

FOR LEASE

50,726 SF AVAILABLE
4030 Express St, Arlington, TX
Lower GSW Submarket

STREAM



50,726-sf
Available

Express St

 **Stonelake**
CAPITAL PARTNERS

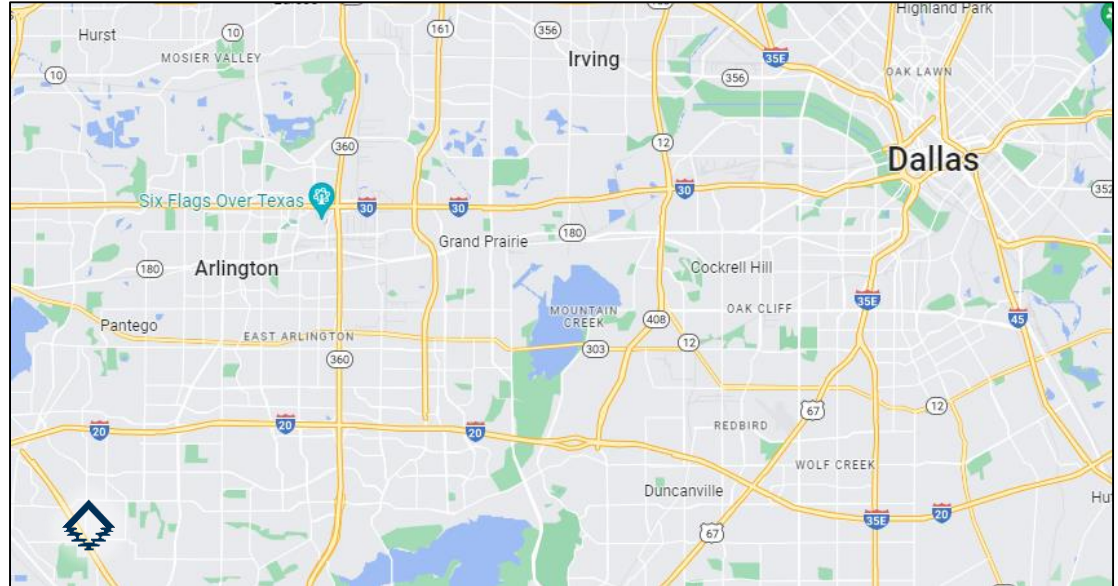
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SPACE FOR LEASE – INFORMATION

- **50,726 SF Total**
 - **5,799-SF Total Office**
 - **44,927-SF Total Warehouse**
- **21'-23' Clear Height**
- **Light Industrial Zoning**
- **Sprinklered**
- **8 Dock High Doors**
- **1 Drive In Door**
- **2024 Make Ready Planned:**
 - **Warehouse Whitebox & LEDs**
 - **Office Renovation**
 - **TI Packages Available**
- **Ample employee parking**
- **December 2024 Availability**



MARKETED BY:

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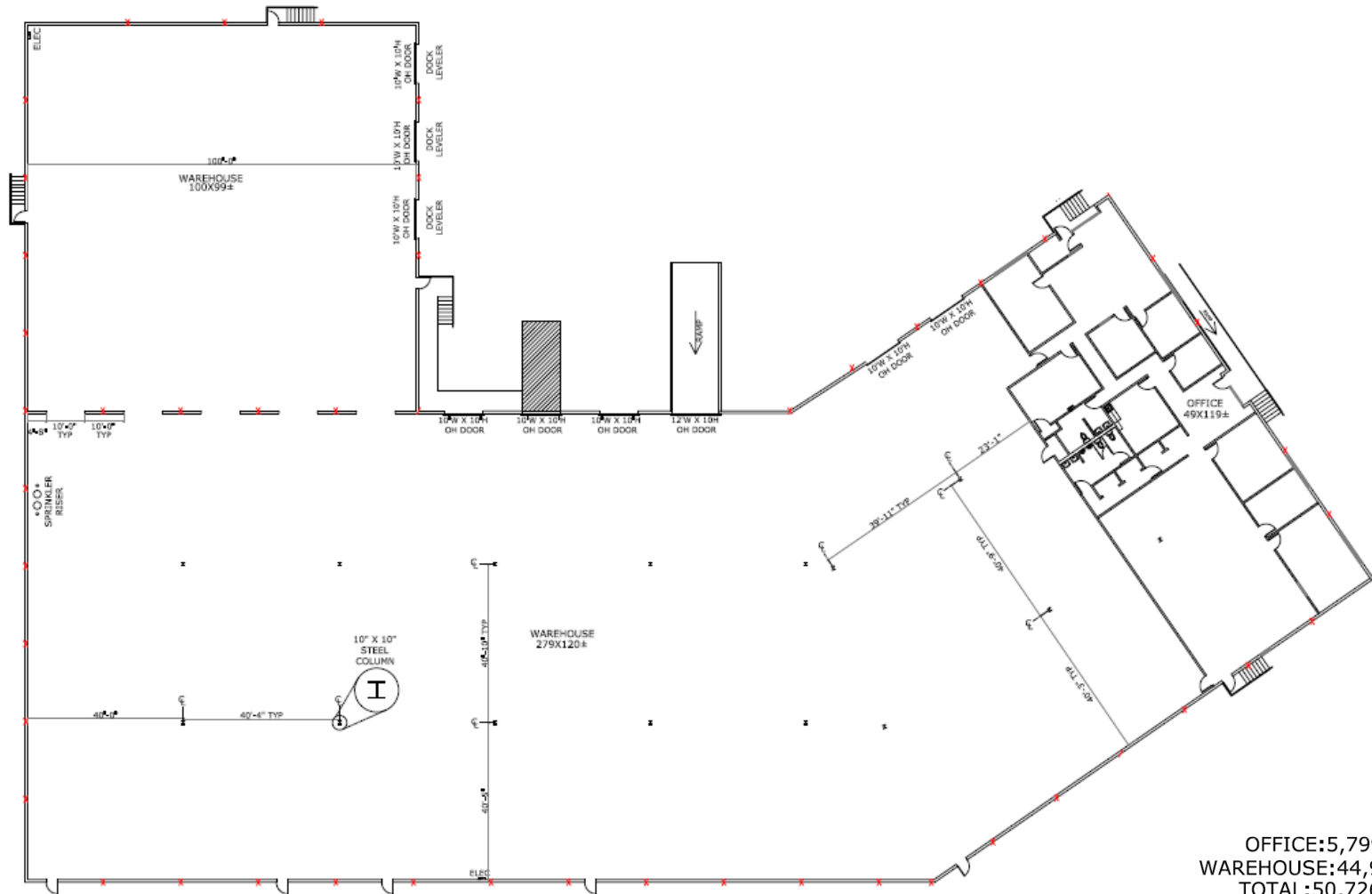
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OFFICE: 5,799 SF
WAREHOUSE: 44,927 SF
TOTAL: 50,726 SF

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287

U.S 287 Frontage Rd

Express St



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Example Warehouse Make Ready



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Example Office Make Ready



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