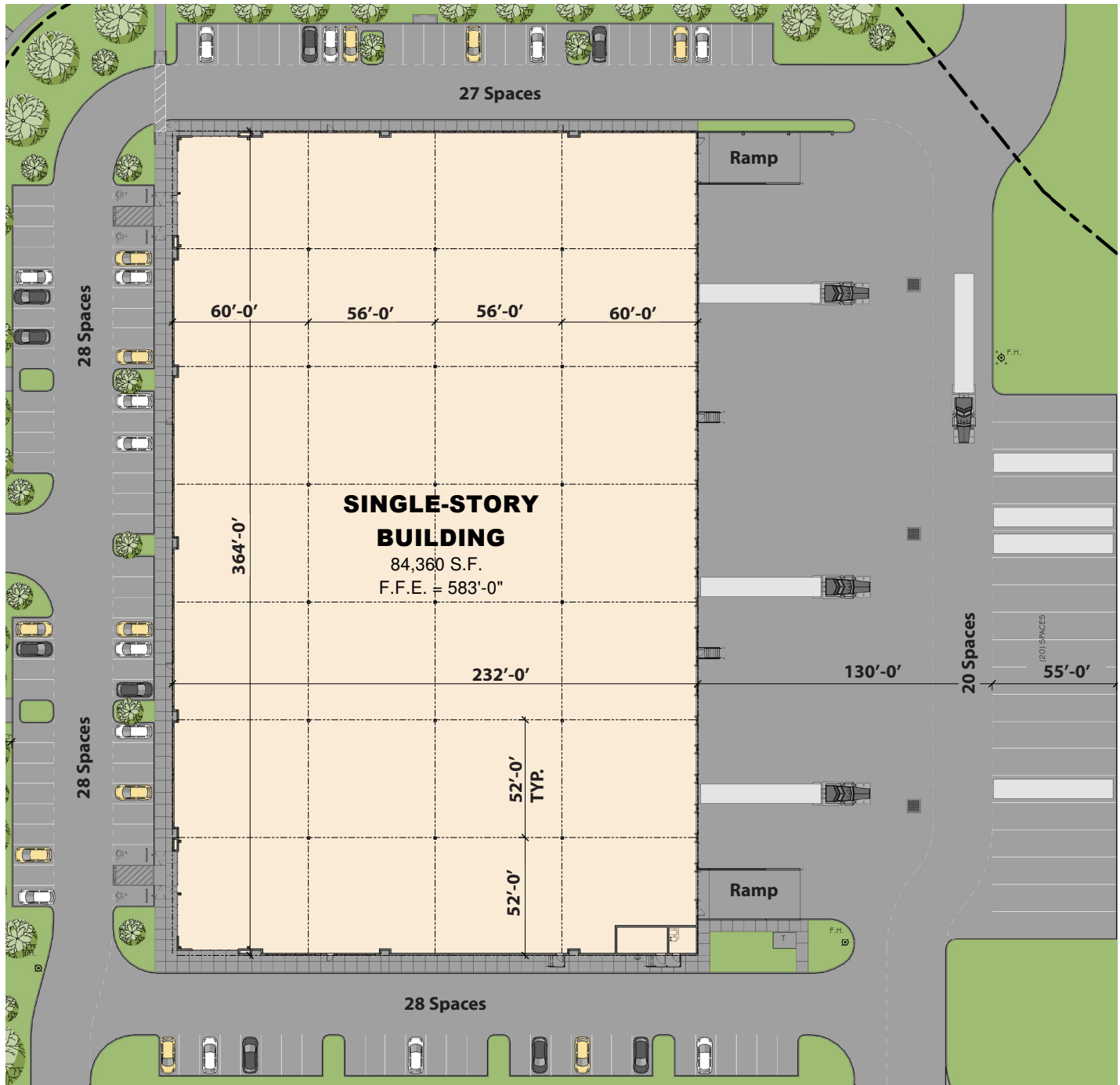
- Located approximately 1/4 mile south of I-20 and 1/2 mile west of SH-360, with efficient access to interstate and local freeways
- State of the art building features offer the flexibility to customize the ideal space for any business
- Owned and managed by First Industrial Realty Trust, Inc.



4551 New York Avenue

84,360 SQUARE FEET | FOR LEASE

SITE PLAN



BROKER CONTACT

Brian Gilchrist

Executive Vice President
214.979.6394
brian.gilchrist@cbre.com

Steve Koldyke

Executive Vice President
214.979.6381
steve.koldyke@cbre.com

OWNER CONTACT

Robert Allen

Senior Regional Director
972.419.5715
rallen@firstindustrial.com

5310 Harvest Hill Road, Suite 270 Dallas, TX 75230 972.386.4700

www.firstindustrial.com

All information furnished regarding the property for sale, rental or financing is obtained from sources deemed reliable. No representation is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. First Industrial Realty Trust, Inc. represents the Seller in this transaction and as such owes all duties and obligations thereto.