

62,960 SF **FOR LEASE**

4209 Barnett Boulevard
Arlington, Texas

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STREAM



PROPERTY DESCRIPTION

Location	4209 Barnett Blvd Arlington, TX 76017
Square Footage	62,960
Office Square Feet	11,948
Building Configuration	Front-Load
Year Built	1979
Year Remodeled	2024
Land Size	2.54 Acres
Loading	5 dock high doors w/ levelers 7 Grade-Level
Car Parks	+/- 57 spaces
Warehouse Clear Height	16'
Sprinklered	Yes - 100%
Power	2,000 amps 480 v, 3p
Roof Age / Type	Modified Bitumen; Metal Deck - 2017 20 year warranty (2037)
Renovations Completed	LED lights in the warehouse New spec office at dock high warehouse entrance New restroom in office



INTERSTATE
820

Pioneer Pkwy

SCOOPER ST

PARKS MALL
AT ARLINGTON

INTERSTATE
20



Barnett Blvd

Matlock Rd

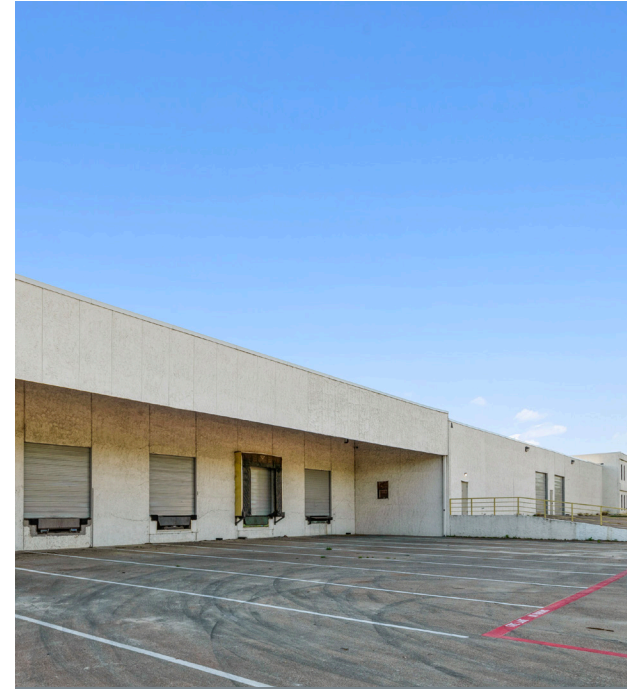
W Bardin Rd

PARC WEST
LUXURY LIVING





Frontage on Barnett Road



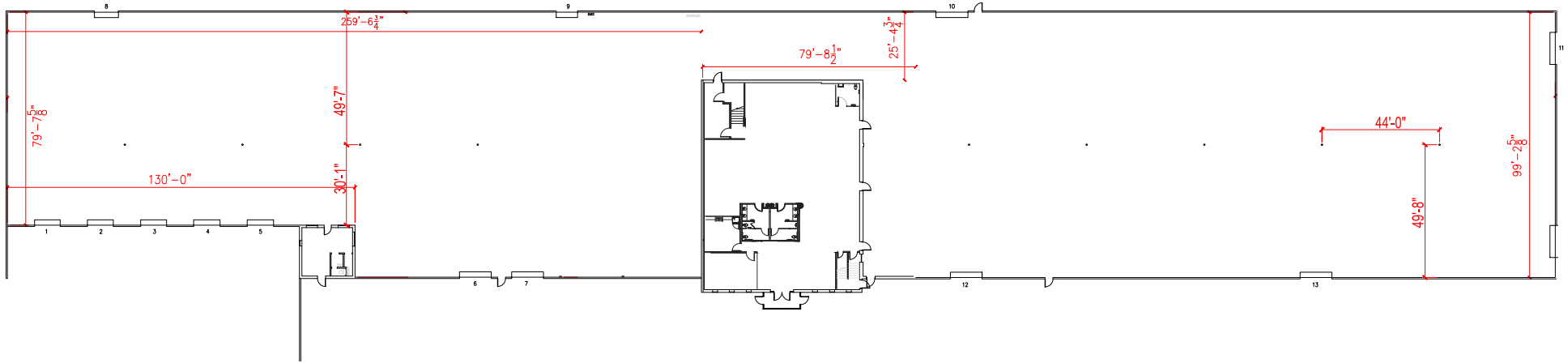
Dock-High Loading



Primary Warehouse Area With Spec Office Pod

FLOOR PLAN

62,960 SF Total



FIRST FLOOR OFFICE AREA

Office SF: 11,948 SF Total
(5,974 SF 1st Floor)
(5,974 SF 2nd Floor)

