



**SALE / LEASE**

# 3320 Dalworth Street

Arlington, TX 76011

**PRESENTED BY:**

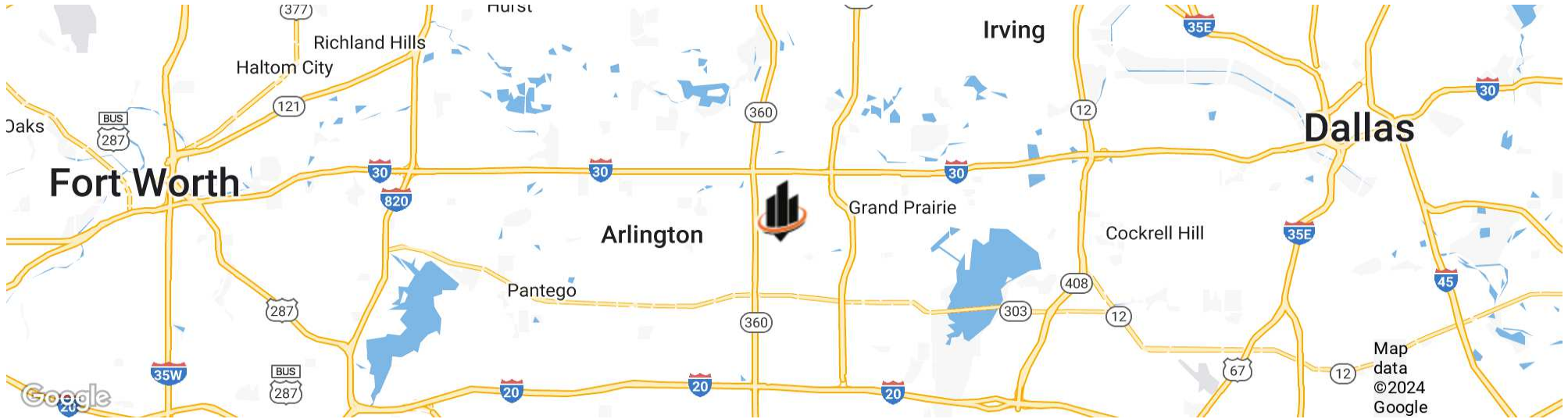
**DAVID DUNN, CCIM, SIOR**

O: 817.640.9964

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TX #0375841

## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,700,000
<b>LEASE RATE:</b>	\$12.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	18,156 SF
<b>LOT SIZE:</b>	0.84 Acres
<b>YEAR BUILT:</b>	1966
<b>MARKET:</b>	Dallas/Fort Worth
<b>SUBMARKET:</b>	Lower Great Southwest

### PROPERTY OVERVIEW

Subject property is in excellent location just minutes from major freeways in the heart of the Great Southwest Industrial Park. The building has renovated offices, outside storage, and is 100% HVAC.

### PROPERTY HIGHLIGHTS

- 16'6" clear height (14' dropped ceiling in warehouse)
- Three dock doors, One with leveler
- 100% HVAC
- Heavy Power
- Ample Parking
- New Roofing
- Fenced Outside Storage

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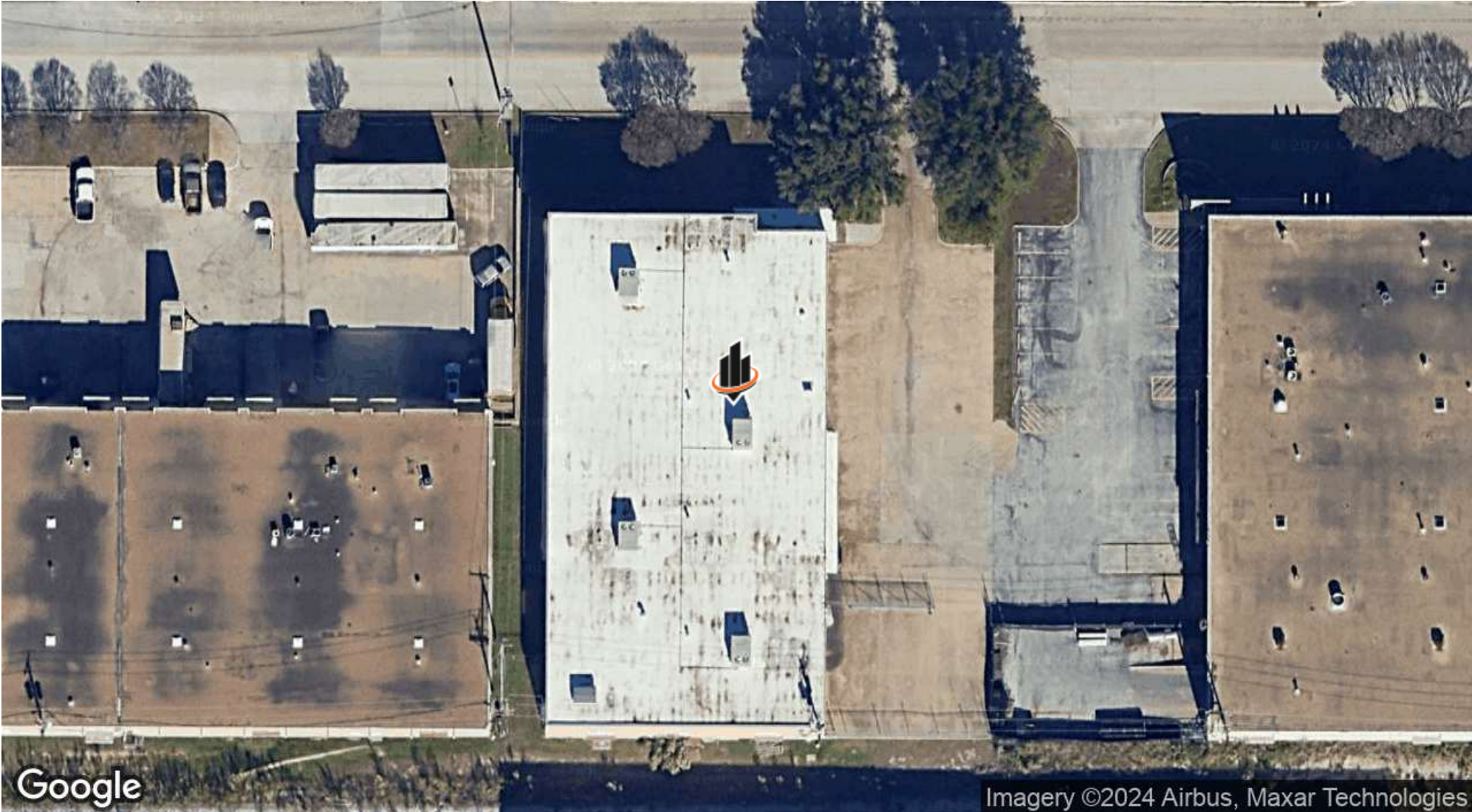
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**ADDITIONAL PHOTOS**



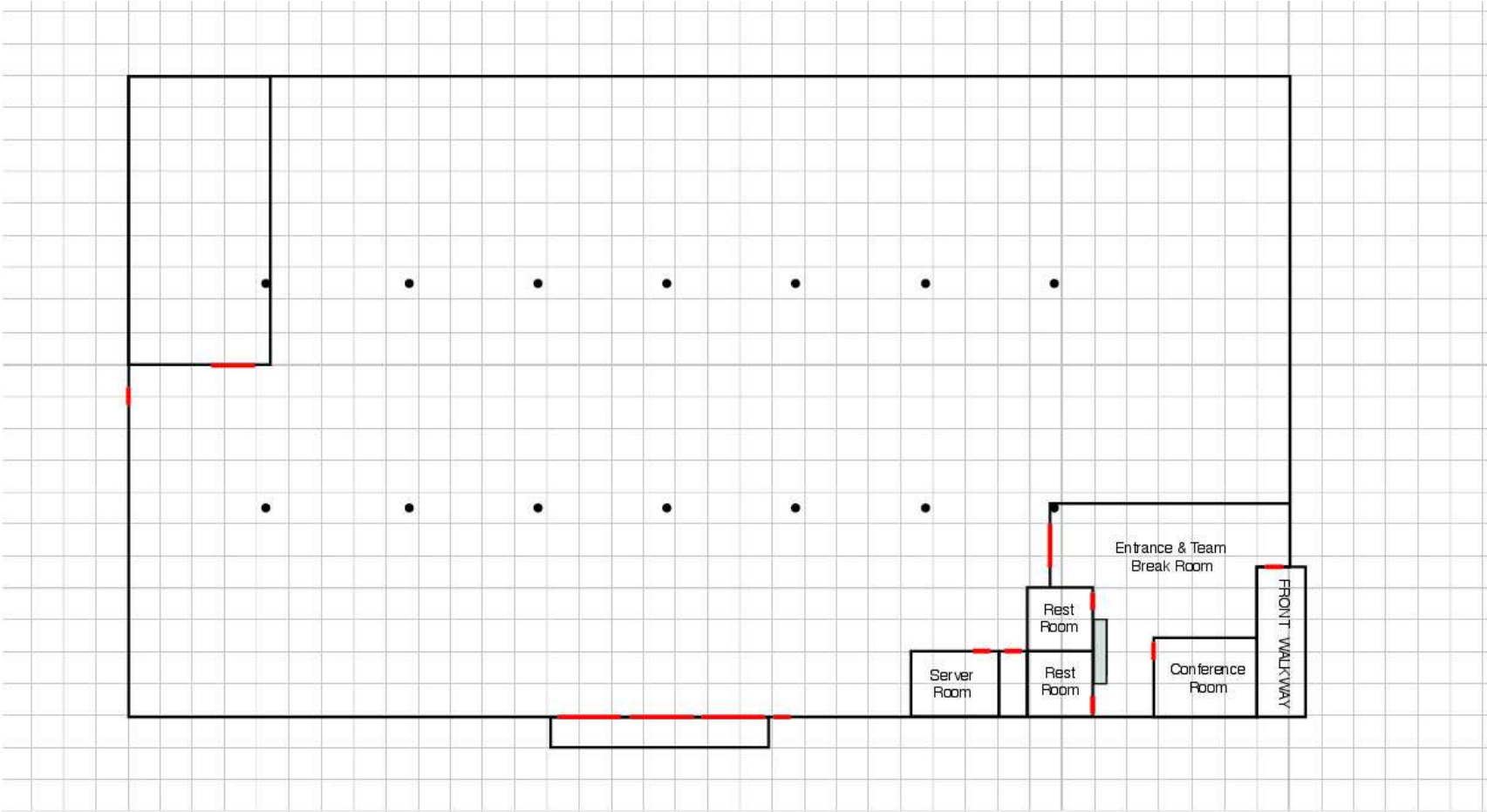
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**AERIAL MAP**



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# FLOOR PLANS



DFW Print Facility  
square = 5 ft.

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# DEMOGRAPHICS MAP & REPORT

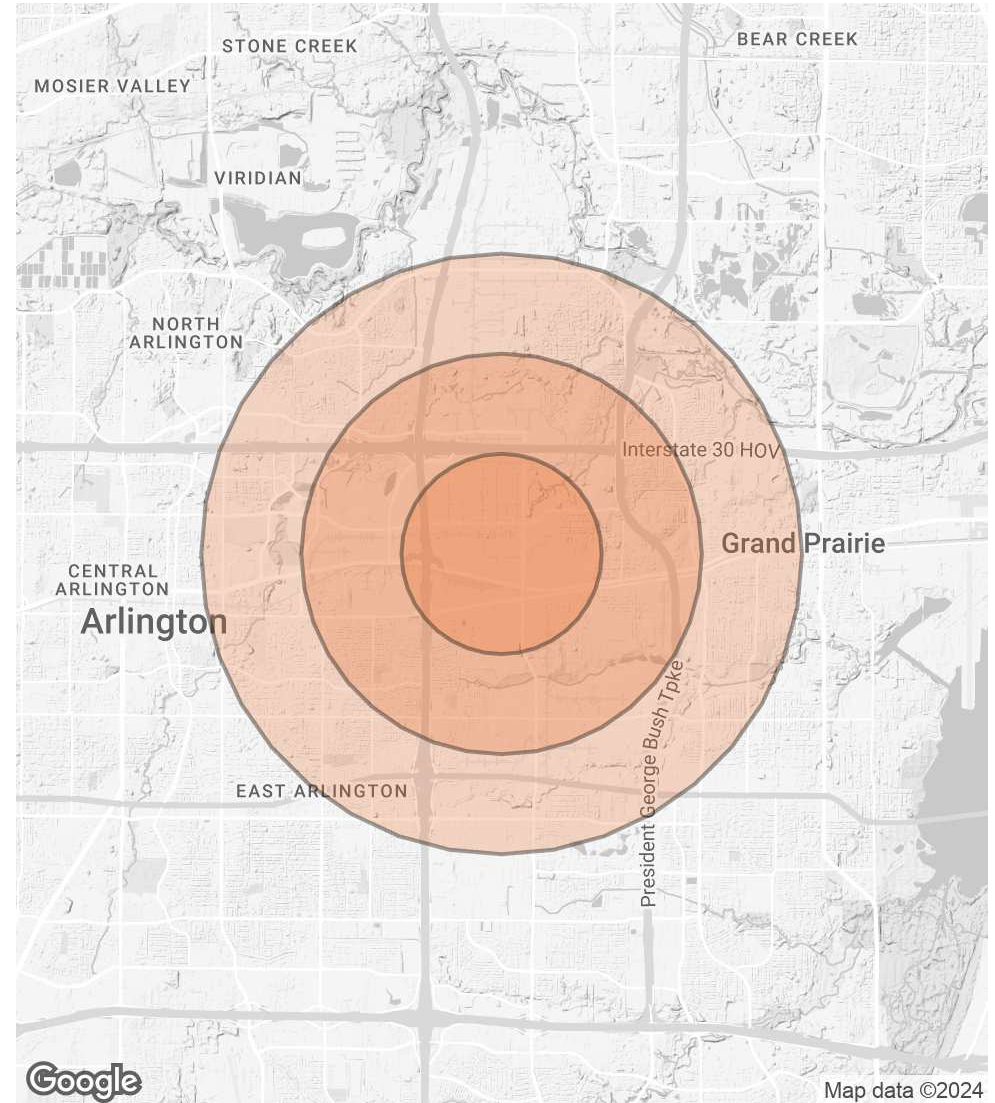
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	5,236	39,025	105,185
<b>AVERAGE AGE</b>	29.9	30.5	31.4
<b>AVERAGE AGE (MALE)</b>	28.8	31.1	31.8
<b>AVERAGE AGE (FEMALE)</b>	32.8	30.1	31.8

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	2,097	14,698	41,890
<b># OF PERSONS PER HH</b>	2.5	2.7	2.5
<b>AVERAGE HH INCOME</b>	\$48,529	\$52,140	\$53,432
<b>AVERAGE HOUSE VALUE</b>	\$134,718	\$132,605	\$117,974

2020 American Community Survey (ACS)



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