

ARLINGTON, TX 76060

## An aerial photograph of a large industrial facility. A white line is drawn across the roof of the main building and extends into the adjacent paved areas, labeled "DIVIDING LINE FOR POTENTIAL TWO TENANTS". The building has a light-colored tiled roof and several large windows. In front of the building is a parking lot with a red pickup truck and a white car. The surrounding area includes trees and other industrial structures under a clear blue sky.

A map of the Fort Worth, Texas area. The city of Fort Worth is labeled in large, bold, black letters in the center. Surrounding areas include Lake Worth to the northwest, White Settlement to the west, Benbrook to the southwest, Crowley to the south, Burleson to the south, Mansfield to the southeast, Forest Hill to the east, Arlington to the east, Euless to the northeast, and Haltom City to the northeast. Major highways are shown as grey lines with shields: 199, 35W, 121, 183, 30, 303, 20, 360, 287, and CTP. Meacham Int'l Airport is marked with an airplane icon. A blue star is placed on the map near Forest Hill, indicating the location of the subject property.

- 16,000 SF
- 8.7-acres
- Divisible to 8,000 SF on 4.35-acres
- 8 grade level doors
- Updated office finishes
- New grade level doors
- Fully fenced
- Pole lighting throughout the yard
- Zoned Light Industrial
- New warehouse insulation

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