

# **FOR SALE or FOR LEASE**

**1108 107<sup>th</sup> STREET  
ARLINGTON, TX 76011**



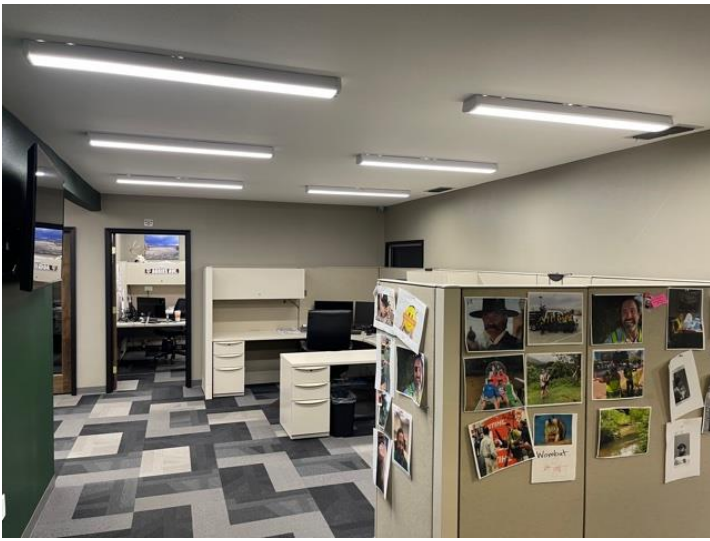
- **Approximately 16,522sf**
- **Approximately 325sf shop room**
- **0.9389 Acres of land (40,900sf)**
- **Built in 1965 / Remodeled in 2019**
- **16' clear height**
- **1 dock high door**
- **1 ramp door**
- **Approximately 20 car parks**
- **Zoned IM (Industrial Manufacturing)**
- **Easy access to major highways & DFW Airport**

Property located at 1108 107<sup>th</sup> Street in Arlington, TX For Sale or For Lease.

**THIS 16,522 SF OFFICE/WAREHOUSE FEATURES:**

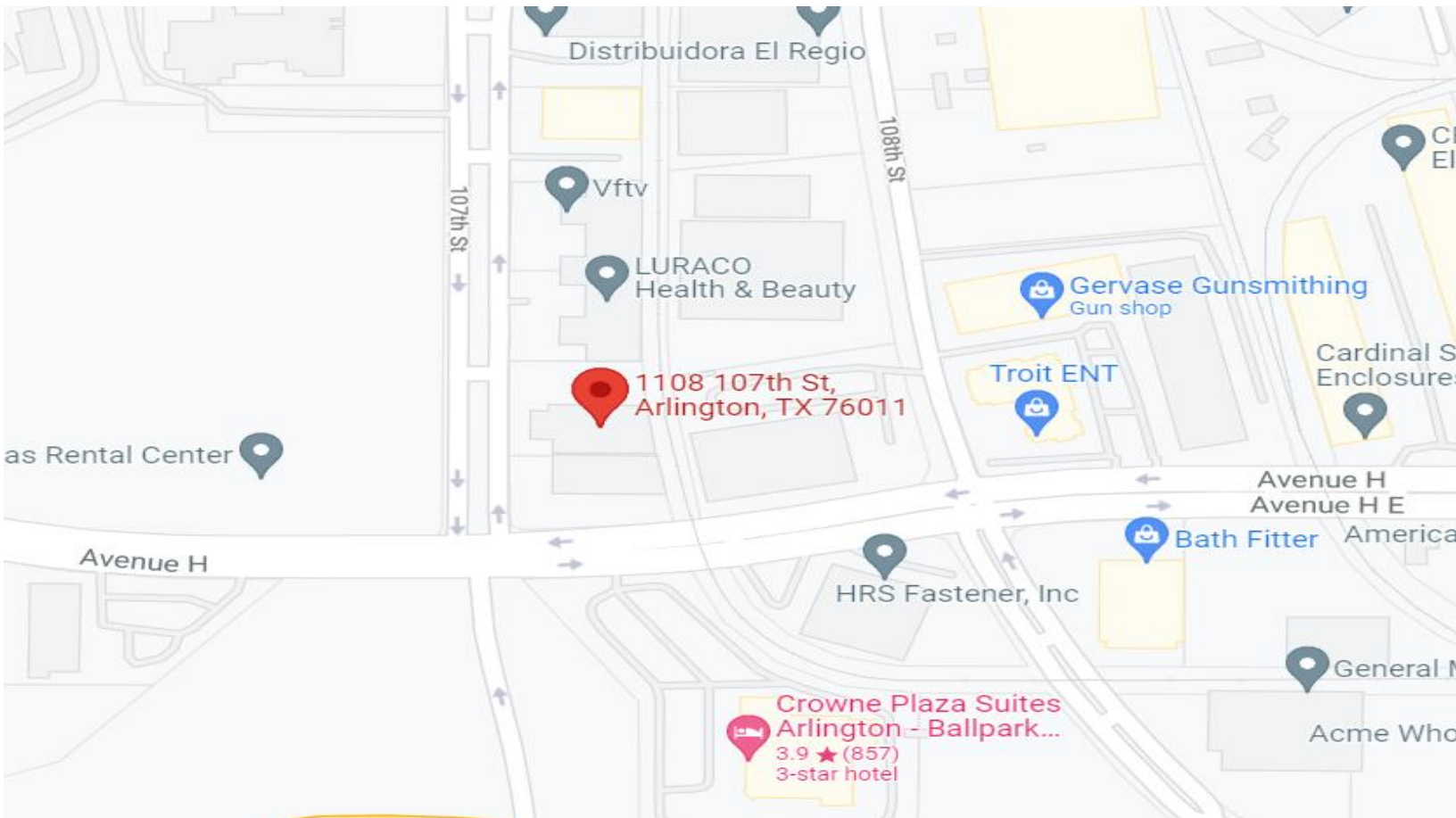
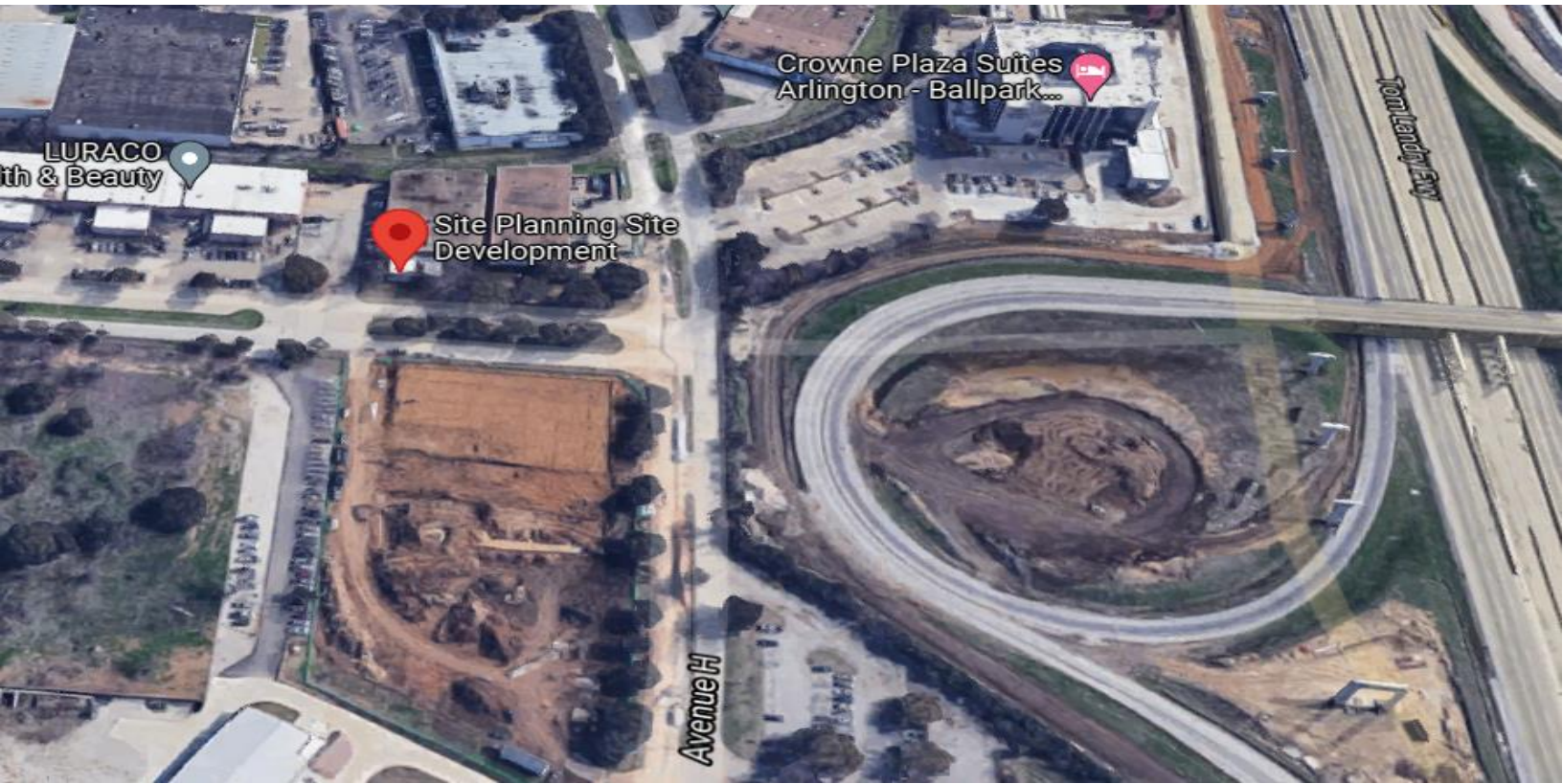
- **6,488sf of main office, 8 private offices, reception area, 13 cubicles, IT/Copy Room, Break Room with Kitchen, and Conference Room**
- **Includes 2 storage areas – 1,713sf attic & 576sf storage**
- **Approximately 325sf shop office area**
- **Restrooms- 2 men's, 1 women's, 1 unisex**
- **Approximately 16' clear height**
- **1 Dock High (39") Door (10' X 10')**
- **1 Ramped Door (10' X 11'4")**
- **20' X 32' Column Spacing**
- **Approximately 6,200 Fenced Truck Court (70' X 86')**
- **Electric Service: Approx. 400 AMP/ 240 Volt/30**
- **3 Skylights**
- **3 Rooftop Exhaust Fans**
- **Approximately 20 Car Parks**
- **0.9389 Acres of Land (40,900sf)**
- **Built in 1965 and Renovated in 2019**
- **Triple Freeport Tax Exemption**
- **Zoned Industrial Manufacturing (IM)**
- **Upper Great Southwest Industrial District**
- **Easy Access to I-30, I-20, SH 360, Highway 161/PGBT, Highway 183, and DFW International Airport**
- **Pricing Information:**
  - Lease Rate - \$10.00/sf NNN**
  - Sales Price - \$2,900,000.00 (\$175.00/sf)**

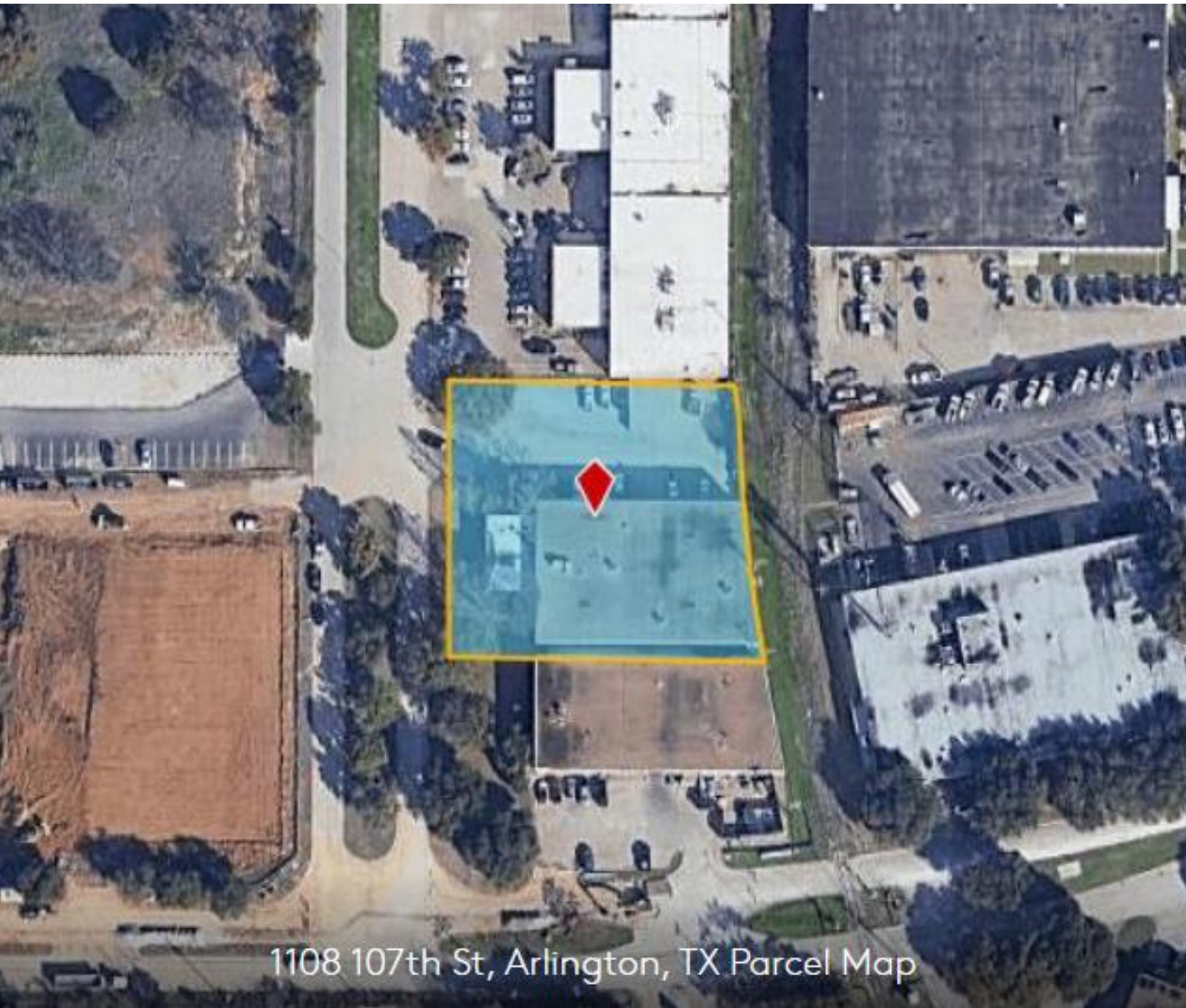






# PROPERTY LOCATION





1108 107th St, Arlington, TX Parcel Map