

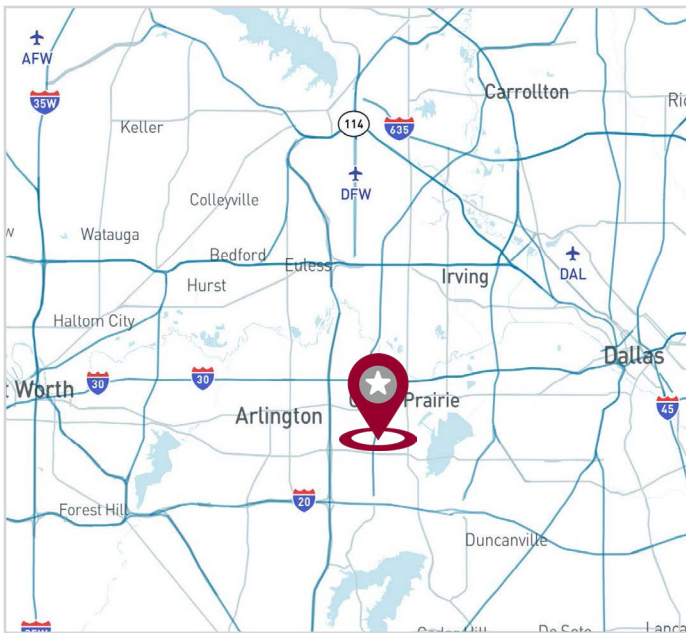
# FOR LEASE

## 120,000-160,120 SF



### GSW DISTRIBUTION CENTER 20

1701 TIMBERLAKE DR, ARLINGTON, TX 76010



### AVAILABILITY HIGHLIGHTS

- 120,000-160,120 Square Feet Available
- 1,000 Office Square Feet
- 14 Dock Doors, 14 Mechanical Levelers, 1 Oversized Grade Access Ramp, 5 (10'x10') Rail Doors
- 60 Trailer Parking Spaces
- Security Fence with Controlled Access via Guard Shack
- 30' Clear Height
- Available Immediately
- Call Broker for Lease Rate; \$1.97 Opex

FOR LEASING INFORMATION:

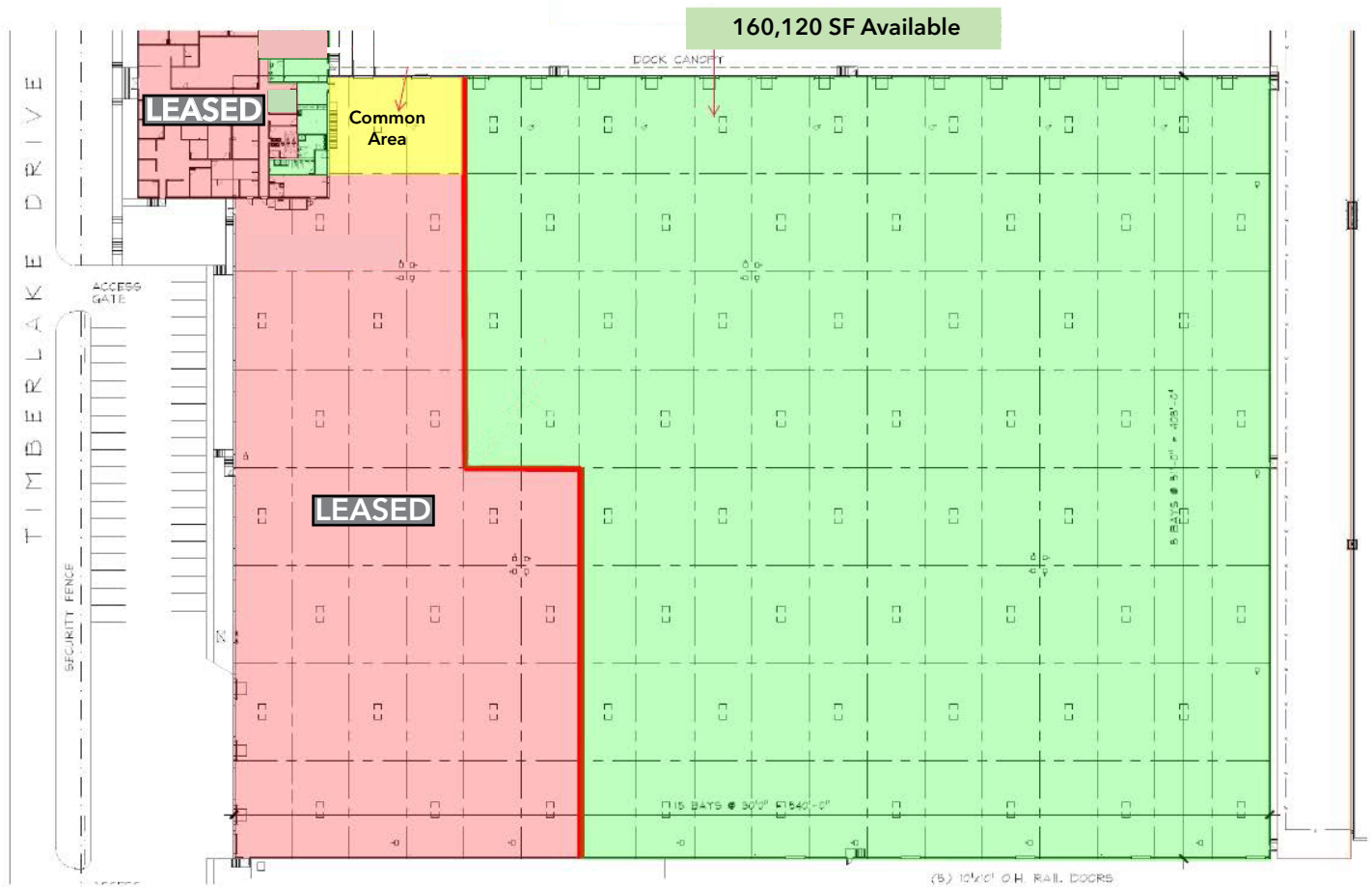
**Phillip Rosenfeld**  
Principal

prosenfeld@lee-associates.com  
972.934.4040

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

leedallas.com

## SITE PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

### FOR LEASING INFORMATION:

**Phillip Rosenfeld**  
Principal

prosenfeld@lee-associates.com  
972.934.4040

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

leedallas.com