



FOR LEASE ±78,482 SF TOTAL

BOX 30/360

1145 107TH STREET
ARLINGTON, TX 76011



**CUSHMAN &
WAKEFIELD**



**BOX
INVESTMENT
GROUP**

BOX 30/360

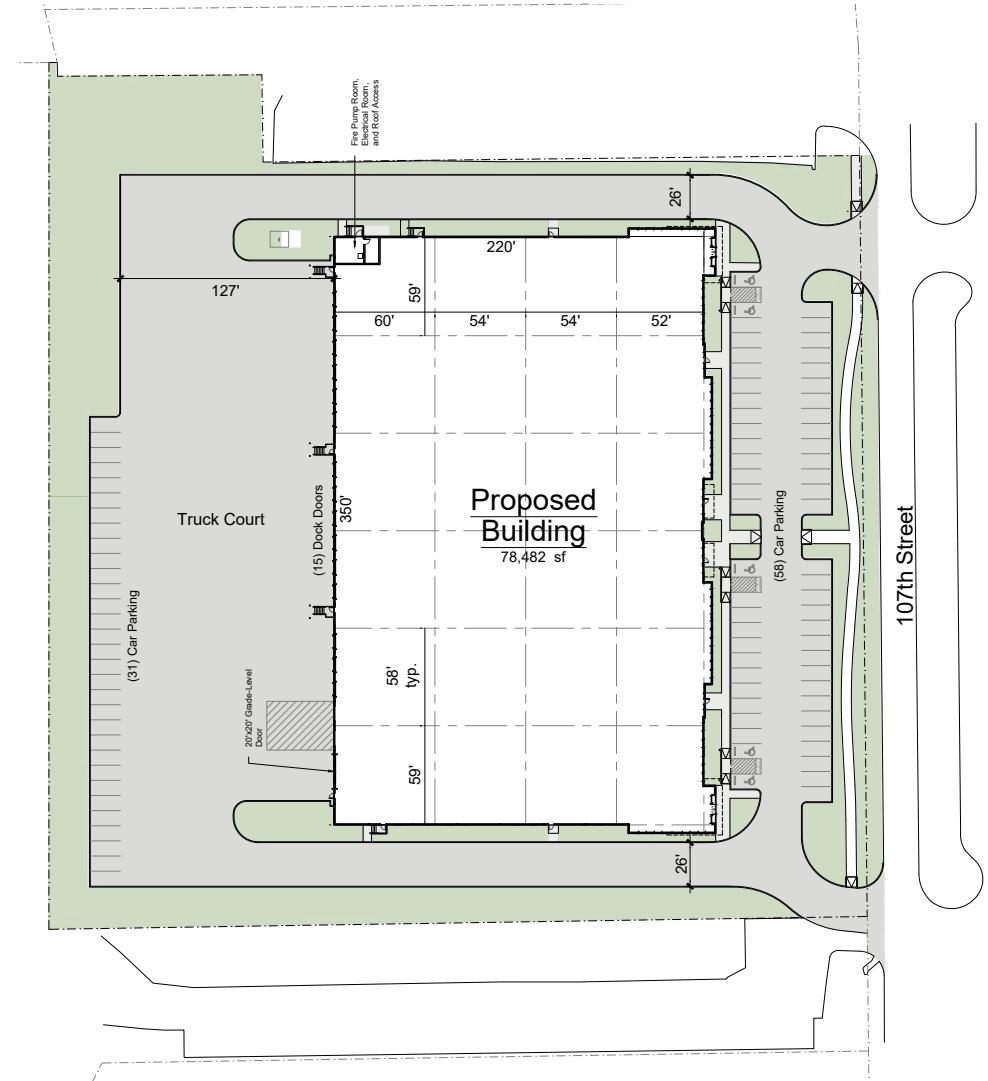
1145 107TH STREET ARLINGTON, TX 76011

Property Highlights

- 78,482 SF
- 2,900 SF Spec Office
- ESFR Sprinkler System
- 15 Dock High Doors
- 1 Grade Level Door (20' x 20')
- 89 Parking Spaces
- 220' Building Depth
- Front Park/Rear Load Configuration
- 32' Clear Height
- 127' Truck Court
- Typical Column Spacing - 58' x 54'
- 500 KVA Transformer with a 1,200 Amp Service - Heavy Power Ready
- 6,000 SF Linear Park Tenant Amenity
- Potential for Outdoor Storage (Up to 1 Acre)

Location Highlights

- Best East/West Ingress/Egress in Upper GSW via I-30 Six Flags Exit
- Immediate Access to Interstate 30 and State Highway 360
- 12 Minutes to DFW Airport
- Located in the Heart of Core GSW
- Excellent Labor Base

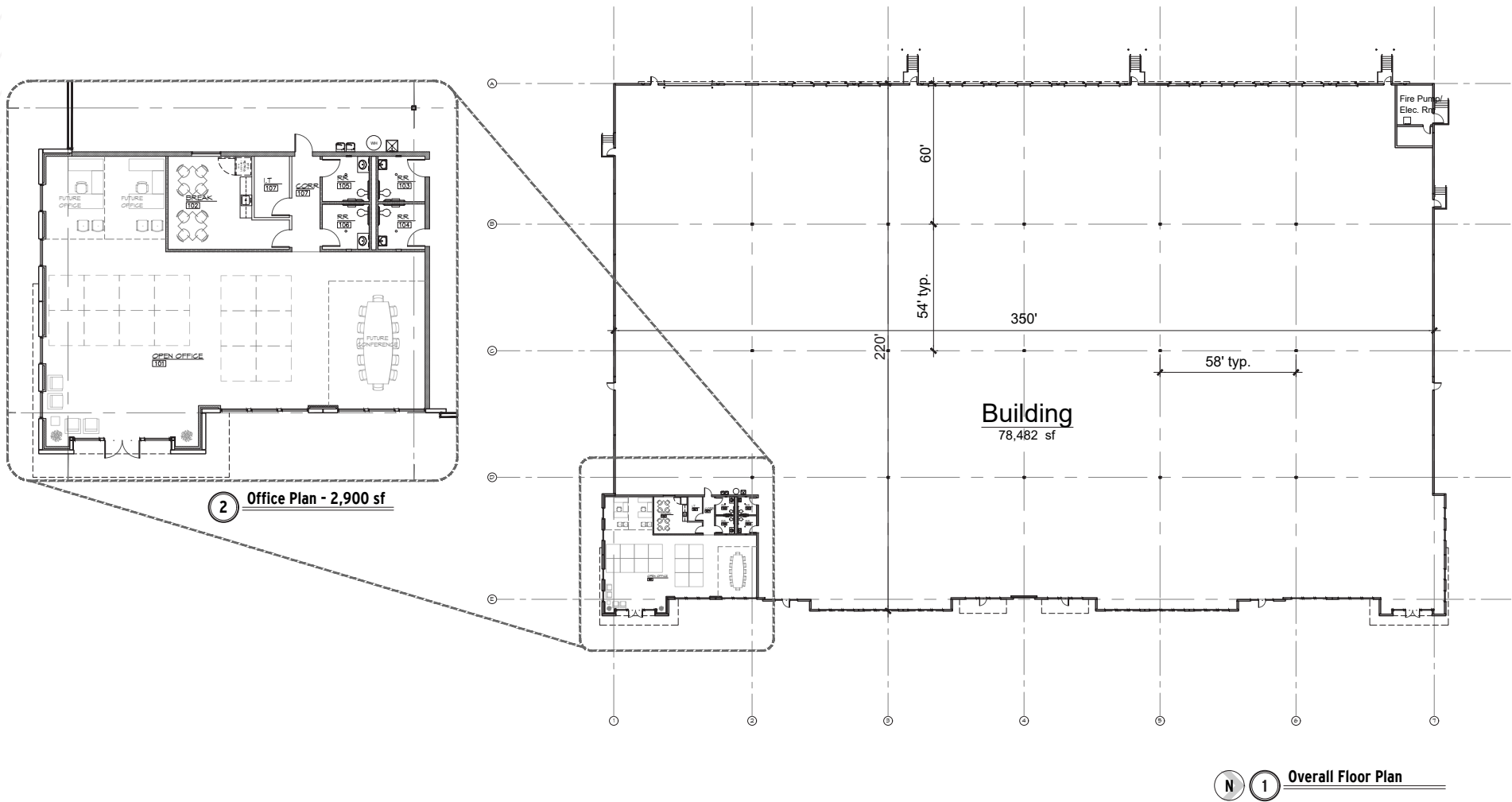


**NEW DEVELOPMENT WITH PRIME
ACCESS TO I-30 IN CORE GSW**

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Spec Office Plan



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SIX FLAGS DRIVE

SIX FLAGS DRIVE

LEGEND

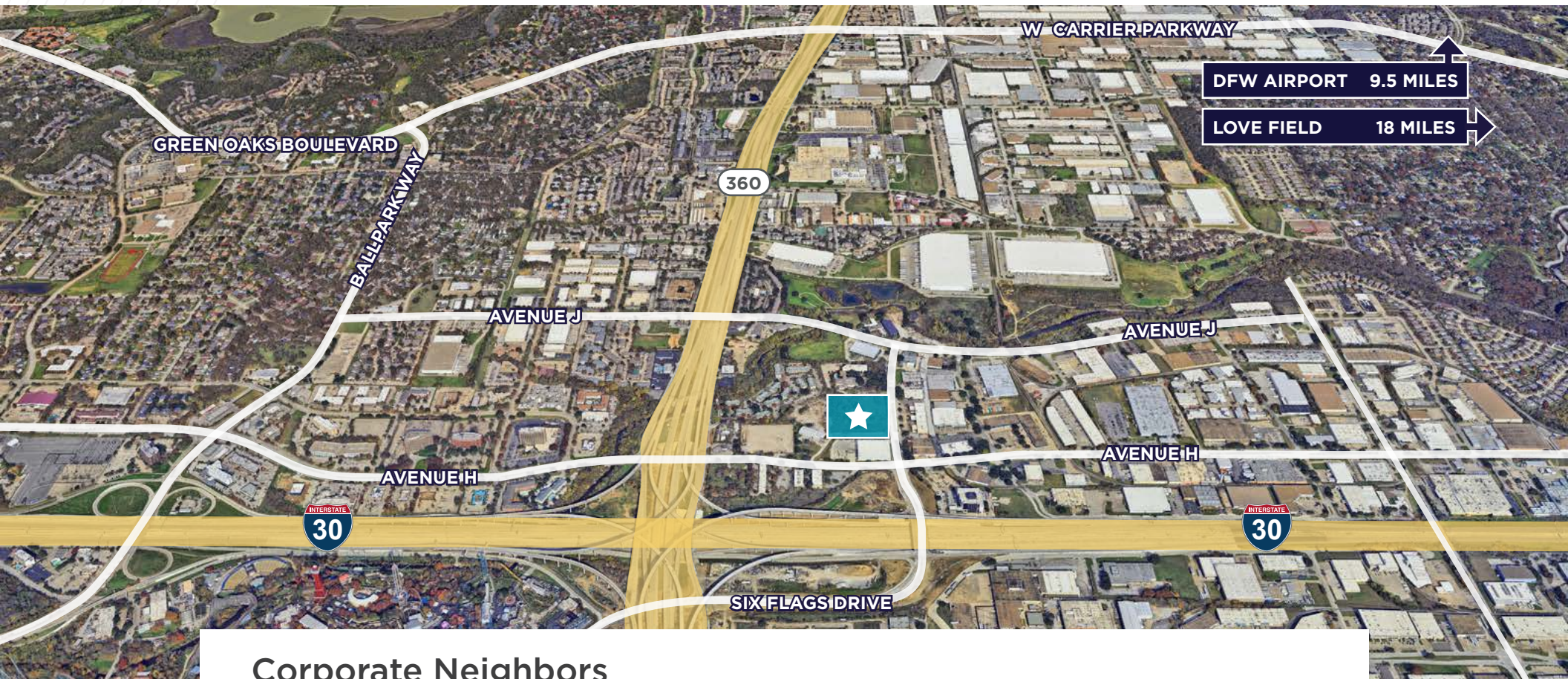
Entering

Exiting



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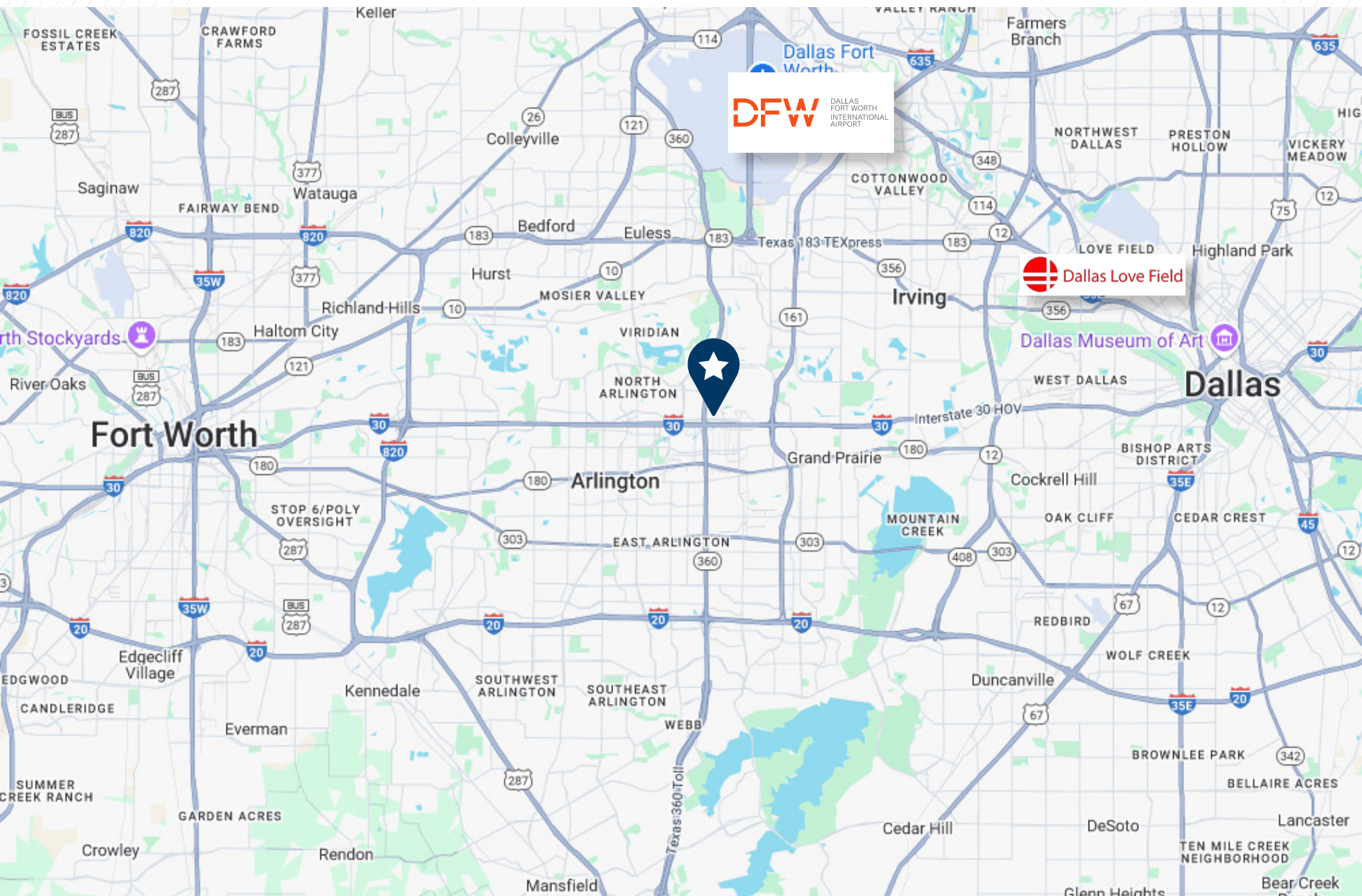
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Corporate Neighbors



1145 107TH STREET ARLINGTON, TX 76011





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