

FOR LEASE: 98,560 SF

GSW DISTRIBUTION CENTER 18

2001-2007 EXCHANGE DRIVE, ARLINGTON, TX 76011

**INTRODUCTORY RATE
6 MONTHS \$0.99/SF ON 5 YEAR DEAL**



LOCATION DATA

COUNTY: Tarrant
MARKET: Arlington Industrial
SUBMARKET: GSW / Arlington Industrial

LISTING DATA

AVAILABLE SF: ± 98,560 SF
OFFICE SIZE: Office A: 419 SF, Office B: 1,919 SF
WAREHOUSE SIZE: ± 142,632 SF
LOADING: 24 Dock High Doors with Levelers
2 Ramped Doors
CLEAR HEIGHT: 23'
COMMENTS: Functional distribution space near General motors. Centrally located in DFW near I-30 and Hwy 360. Tenant will need to verify rail service availability, spur in place.

ECONOMIC DATA

LEASE RATE \$3.35/NNN
OPERATING EXPENSES: \$1.41/psf



Owned by



Mark Graybill, SIOR, CCIM, Principal
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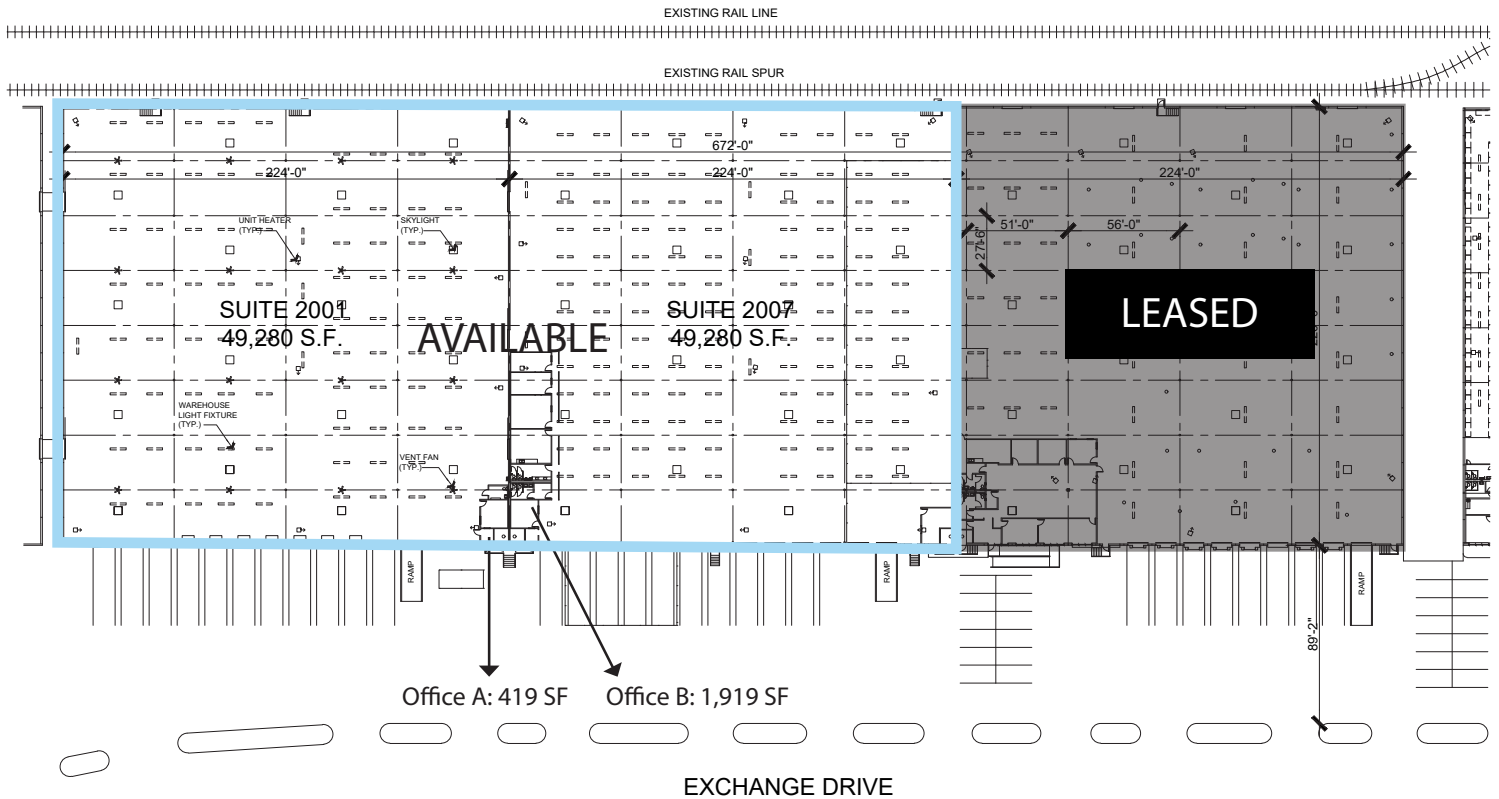
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