

728 111th Street
Arlington, TX 76011

Industrial For Lease 728 111th Street

TOTAL 33,177 SF AVAILABLE ON 1.42 ACRES



PROPERTY SPECIFICATIONS

33,177 Total SF

± 5,000 SF Office

Three Dock High Doors

One 12' x 12' Grade Level Door

Sprinklered

3-Phase, 480V-1500A

Industrial Manufacturing Zoning

Contact broker for price

For Information

 **Transwestern**

Gibson Duwe

Principal
817-713-9238
gibson.duwe@transwestern.com

Jeff Givens

Principal
817-259-3536
jeff.givens@transwestern.com

Inside the building.



Loading • three docks plus 12' x 12' grade door



Production floor • 18'6" clear



Reception and lobby



Conference room

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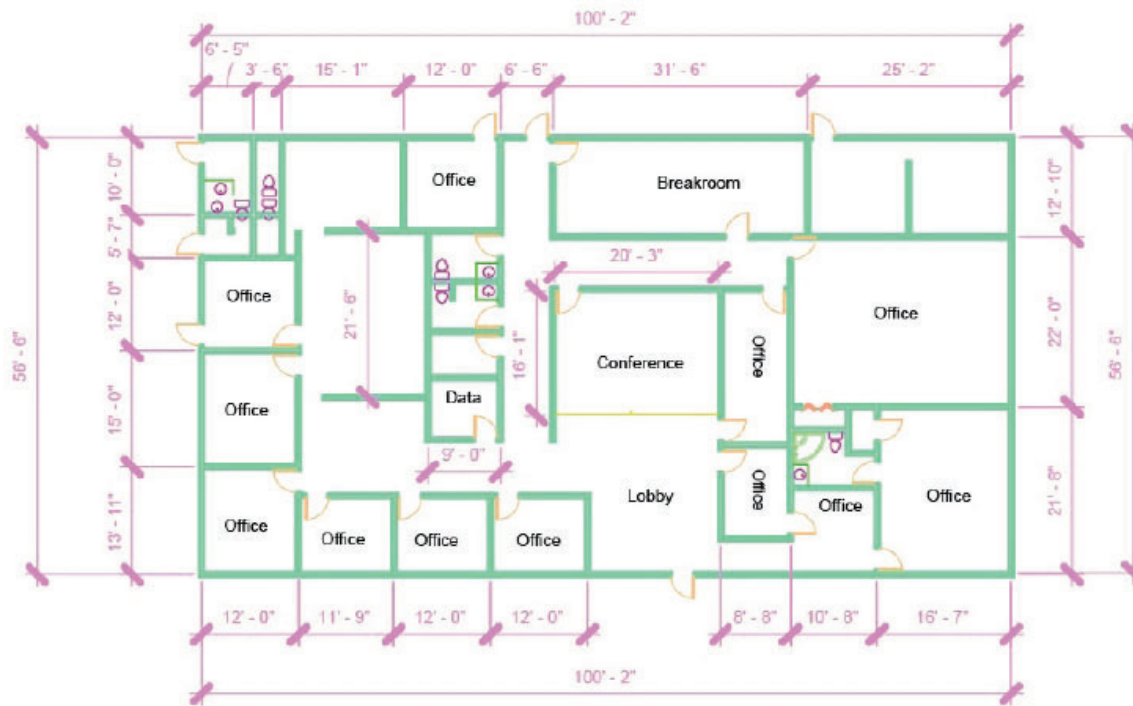
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Office layout and building improvements.

± 5,000 SF OFFICE

OFFICE LAYOUT



100'2" x 56'6" office footprint 14 private offices Conference • breakroom • data room • lobby

WAREHOUSE FEATURES

- 18'6" clear height throughout
- Three dock-high doors plus one 12'x12' grade level door
- 480-volt, 3-phase, 1500-amp service
- Fully Sprinklered
- ± 1,200 SF air-conditioned production room
- High-volume, low-speed overhead fan
- 43 surface parking spaces on 1.42 acres



Configured for light manufacturing today, with the power, loading and clear height to support assembly, fabrication or distribution.

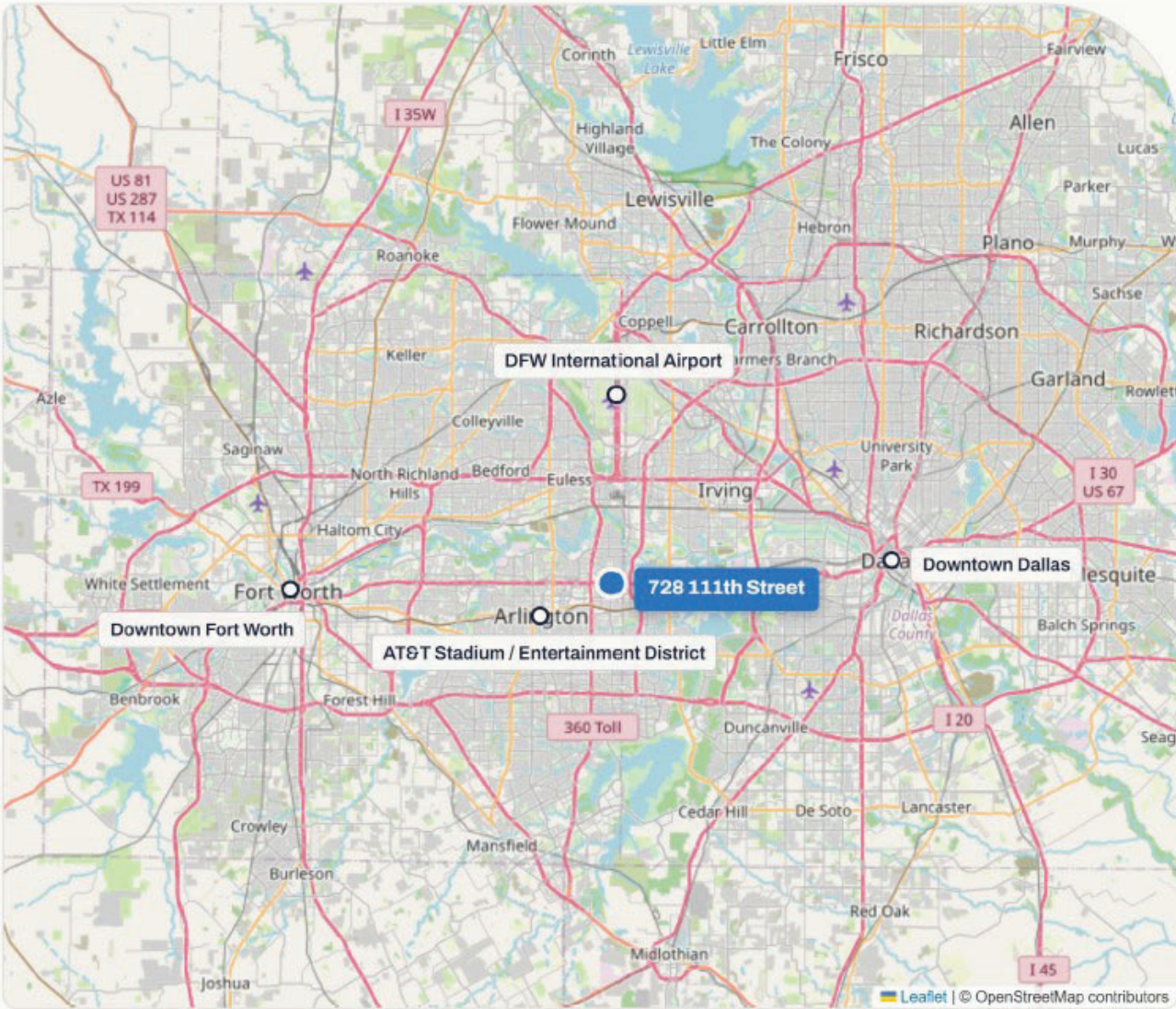
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At the center of the DFW manufacturing and distribution corridor.



DISTANCE AND DRIVE TIME

SH-360	1 Mi • 3 min
I-30	2 Mi • 5 min
I-20	6 Mi • 10 min
DFW International Airport	10 Mi • 15 min
Downtown Fort Worth	17 Mi • 22 min
Downtown Dallas	19 Mi • 25 min

WHY HERE

The Great Southwest Industrial District sits midway between Dallas and Fort Worth with SH-360, I-30 and I-20 within minutes and DFW International Airport a quarter hour north. It is one of the most established manufacturing and distribution addresses in North Texas, with a deep skilled-labor pool across Arlington and Grand Prairie.

Secured, gated yard on the east side of the building.



LEGEND

— Property boundary • 1.42 acres

- - - Gated yard area

SITE FEATURES

- Gated, secured yard along the east side of the building
- Loading and truck maneuvering within the gated area
- 43 surface parking spaces fronting 111th Street
- Single-tenant site, entire 33,177 SF building

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