

# FOR SALE OR LEASE

**±12,006 SF WAREHOUSE**



**1300 CORPORATE DR E**

Arlington, Texas 76006



## AVAILABILITY HIGHLIGHTS

- **Land Area:** ±1.07 Acres
- **Building Area:** ±12,006 SF
- **Clear Height:** 16'
- **Office:** 90% Office/Lab Finish-  
Will convert 10-20% finish concept
- **Doors:** Dock | Ramp | Utility Half Dock
- **Outside Storage:** +/- .35 Acres Paved
- **Available:** February 1, 2026
- **Zoning:** Industrial Manufacturing (Heavy Industrial)
- **Notes:** Current finishout as lab/testing facility-  
On lease, owner will consider repurposing to 10-20%

FOR SALE OR LEASING INFORMATION:

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**Alex Wilson**

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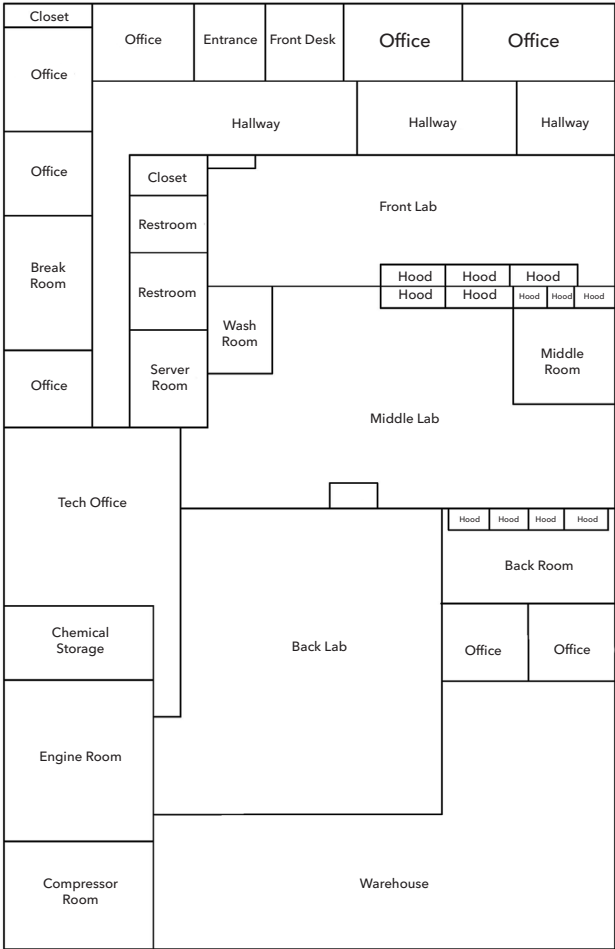
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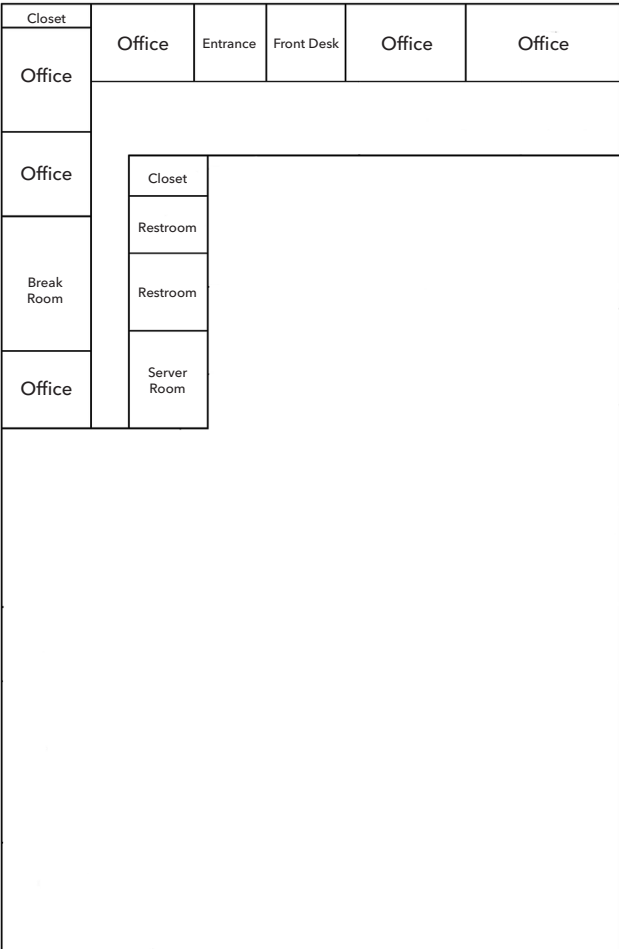
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FLOOR PLAN

Current Layout



Proposed Layout



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## PROPERTY AERIAL



## VEHICLES PER DAY



**165,250 VPD**



**169,674 VPD**



**91,627 VPD**

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## PROPERTY PHOTOS



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