



For Sale or Lease

Class A 67,000 SF Building on 6.86 Acres



Class A concrete tilt up construction, built in 2005

Ideal Owner/User opportunity - SBA Financing

Up to 50,000 SF available to occupy

Located just south of Arlington Airport

Excellent access to I-5 north and south bound

Zoned Light Industrial (LI) - City of Arlington

2.5 acres of extra land for outside storage

Attractively priced at \$4,900,000

Contact

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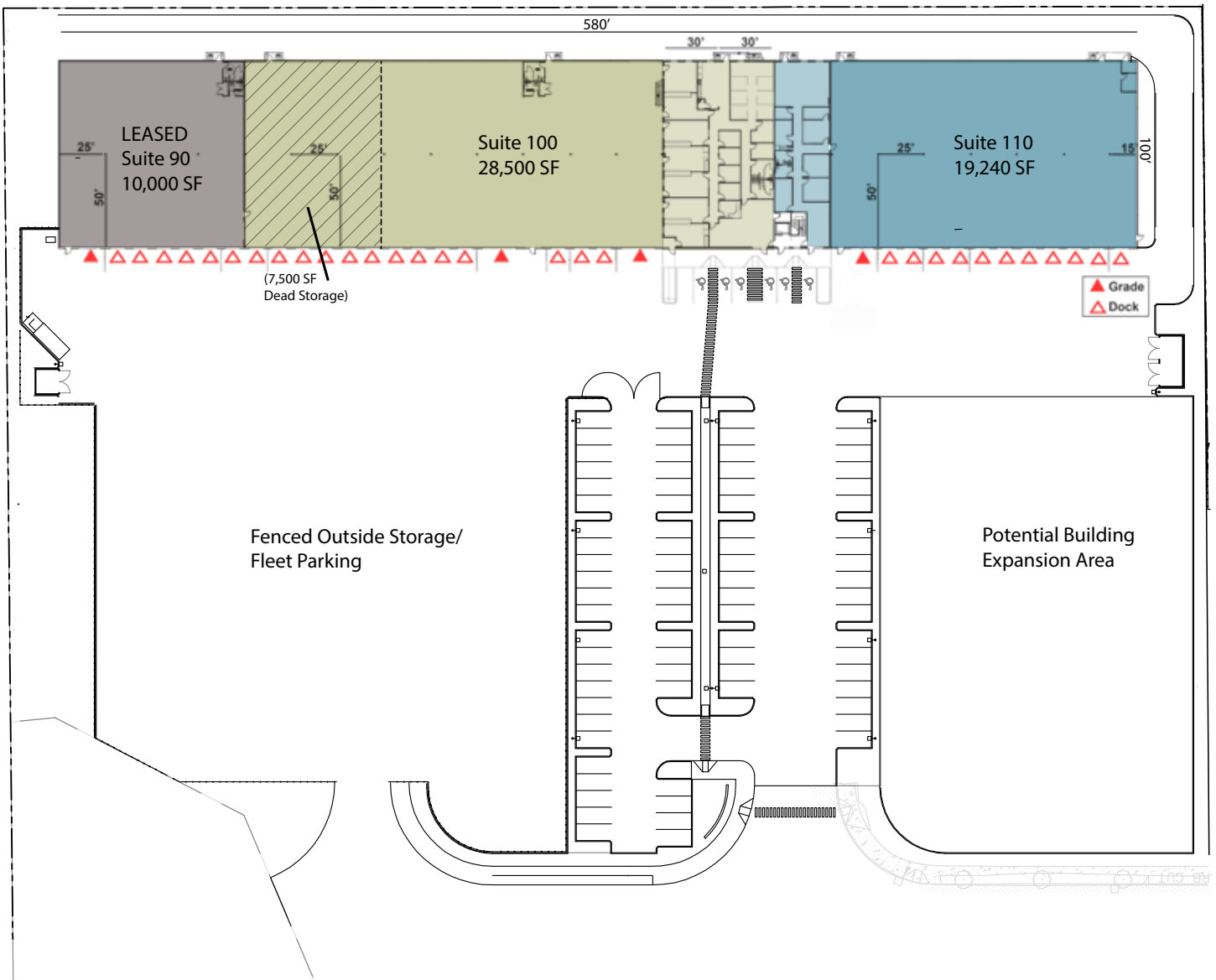
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For Sale or Lease

Airport Distribution Building

	Suite 90	Suite 100	Suite 110	Mezzanine
TOTAL AREA:	10,000 SF	28,500 SF	19,240 SF	9,000 SF
WAREHOUSE AREA:	10,000 SF	22,500 SF	16,500 SF	3,000 SF
OFFICE AREA:	NONE	6,000 SF	2,740 SF	6,000 SF
RENTAL RATES:	LEASED	\$0.53/SF WHSE \$1.10/SF OFFICE	\$0.53/SF WHSE \$1.10/SF OFFICE	\$0.53/SF WHSE \$1.10/SF OFFICE

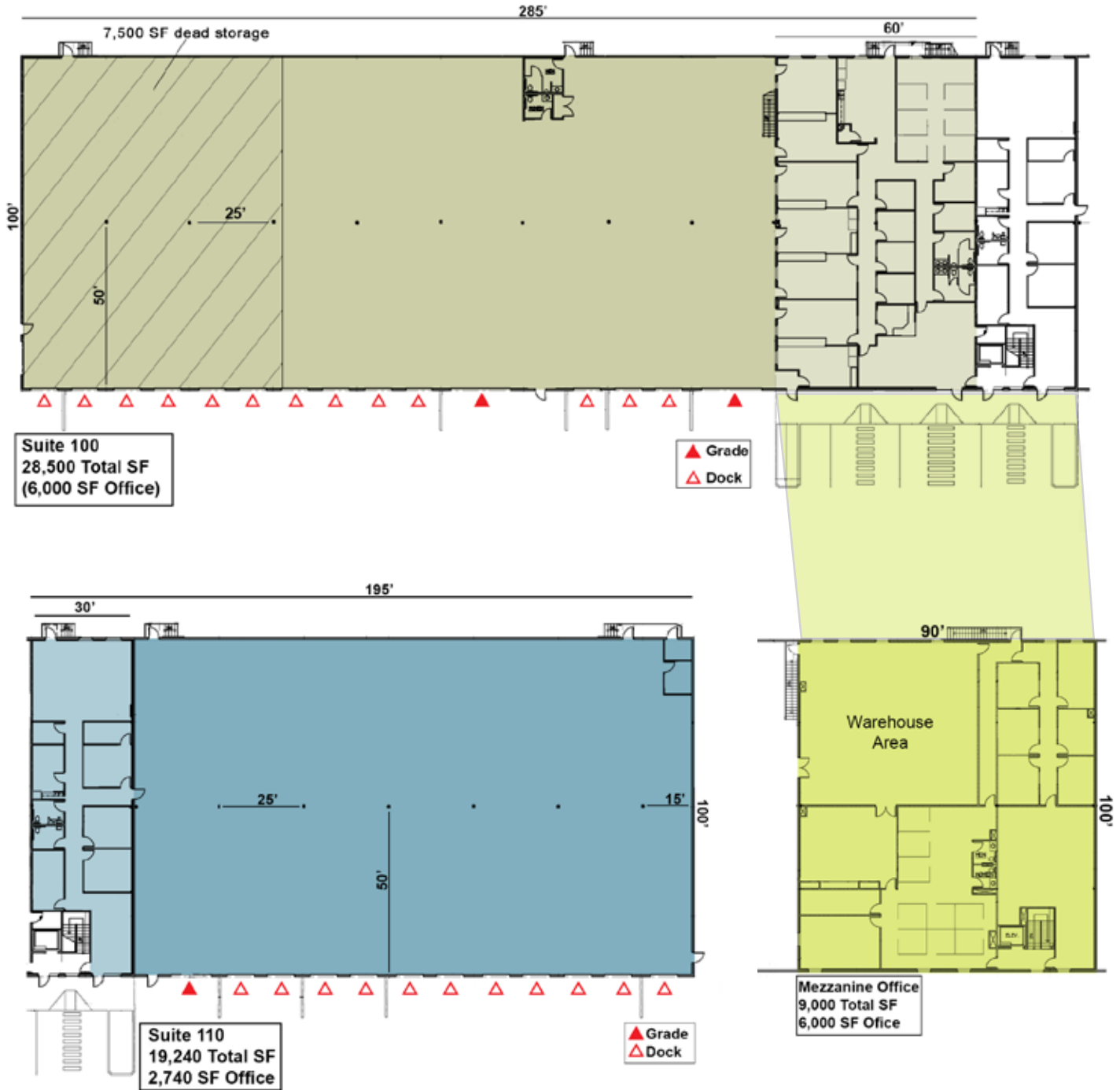


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For Sale or Lease

Airport Distribution Building



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Airport Distribution Building

Detailed Specifications of the Subject Property

Address: 16910 59th Avenue NE, Arlington

Space Details

Type of Building	Warehouse/Distribution	Construction Type	Class A Concrete tilt up
Loading Doors - Dock High	30	Zoning	LI (Light Industrial)
Loading Doors - Grade	Four (4) 12'x14'	Year Built	2005
Column Spacing	25' x 50'	Land Area	6.86 Acres (298,822 SF)
Ceiling Height	24'	Yard Area	Yes
Sprinklers	Yes	Rail	No
Heating (Warehouse)	Natural Gas	Truck Access	Excellent
Heating/AC (Office)	Yes	Elevator in Office Area	Yes
AV Building	\$2,915,600	Tax Year	2013
AV Land	\$1,866,400	Taxes	\$64,192.89
AV Total	\$4,782,000	2013 Triple Net Charges	\$0.14/SF



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