

FOR SALE

2910 AVENUE F  
ARLINGTON, TEXAS



# 87,254 SF Industrial Building on 4.34 Acres

partners

Hanes Chatham, Jr., SIOR  
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2515 McKinney Ave, Suite 950  
Dallas, TX 75201  
214 550 2990  
[PARTNERSREALESTATE.COM](http://PARTNERSREALESTATE.COM)

# Property Summary

Address	2910 Avenue F Arlington, TX 76011
Pricing	Contact Brokers
Building Size	87,254 SF
Lot Size	4.34 Acres
Year Built/Renovated	1968/2015
Class	B

## PROPERTY HIGHLIGHTS

- 87,254 SF Industrial Building on 4.34 Acres
- 10,000 SF Office
- 65,000 SF 10' Drop Ceiling Production Area
- 4 Sets of Restrooms
- Two (2) Dock-High Doors and One (1) Grade-Level Door
- 100% HVAC
- ±13'4" Clear Height
- ±35' X 35' Column Spacing
- 3,000 Amps, 480V, 3-Phase Heavy Power
- Fire Suppression Sprinkler System
- 160' Truck Court
- Excellent Parking (203 Car Parks)
- Highway Frontage and Visibility on I-30 with Immediate Access to Hwy 360 and Hwy 161
- Triple Freeport Tax Exemption
- Zoned Industrial Manufacturing (IM)

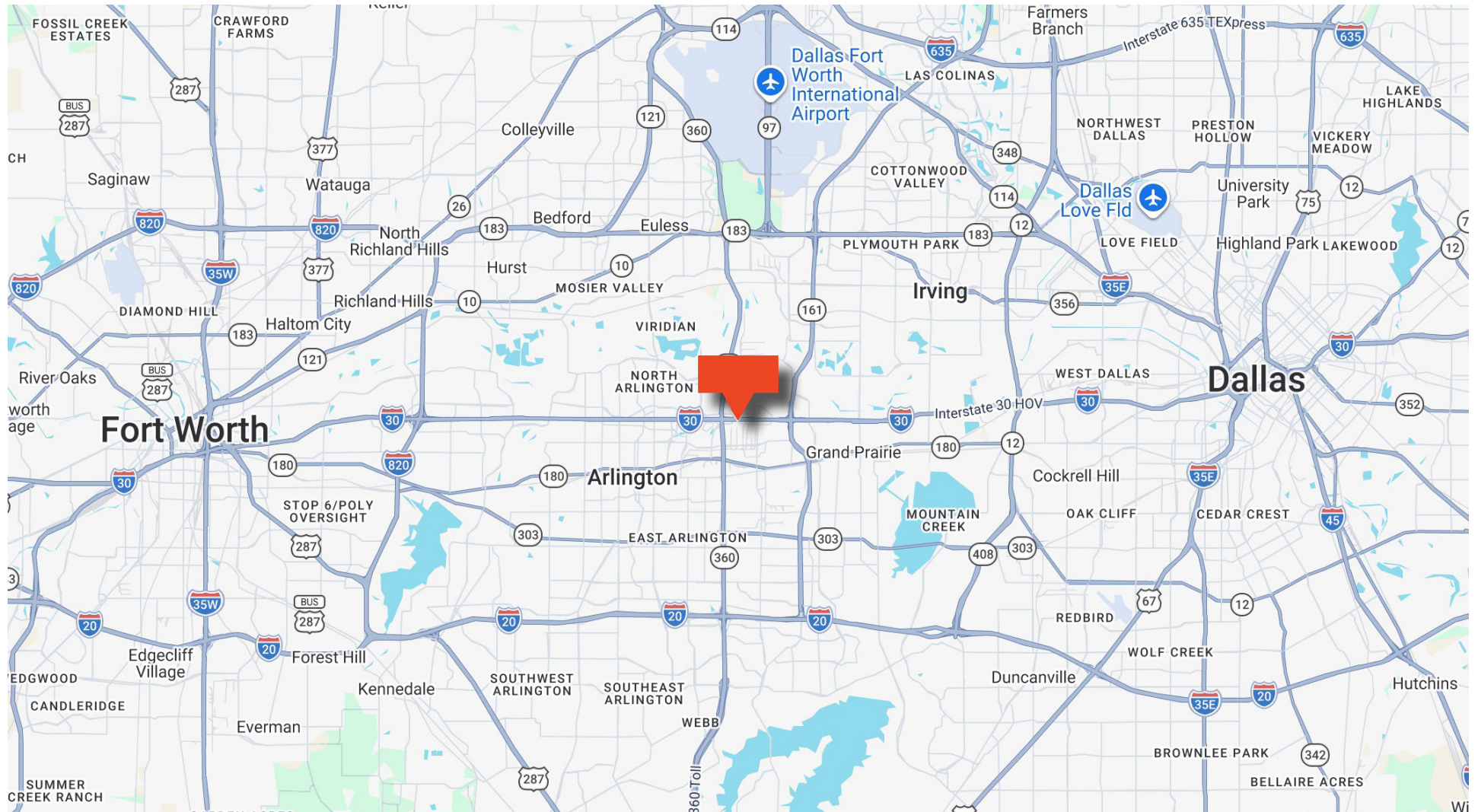
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# Property Photos

2910 AVENUE F  
ARLINGTON, TEXAS

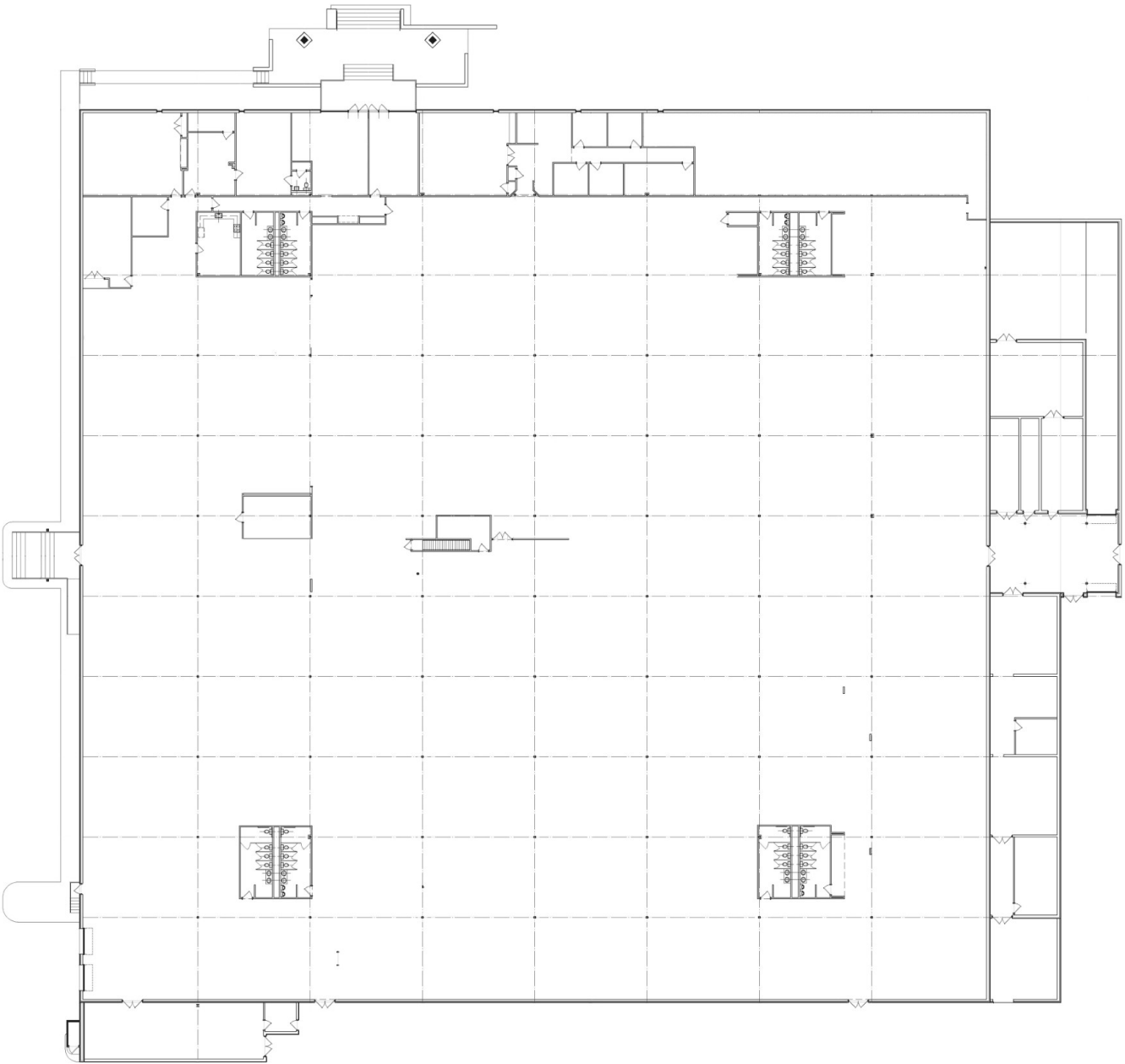


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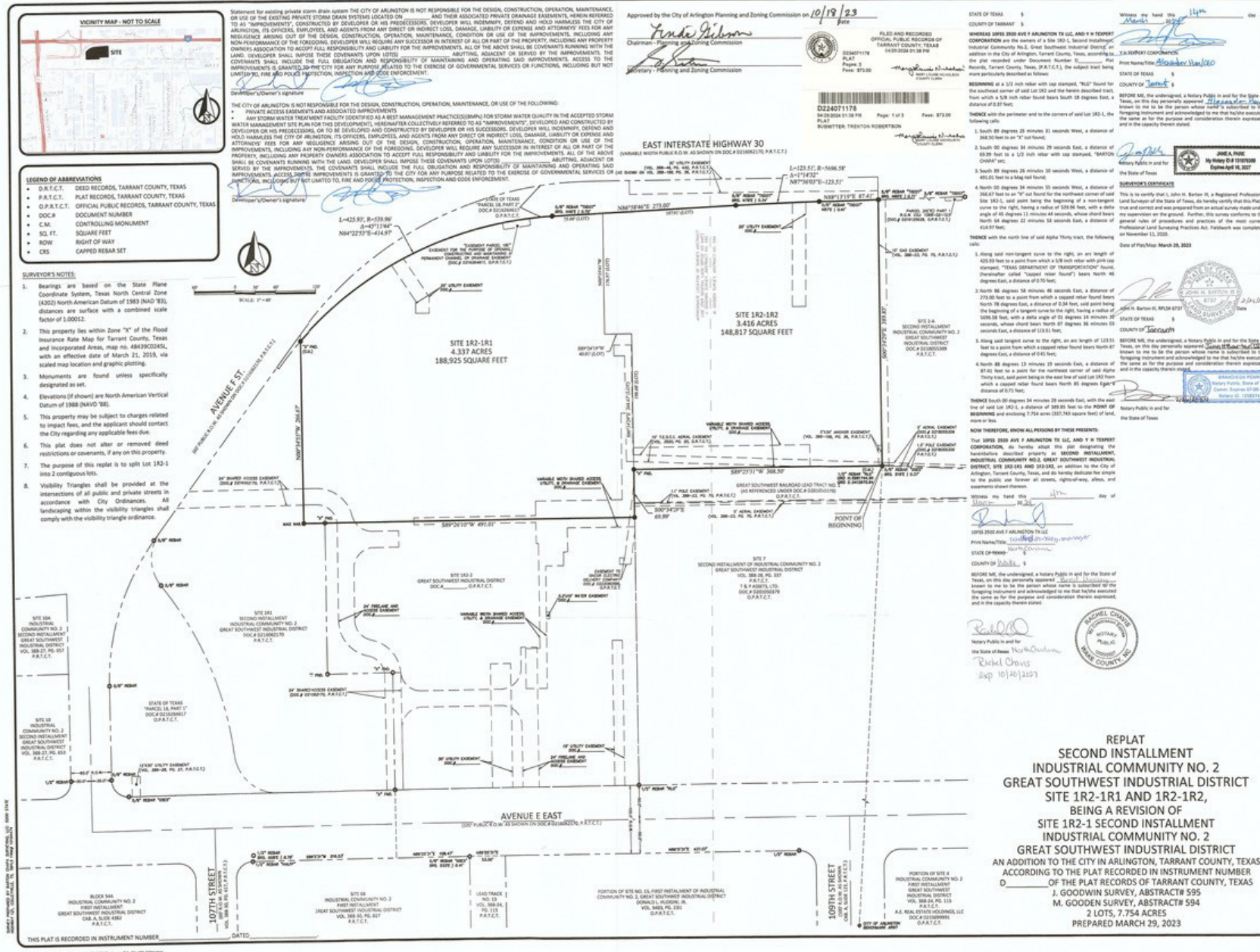
# Floor Plan

2910 AVENUE F  
ARLINGTON, TEXAS



# Survey

2910 AVENUE F  
ARLINGTON, TEXAS



**BCS**  
**BARTON CHAPPA**  
**SURVEYING**

**SURVEYOR**  
BARTON CHAPPA SURVEYING, LLC  
2008 W. EASTMAN, SUITE 1202  
1508 STARK HIGHWAY 111  
COLLEGEVILLE, TX 76024  
940.864.2517  
JAC@BCSOF.COM

**OWNER**  
1895 2902 AVENUE F ARLINGTON TX, LLC  
3861 Wilshire Ave.  
Raleigh, NC 27604  
302.483.4400  
302.483.5552  
info@2902.com

**OWNER**  
Y-11 TRUST CORPORATION  
5014 Ann J.  
Grand Prairie, TX 75050  
972.765.8118  
paul@y11.com

**JOB NO.** 2020-005-137  
**DRAWN:** BCS  
**CHECKED:** JHB  
**TABLE OF REVISIONS**  

DATE	SUMMARY

**ARLINGTON**  
**TEXAS**

**RACHEL CHAVIS**  
2910 AVENUE F  
ARLINGTON, TEXAS  
76010  
PUBLIC  
COUNTY OF TARRANT

**REPLAT**  
**SECOND INSTALLMENT**  
**INDUSTRIAL COMMUNITY NO. 2**  
**GREAT SOUTHWEST INDUSTRIAL DISTRICT**  
**SITE 1R2-1R1 AND 1R2-1R2,**  
**BEING A REVISION OF**  
**SITE 1R2-1 SECOND INSTALLMENT**  
**INDUSTRIAL COMMUNITY NO. 2**  
**GREAT SOUTHWEST INDUSTRIAL DISTRICT**  
AN ADDITION TO THE CITY IN ARLINGTON, TARRANT COUNTY, TEXAS  
ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER  
D-2020-005-137 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS  
J. GOODWIN SURVEY, ABSTRACTS 595  
M. GOODWIN SURVEY, ABSTRACTS 594  
2 LOTS, 7.754 ACRES  
PREPARED MARCH 29, 2023

6 The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2026 Partners. All rights reserved.





# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Dallas-Fort Worth, LLC	9013094	licensing@partnersrealestate.com	713 620 0500
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 620 0500
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Hanes Chatham, Jr.	537536	hanes.chatham@partnersrealestate.com	214 289 4002
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Chris Wong	752198	chris.wong@partnersrealestate.com	214 499 8741
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_