

A20

LOGISTICS CENTER

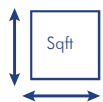
4601 Dr. MLK Jr. Dr, Arlington, TX 76018

For Lease

161,408 SF



PROPERTY OVERVIEW



Up to 161,408 SF
available (divisible)



Quick access to i-20



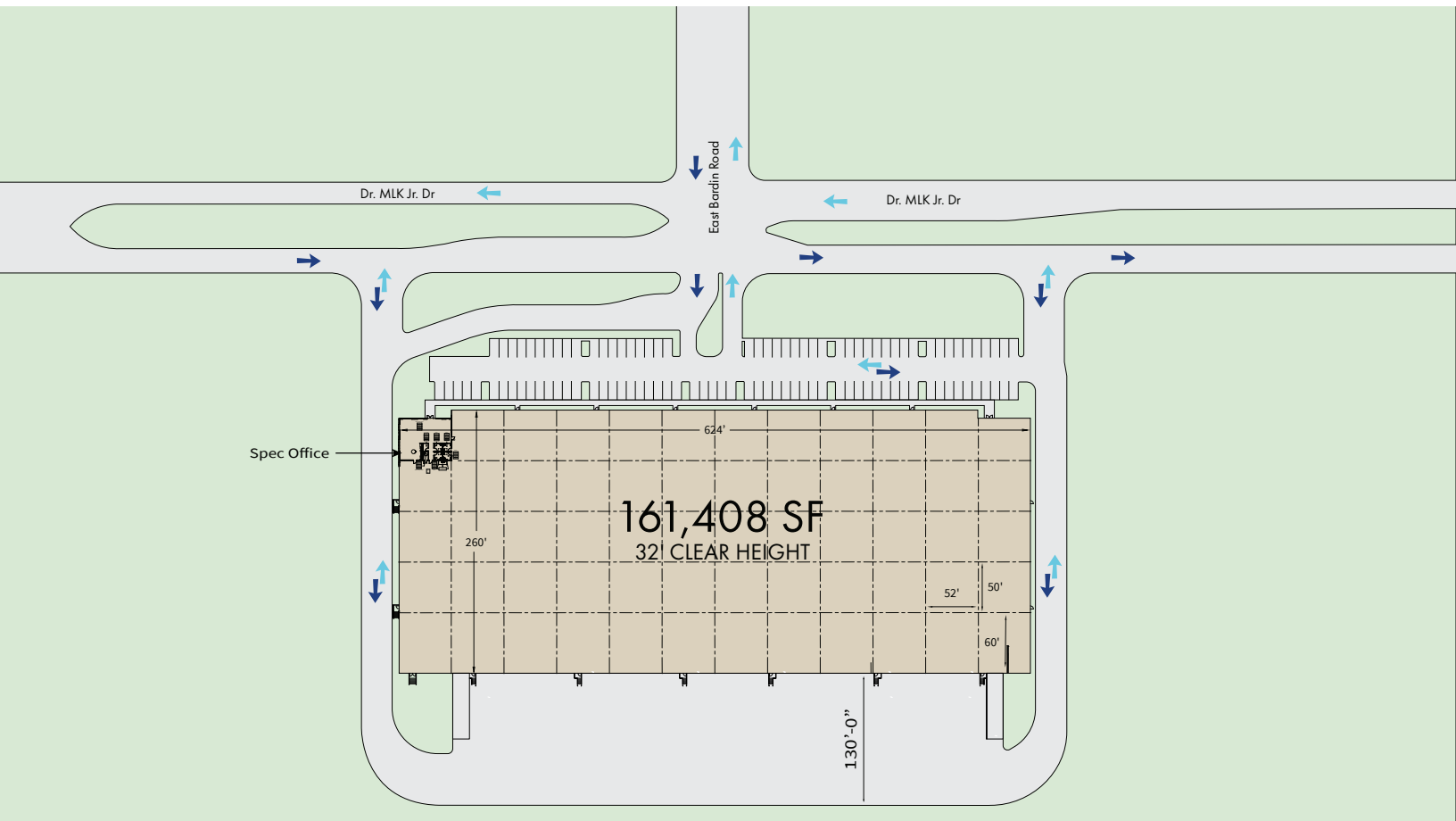
Triple freeport
tax exemption



Robust amenities and
close proximity to blue
collar labor



SITE PLAN

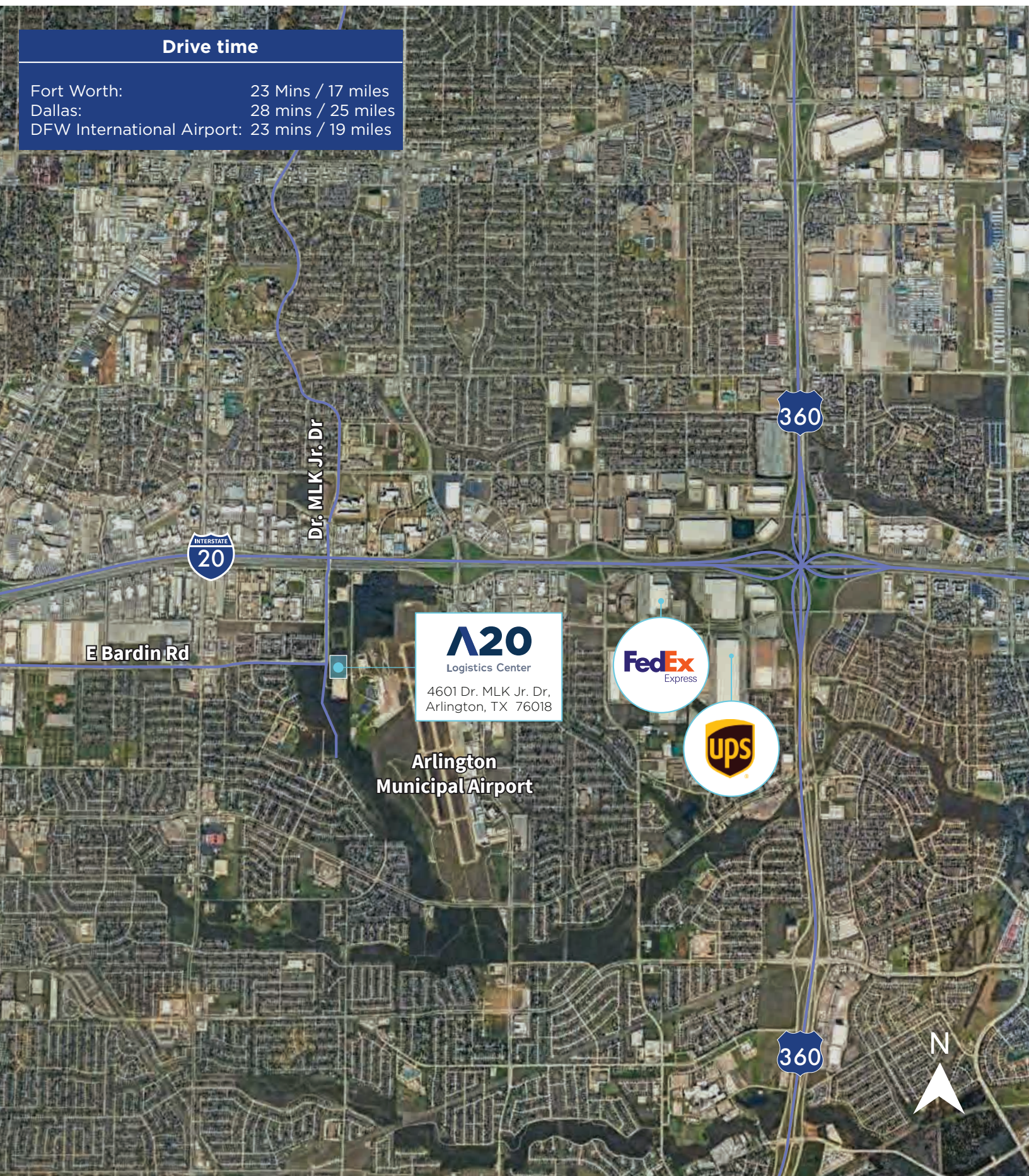


Building SF	161,408 SF
Dock doors	34
Building dimensions	260' x 624'
Drive-in doors	2
Truck court depth	130'
Building clear height	32'
Truck court can be secured	-
Parking space	105
Bay spacing	52' x 50'
Speed bay	60'
Sprinkler	ESFR
Spec Office	2,163 SF
LED Lighting	30 foot-candles
Power	2,000 kVA transformer, 4,000 amps

LOCATION

Drive time

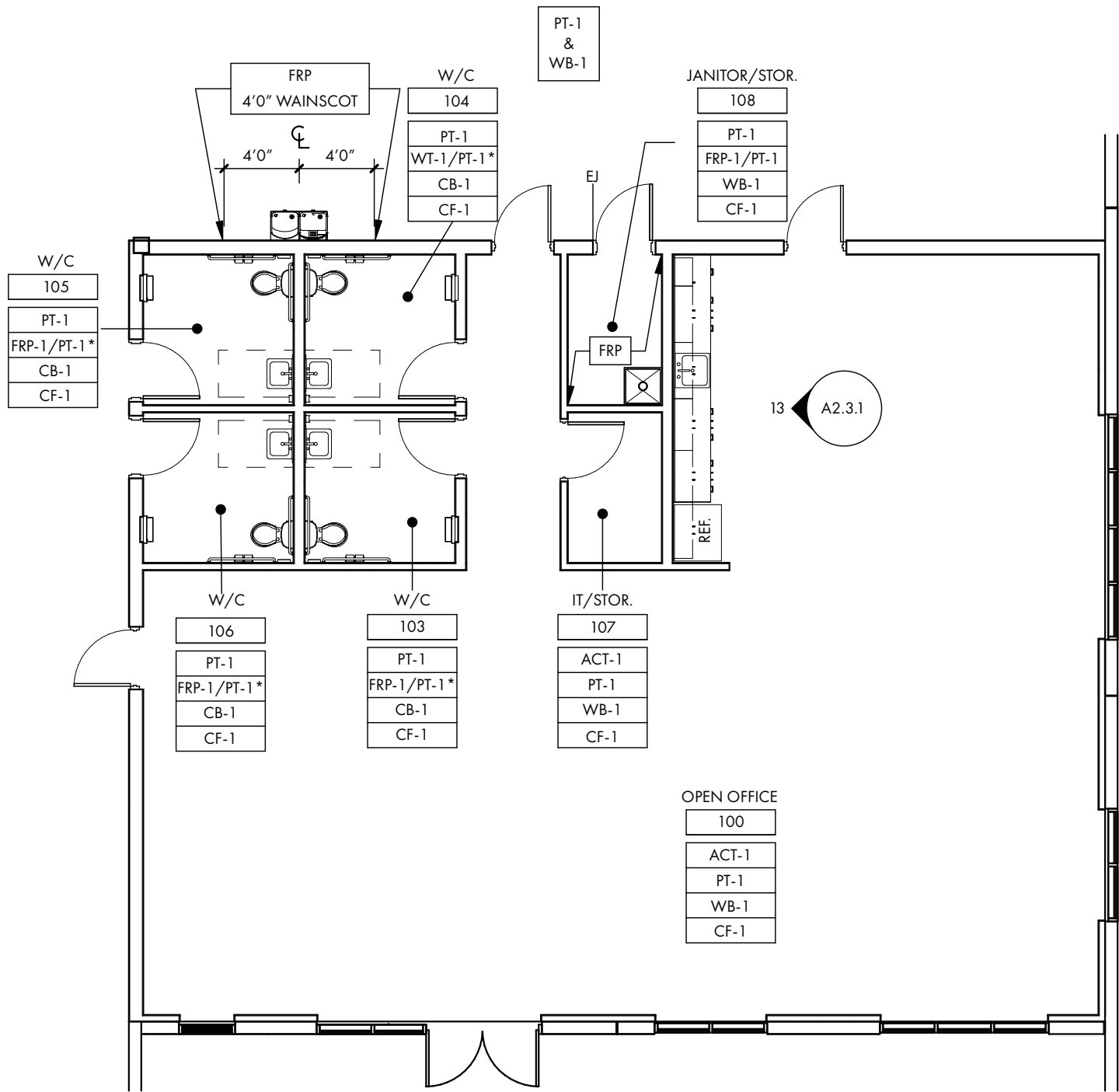
Fort Worth:	23 Mins / 17 miles
Dallas:	28 mins / 25 miles
DFW International Airport:	23 mins / 19 miles



SPEC OFFICE PLAN



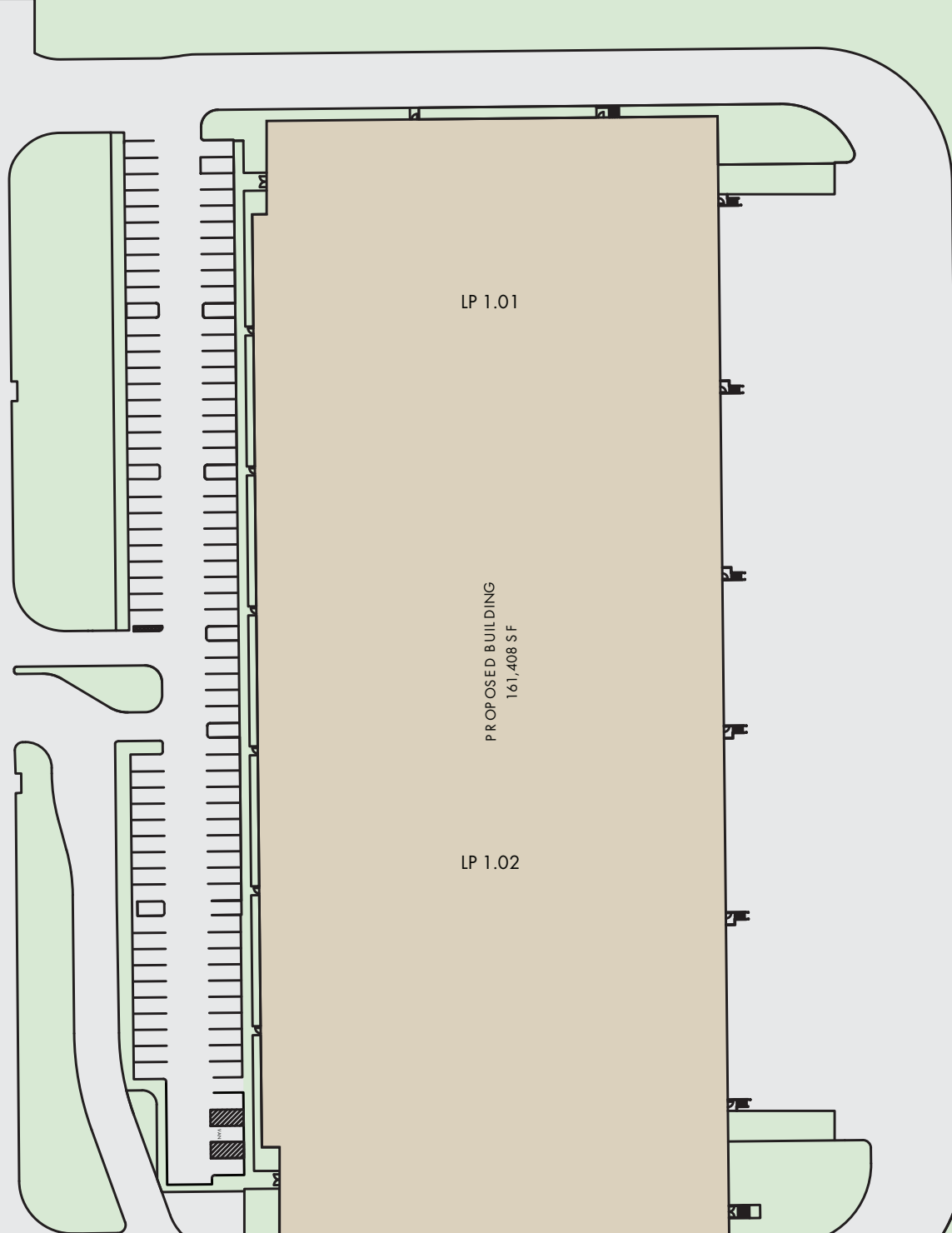
LEVEL '3' FINISH



SITE PLAN



SOUTH CENTER STREET



LP 1.03

A20

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