

First Arlington Commerce Center - III

4551 New York Avenue, Arlington, TX 76018



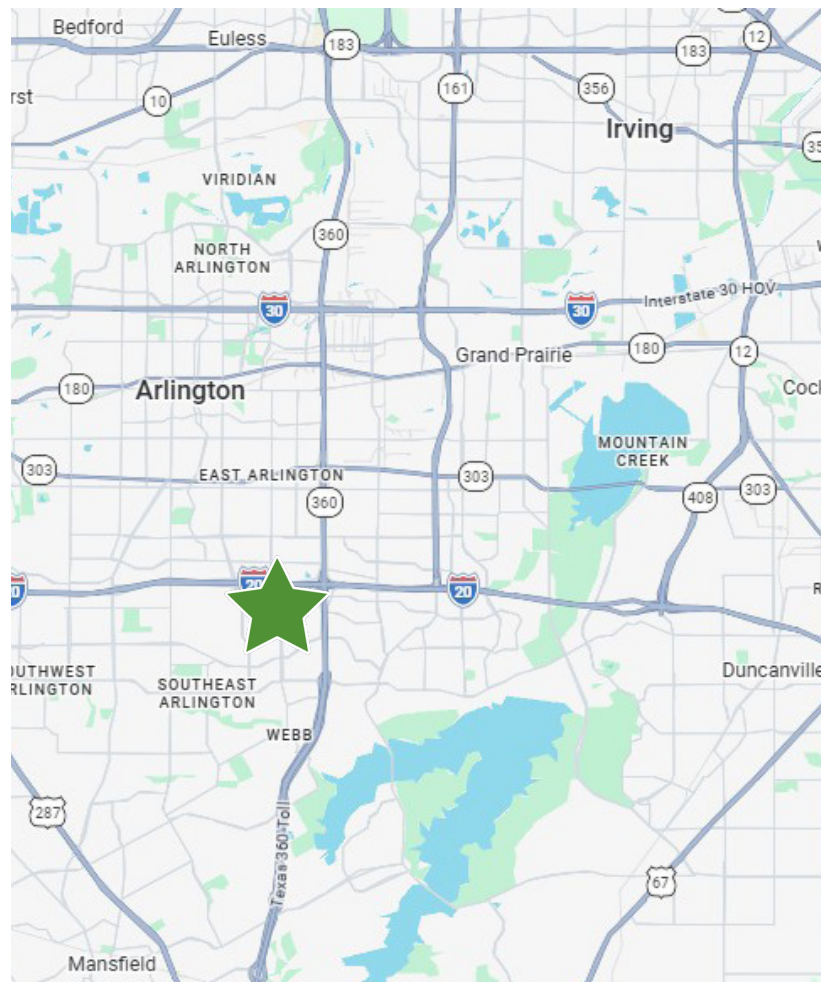
84,393 SQUARE FEET | FOR LEASE

PROPERTY SPECIFICATIONS

Available Space:	84,393 SF
Office Space:	3,717 SF
Ceiling Height:	32'
Dock Doors:	21 Dock (9'x10') 2 Ramp (12'x 14')
Sprinkler System:	ESFR
Car Parking:	111
Trailer Parking:	20
Lighting:	100% LED
Warehouse Lighting:	Min 25 foot candles in racked environment
Electrical Services:	1200 Amps 480 Volts

PROPERTY HIGHLIGHTS

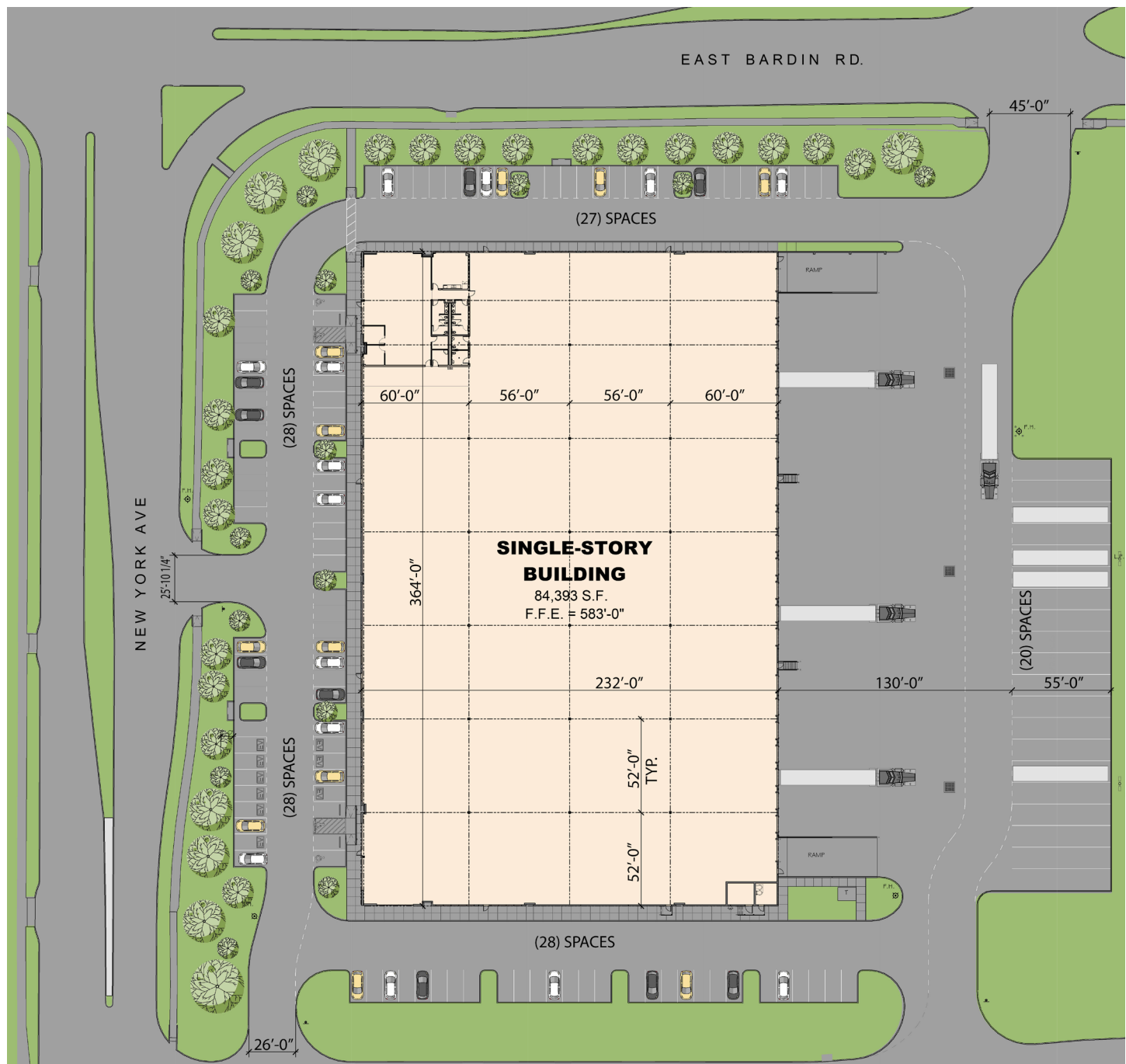
- Excellent regional connectivity to Dallas, Fort Worth, and the broader Metroplex.
- Close proximity to I-30, SH 360, and I-20.
- High quality new construction in a prime Arlington industrial location.
- Owned and managed by First Industrial Realty Trust, Inc.



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SITE PLAN



BROKER CONTACT

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All information furnished regarding the property for sale, rental or financing is obtained from sources deemed reliable. No representation is made to the accuracy thereof and is submitted subject to errors, omissions, change of price rental or other conditions, prior sale, lease, or financing, or withdrawal without notice. First Industrial Realty Trust, Inc. represents the Landlord in this transaction and as such owes all duties and obligations thereto.