



PRICING
\$17/SF + NNN

This office/warehouse offers exceptional accessibility and visibility within the sought-after Grapevine Industrial Park. Strategically positioned with direct access to Highways 114, 121, and 26, the property is just minutes from DFW International Airport, Southlake, and Arlington. This prime location combines a well-connected industrial hub with proximity to major business centers, making it a standout option in one of the Metroplex's most competitive markets.

FEATURES

Building SF:	5,000 SF
Lot Size:	0.73 AC
Use:	Office/Warehouse

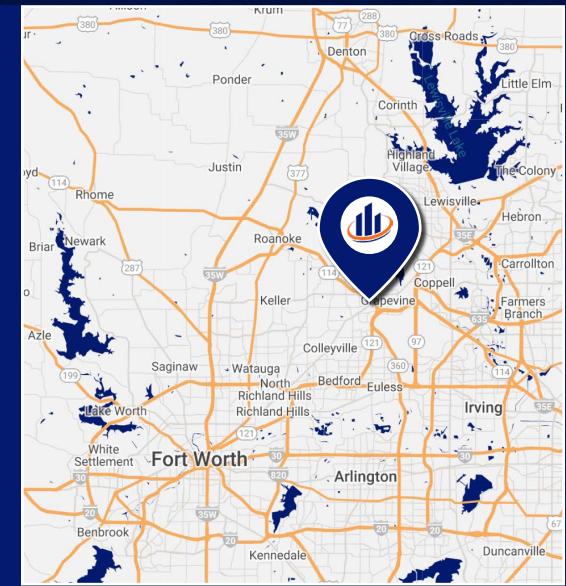
HIGHLIGHTS

- » Rare Grapevine industrial availability in a high-demand submarket
- » Excellent signage and visibility within Grapevine Industrial Park
- » Minutes from DFW International Airport for unmatched logistics access

RARE INDUSTRIAL LEASE IN GRAPEVINE

621 Industrial Blvd
Grapevine, TX 76051

AVAILABLE:
5,000 SF



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GRAPEVINE FAST FACTS



Population: ~54,000 residents, with steady growth

DFW International Airport: Located within the city limits, 4th busiest airport in the U.S.

Major Highways: Direct access to Highways 114, 121 & 26, minutes to I-635 and SH-360

Employment Hub: Home to corporate offices, logistics centers, and hospitality leaders

Visitor Economy: Attracts over 20 million visitors annually to its events, shopping, and historic downtown

Median Household Income: Above the Texas and national averages, reflecting strong purchasing power

Business-Friendly Environment: Proactive city planning and infrastructure investment

Lifestyle Appeal: Renowned schools, parks, wineries, and year-round community events

A THRIVING ECONOMIC BASE

Grapevine boasts a diverse and resilient economy supported by logistics, manufacturing, hospitality, retail, and professional services. Its position as home to DFW International Airport—one of the busiest airports in the world—makes it a premier hub for both domestic and international commerce. Major employers, from corporate headquarters to distribution centers, contribute to a stable job market and sustained business growth. The city's pro-business environment, paired with strong municipal investment in infrastructure, ensures continued economic vitality.

STRATEGIC CONNECTIVITY

Situated at the crossroads of Highways 114, 121, and 26, Grapevine provides seamless access to the Dallas–Fort Worth Metroplex. Businesses benefit from immediate proximity to DFW International Airport, as well as quick connections to downtown Dallas, Fort Worth, and surrounding high-growth cities like Southlake, Irving, and Arlington. This central positioning attracts a steady flow of customers, workforce talent, and business opportunities.

QUALITY OF LIFE DRIVES GROWTH

Grapevine is known for its vibrant cultural scene, historic downtown, award-winning wineries, and year-round events that draw millions of visitors annually. Its highly regarded schools, abundant parks, and strong community engagement make it an attractive place for both businesses and residents. The blend of lifestyle appeal and economic opportunity continues to fuel population growth and real estate demand, positioning Grapevine as one of the most desirable markets in North Texas.

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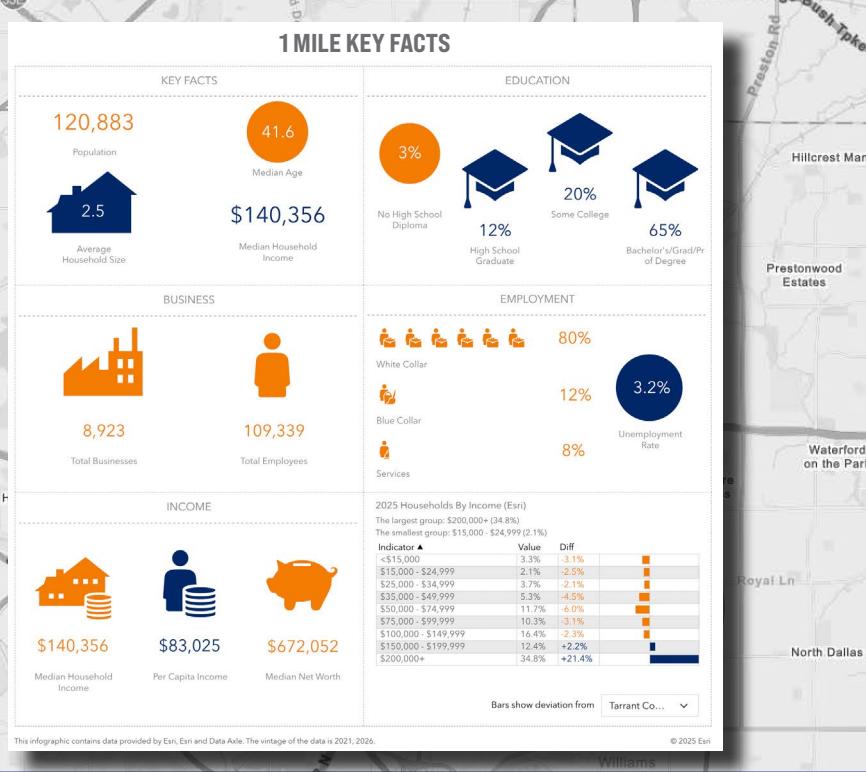
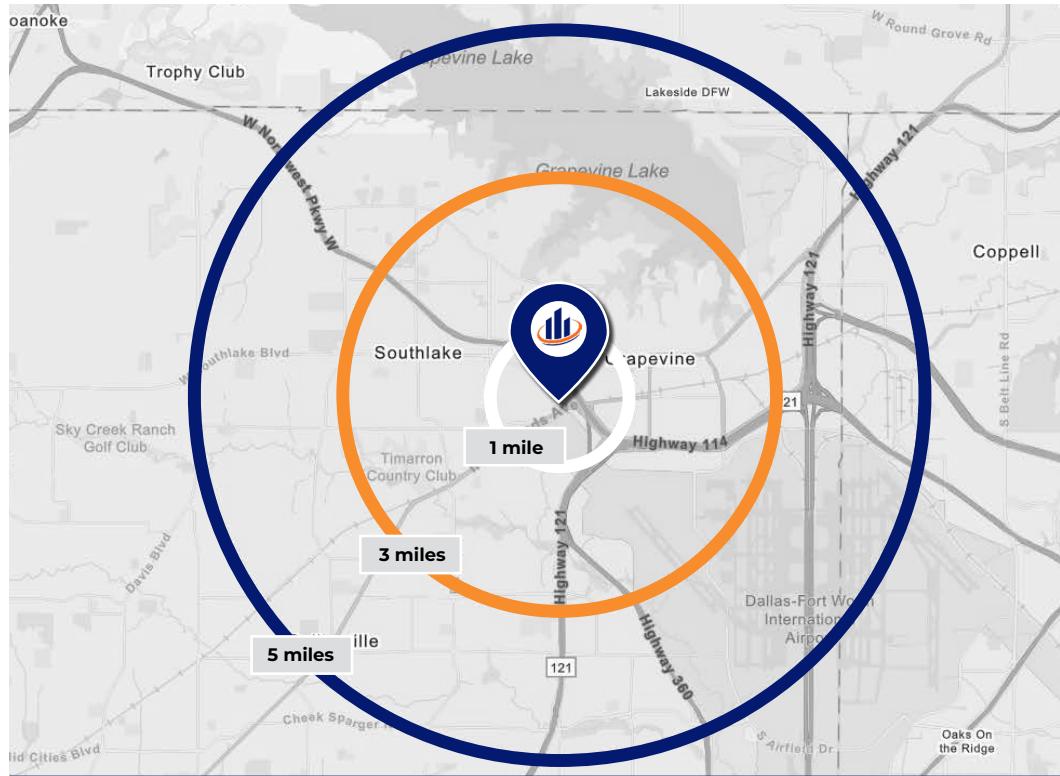
621 Industrial Blvd | Grapevine, TX 76051



This well-positioned industrial property offers immediate access to Highways 114, 121, and 26, with DFW International Airport just minutes away. Situated in the established Grapevine Industrial Park, the site benefits from strong connectivity, a robust business environment, and proximity to key commercial hubs across the Metroplex.

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2025 Summary

	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	4,554	51,372	120,883	4,414	50,775	120,530
Households	1,879	20,116	47,224	1,859	20,257	48,126
Families	1,095	13,832	33,048	1,068	13,835	33,292
Average Household Size	2.39	2.53	2.55	2.34	2.48	2.49
Owner Occupied Housing Units	888	12,772	30,565	937	13,227	31,383
Renter Occupied Housing Units	991	7,344	16,659	922	7,030	16,743
Median Age	39.6	41.6	41.6	41.2	42.6	42.4
Median Household Income	\$105,150	\$126,722	\$140,356	\$120,399	\$145,992	\$155,754
Average Household Income	\$167,313	\$199,515	\$212,313	\$189,033	\$217,791	\$227,514



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date