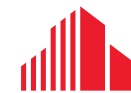


GREAT SOUTHWEST DISTRIBUTION CENTER FOR LEASE



**CUSHMAN &
WAKEFIELD**

600 109TH STREET, SUITE B - BUILDING 1

53,883 SF

Available

2,589 SF

Office Space

\$7.50/SF NNN

Lease Rate

\$1.39/SF NNN

Estimated Opex

1.3 ACRE

Yard available

600 109TH STREET, SUITE B - BUILDING 1

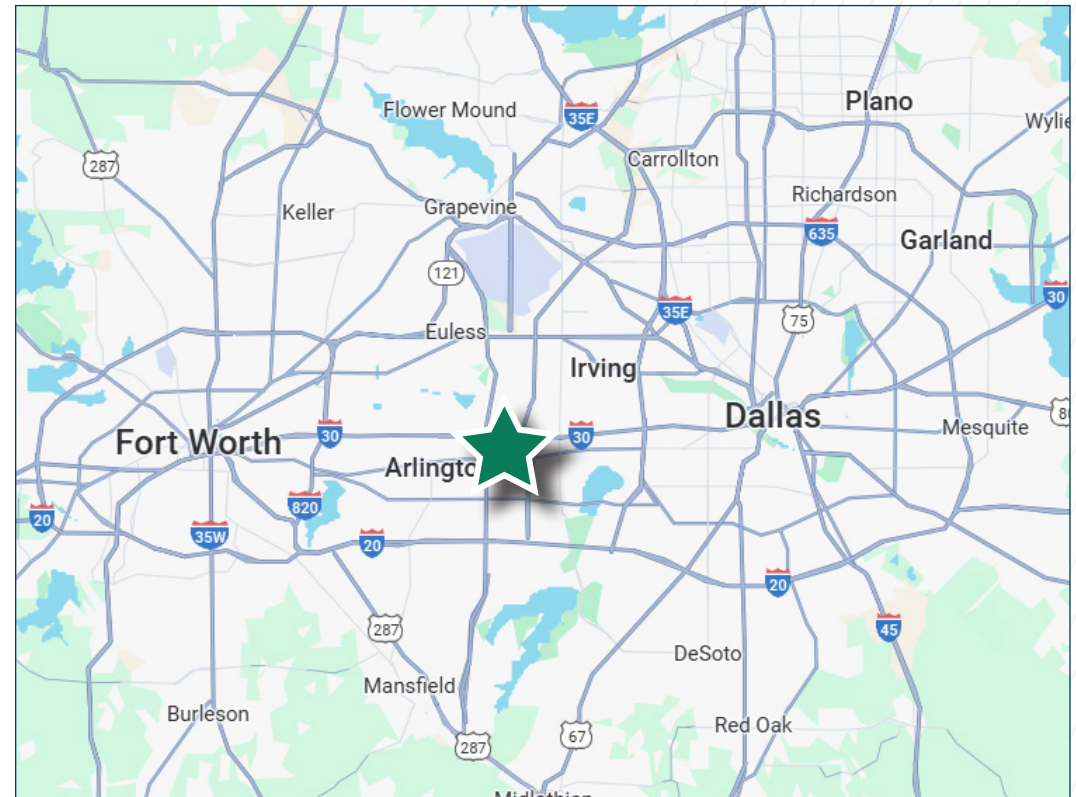
600 109TH ST ARLINGTON | TX 76011

600 109TH ST. ARLINGTON | TX 76011

Property Features

- + Front Park/Front Load Distribution Space
- + 20' Clear Height
- + 6 Dock High Doors - 3 with Levelers
- + 4 Rail Doors for Ventilation
- + Located in the heart of GSW at Hwy 360 and I-30
- + Yard Space to Accommodate Approximately 30 Trailers
- + Available June 1, 2025
- + LED Warehouse Lighting
- + 110' Truck Court

Location Map



600 109TH STREET, SUITE B - BUILDING 1

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Location Overview

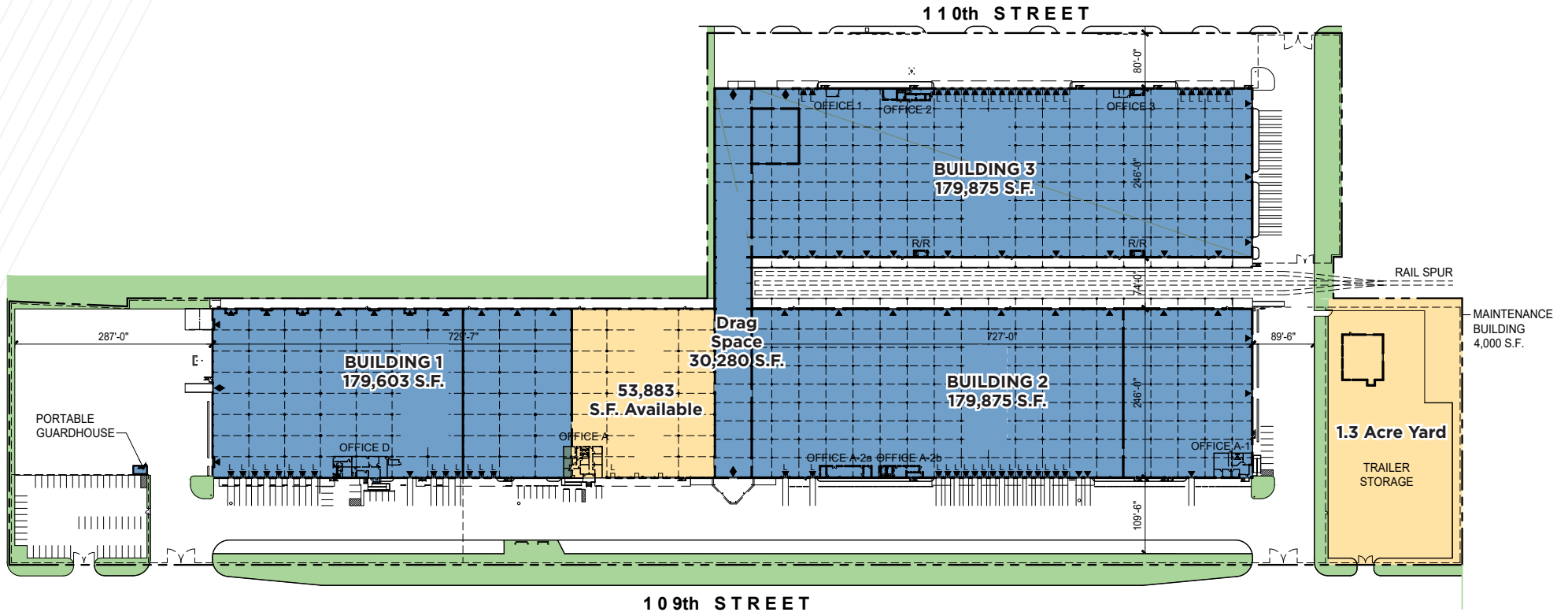


600 109TH STREET - SUITE B - BUILDING 1

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Overall Site Plan

600 109TH ST. ARLINGTON | TX 76011



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