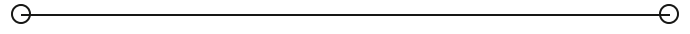


LEASE

2125 Exchange Dr

2125-2127 EXCHANGE DR

Arlington, TX 76011



PRESENTED BY:

COURTNEY STANFORD, CCIM

O: 972.998.2361

courtney.stanford@svn.com

TX #704141

DAVID DUNN, CCIM, SIOR

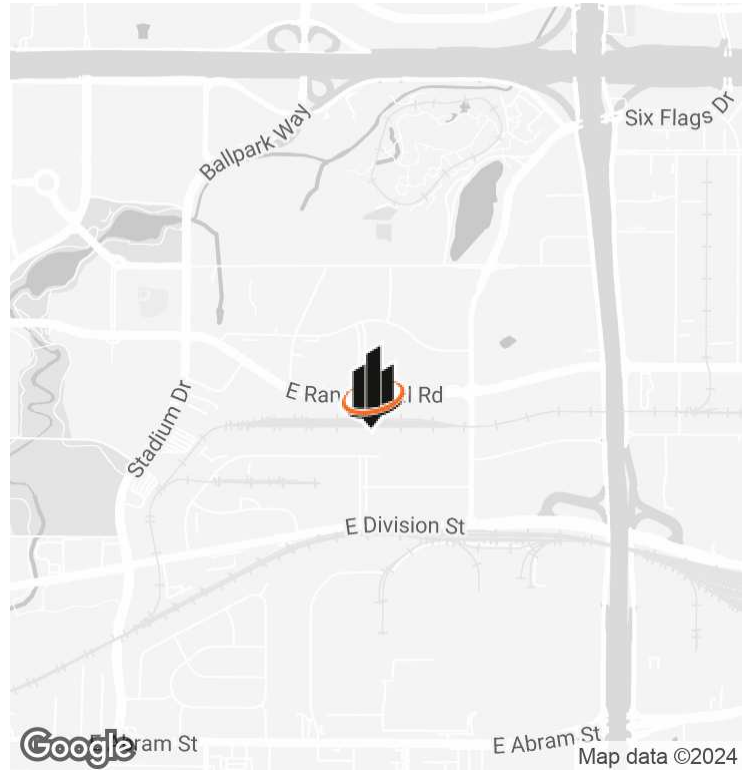
O: 817.640.9964

david.dunn@svn.com

TX #0375841



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|--------------------|
| LEASE RATE: | \$7.90 SF/yr (NNN) |
| AVAILABLE SF: | 30,243 SF |
| OFFICE SF | 1,411 SF |
| LOT SIZE: | 119,354 SF |
| BUILDING SIZE: | 60,500 SF |

PROPERTY DESCRIPTION

Presenting an exceptional leasing opportunity at 2125-2127 Exchange Dr, Arlington, TX, 76011. This spacious property boasts a 30,243 SF distribution warehouse, complemented by a 1,411 SF office space. With a 24' clear height, access to rail if desired, 4 dock high doors (8'x10'), 1 drive-in bay, and 3 phase power, it's perfectly tailored for your business needs. Elevate your logistics operations and secure this industrial space for seamless distribution and storage requirements in this established building from 1982.

PROPERTY HIGHLIGHTS

- Generous 30,243 SF distribution warehouse space
- 1,411 SF office space
- 24' clear height for efficient storage
- Access to Rail If Desired
- 4 dock high doors (8'x10') and 1 drive-in bay
- 3 Phase Power

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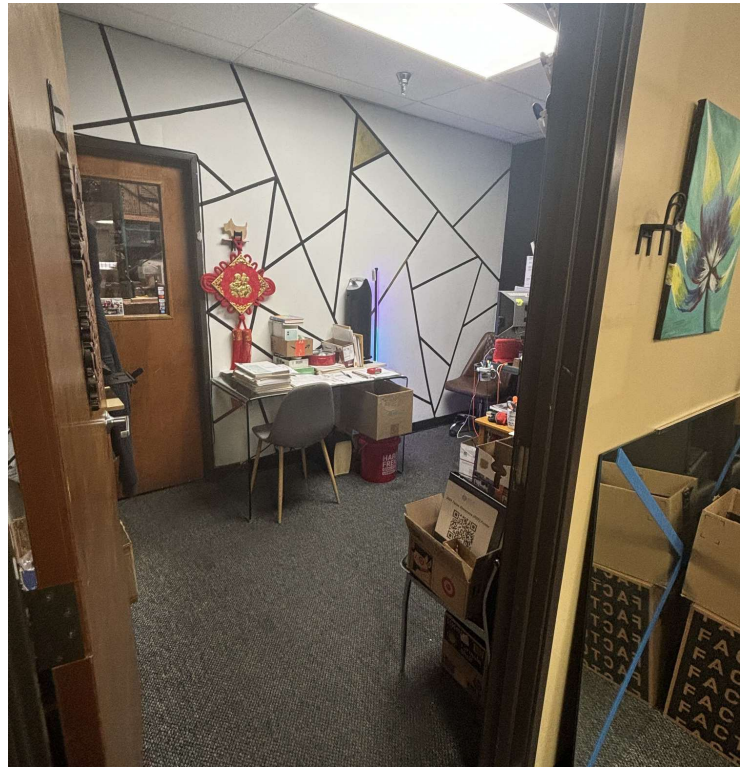
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ADDITIONAL PHOTOS



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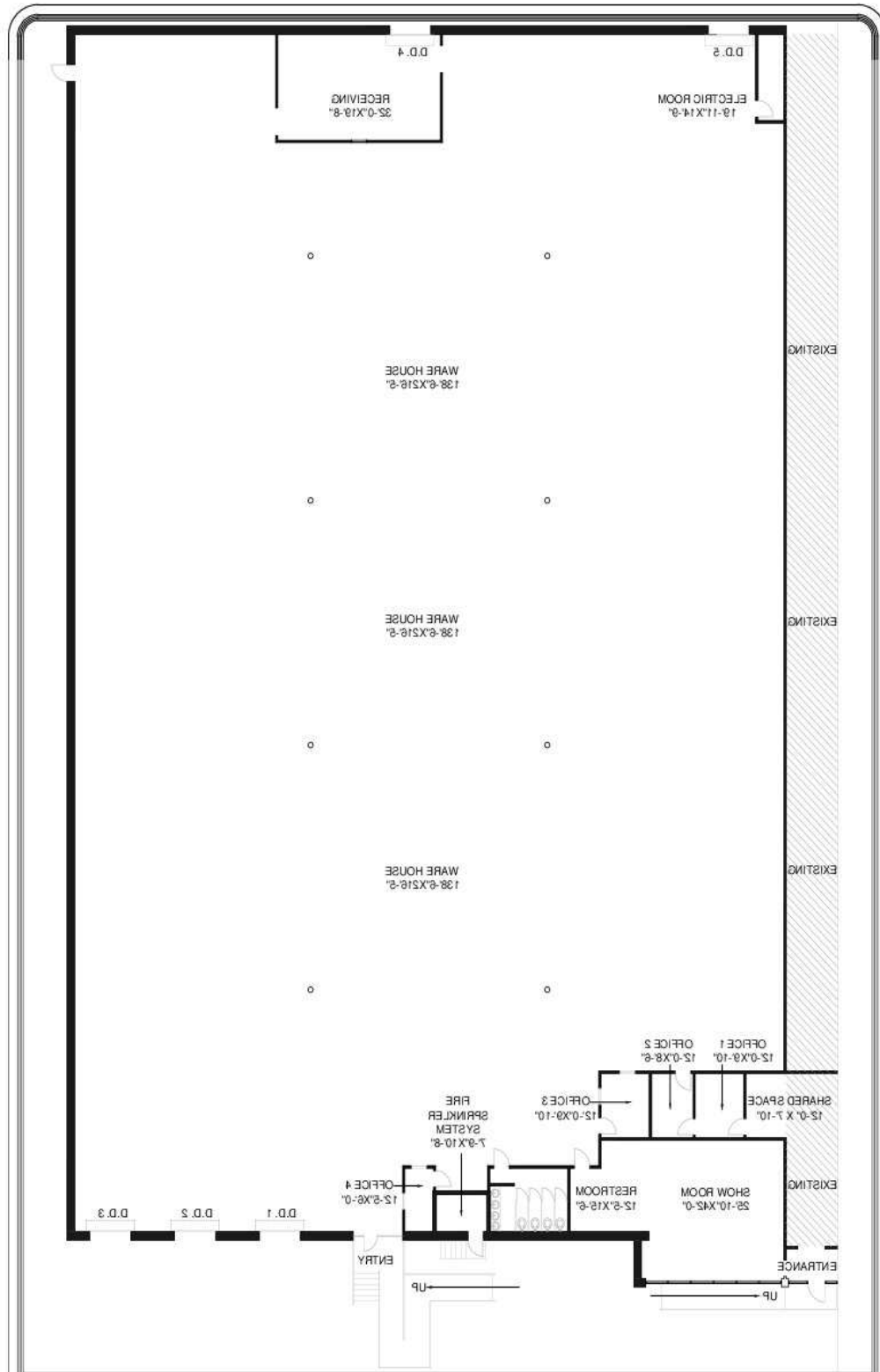
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FLOOR PLANS

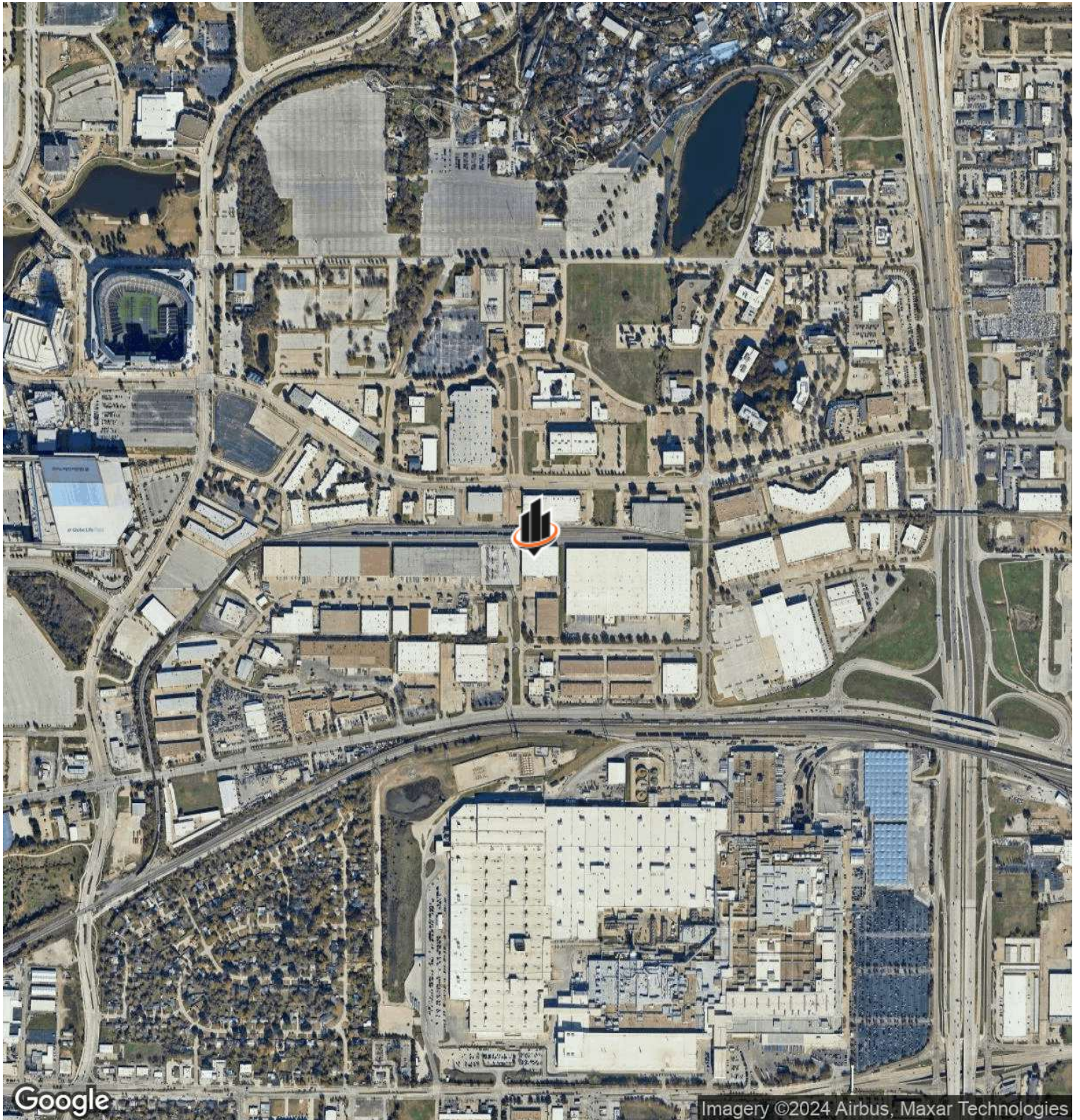


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LOCATION MAP



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