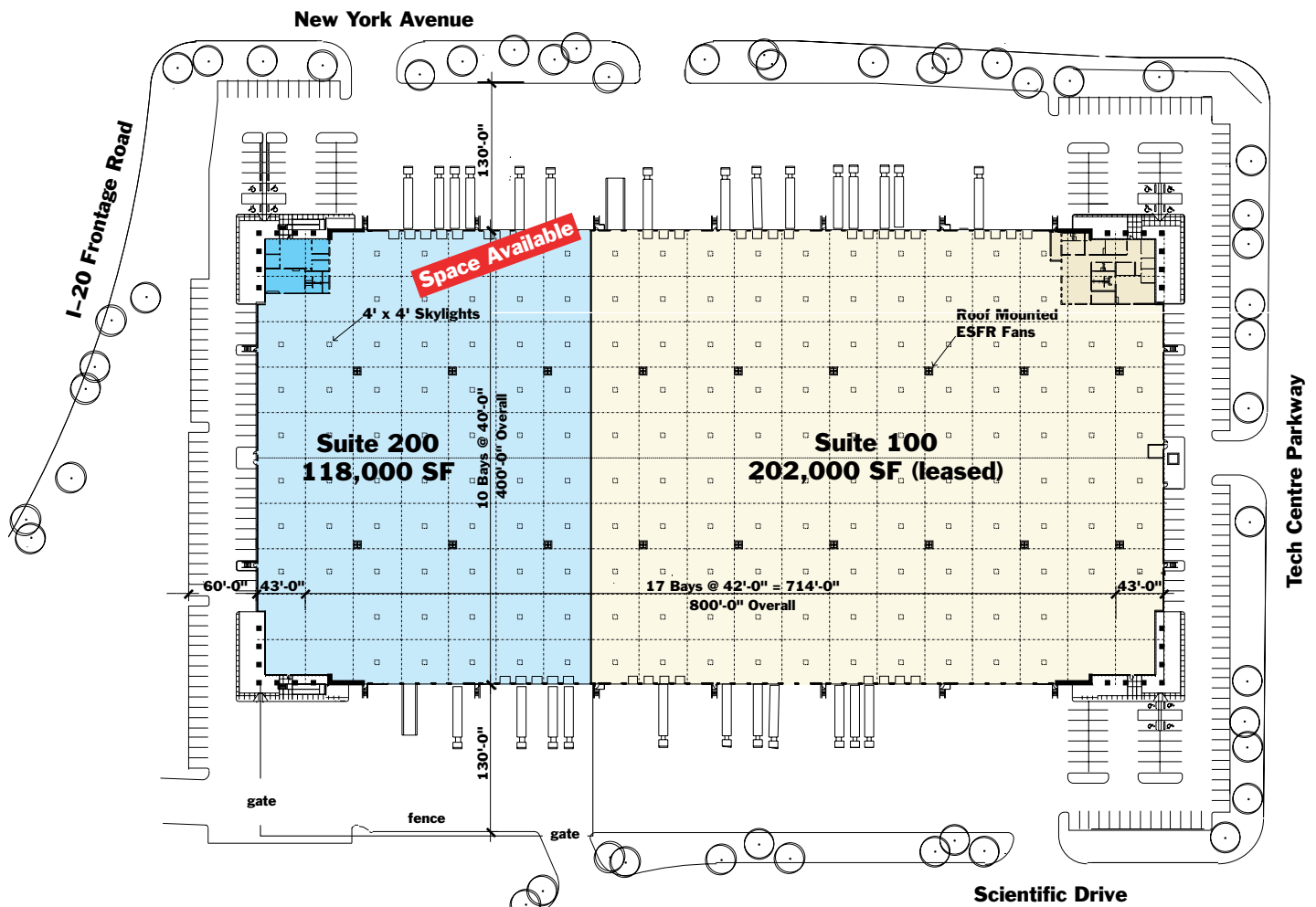


Arlington Business Center I, Arlington



118,000 SF Available



Arlington Business Center I
4001 New York Avenue, Arlington TX
118,000 SF Available

Building Features

- State-of-the-art construction
- 24 dock-high loading positions, 15 with levelers and seals
- One concrete drive-up ramp with oversized door
- Six 30,000 SFM ESFR exhaust fans
- Six 250,000 BTU gas heaters (freeze control)
- ESFR fire sprinklered
- Landscaped
- Utilities: Atmos Energy TXU SWB
- 1,000-amp, three-phase, 480-volt electrical service
- 32' clear height
- 40' x 42' column spacing
- 4' x 4' skylights in every bay
- 6" concrete slab
- 6" concrete truck paving
- 130' truck court depth
- 2,707 SF office space

Location Advantages

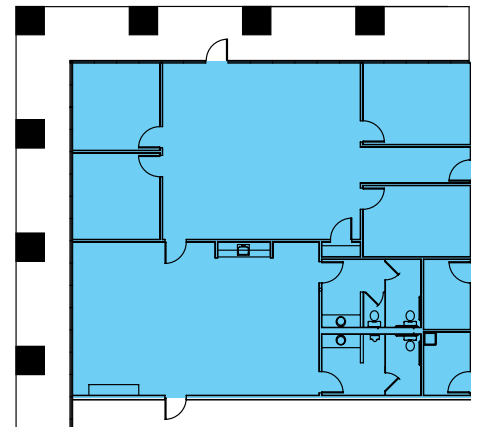
- Excellent access to Dallas/ Fort Worth International Airport
- Fast access to I-20 and State Highway 360
- Proximity to restaurants, motels, and Arlington Municipal Airport

For Information

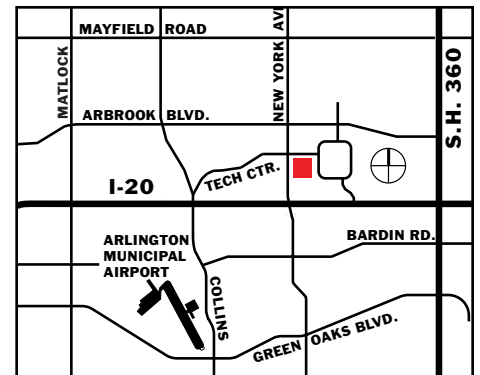
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Primera Companies, Inc.
 Licensed real estate broker
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Detailed office plan, Suite 200



Vicinity map (not to scale)