



**3 BUILDING PROJECT FOR LEASE
DIVISIBLE TO 14K SF**

Q4 2025 DELIVERY

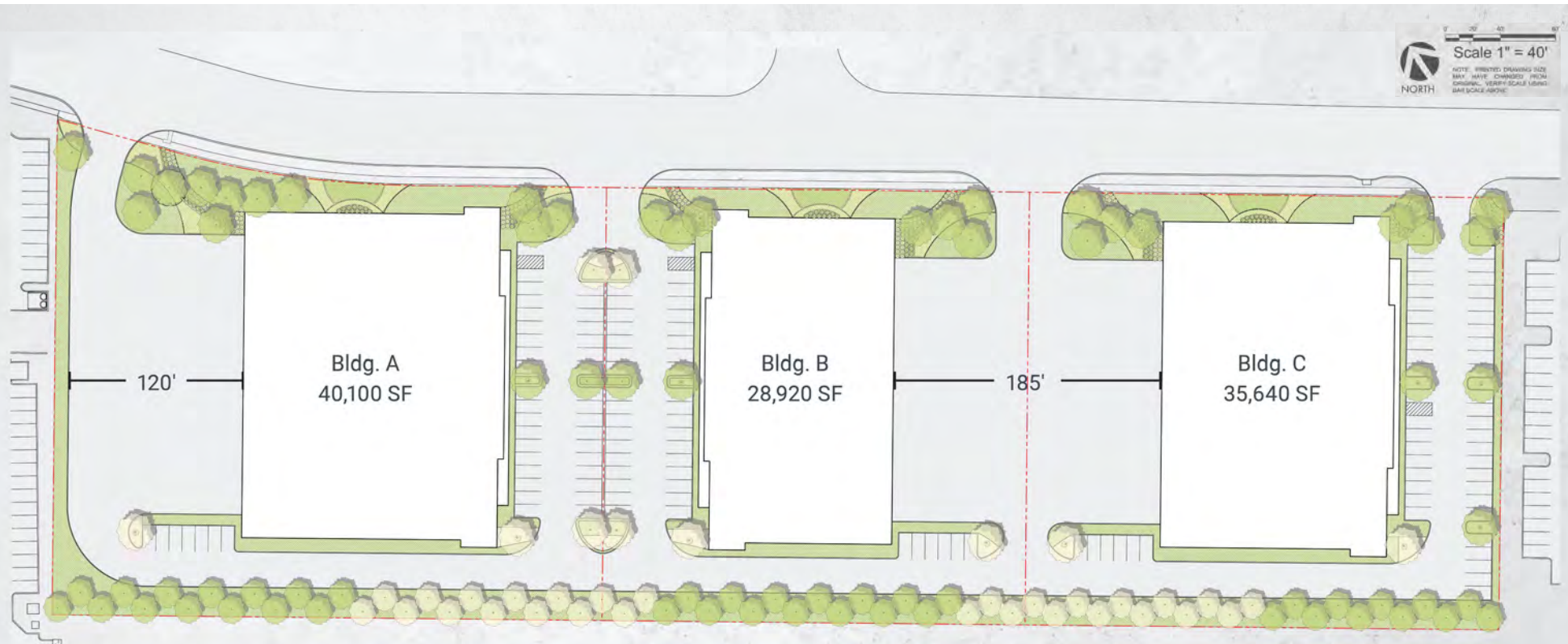
±104,660 SF TOTAL

MATLOCK 20 INDUSTRIAL
100, 150, & 200 E STEPHENS
ARLINGTON, TX



MATLOCK 20 INDUSTRIAL

100, 150, & 200 E STEPHENS, ARLINGTON, TX



PROPERTY HIGHLIGHTS

- 3 Building Project Totaling 104,660 SF
- 6.9 Acre Site
- Can accommodate Tenants between 14K - 40K SF
- Dock High + Oversized Ramped Loading
- Abundant Parking
- 28' Clear Height

LOCATION HIGHLIGHTS

- Fantastic Access to Interstate 20 via Matlock
- Immediate Access to Arlington Highlands Shopping + Restaurants
- 20 Minutes to DFW Airport
- Located in the Heart of Arlington/GSW Submarkets
- Best in Class Labor Base

THE HIGHLIGHTS

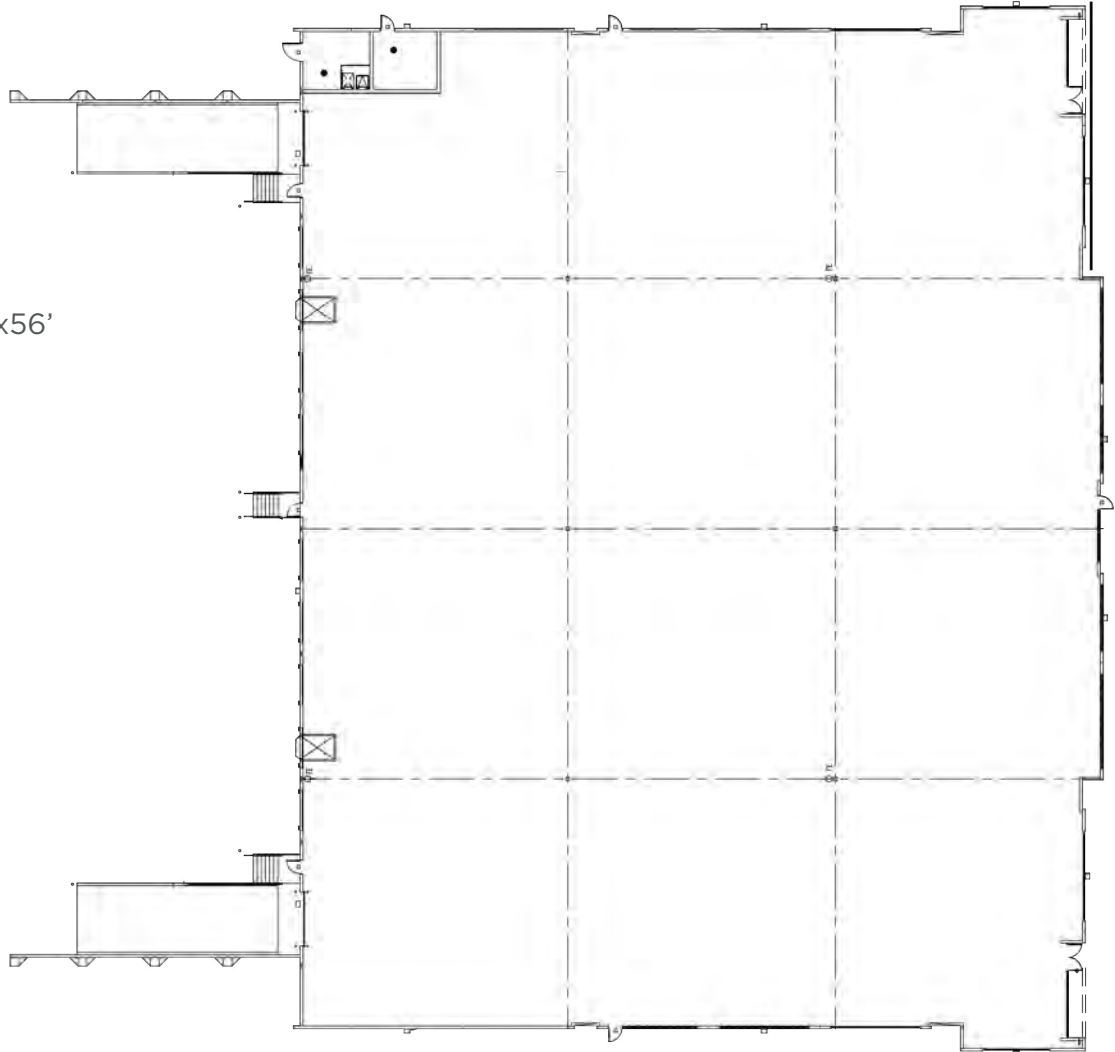
MATLOCK 20 INDUSTRIAL

100 E STEPHENS, ARLINGTON, TX

BLDG. A | SITE PLAN

PROPERTY HIGHLIGHTS

- Square Feet: 40,100 SF
- Depth: 183'
- Column Spacing: 2 bays -56'x60', 1 bay 56'x56'
- Truck Court: 120'
- Parking: 41 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 20,050 SF
- 2.68 Acre Site



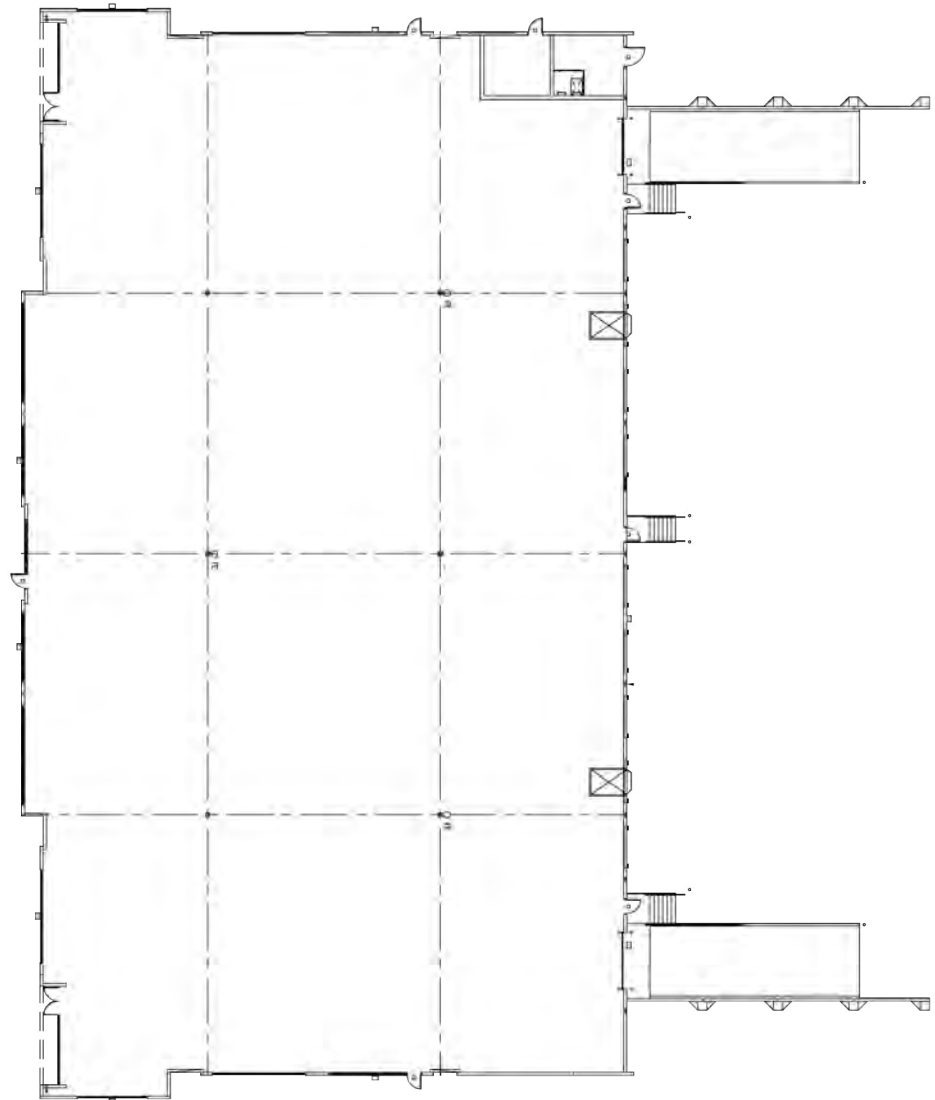
MATLOCK 20 INDUSTRIAL

150 E STEPHENS, ARLINGTON, TX

BLDG. B | SITE PLAN

PROPERTY HIGHLIGHTS

- Square Feet: 28,920 SF
- Depth: 128'
- Column Spacing: 1 bay -56'x40'
1 bay 56'x50', 1 bay 56'x36'
- Truck Court: 185' Shared
- Parking: 40 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 14,500 SF
- 2 Acre Site



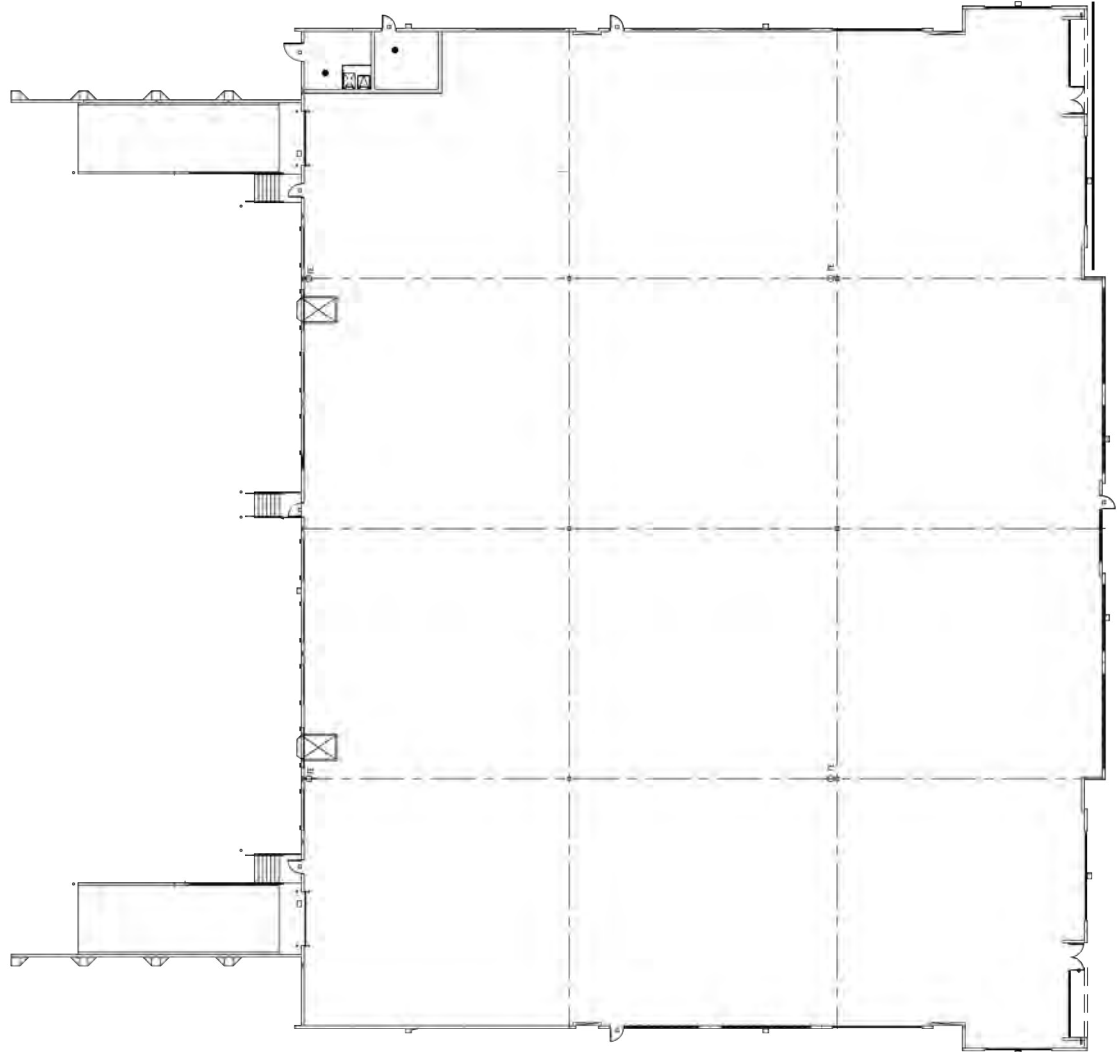
MATLOCK 20 INDUSTRIAL

200 E STEPHENS, ARLINGTON, TX

BLDG. C | SITE PLAN

PROPERTY HIGHLIGHTS

- Square Feet: 35,640 SF
- Depth: 158'
- Column Spacing: 1 bay -56'x60'
1 bay 56'x50', 1 bay 56'x46'
- Truck Court: 185' Shared
- Parking: 48 Spaces
- 9 Dock High Doors
- 2 Ramped Doors
- 28' Clear Height
- ESFR Sprinklers
- Divisible to 17,820 SF
- 2.23 Acre Site



THE EASE OF ACCESS

MATLOCK 20 INDUSTRIAL



THE SURROUNDING AREA

MATLOCK 20 INDUSTRIAL



**GREAT INFILL LOCATION IN
ARLINGTON SUBMARKET**

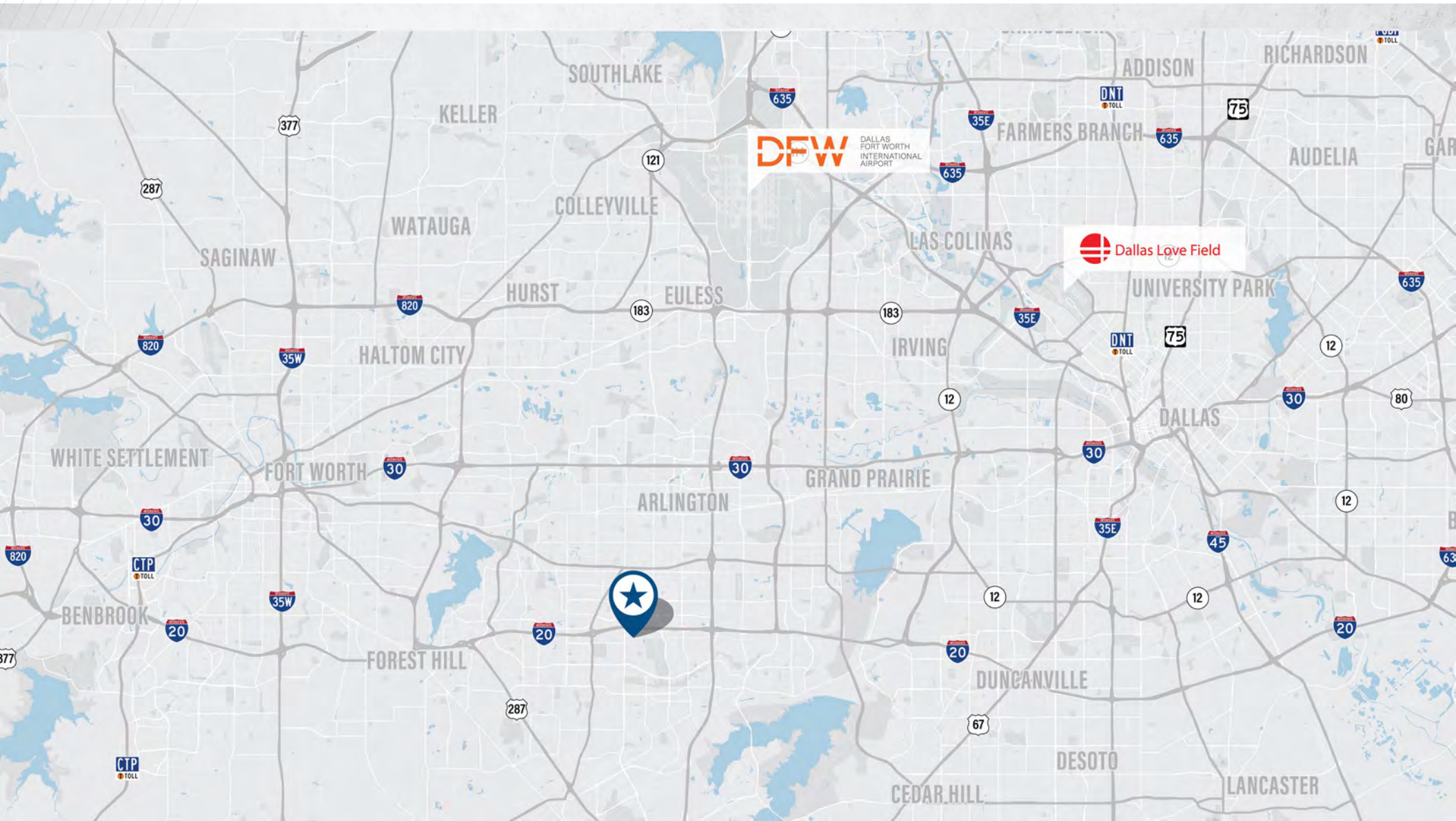
AIRPORT AND DOWNTOWN PROXIMITY

ARLINGTON MUNICIPAL 1 MILE
DFW AIRPORT 19.5 MILES

DALLAS 26 MILES
FORT WORTH 17 MILES

THE CENTER OF THE METROPLEX

MATLOCK 20 INDUSTRIAL



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100, 150, & 200 E STEPHENS
ARLINGTON, TX

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LEASED BY:



DEVELOPED & OWNED BY:

