



7101 S Cooper Street
Arlington, TX 76001

Prime South Central
DFW Metroplex Location



BUILDING 1 – 95,512 SF FOR LEASE

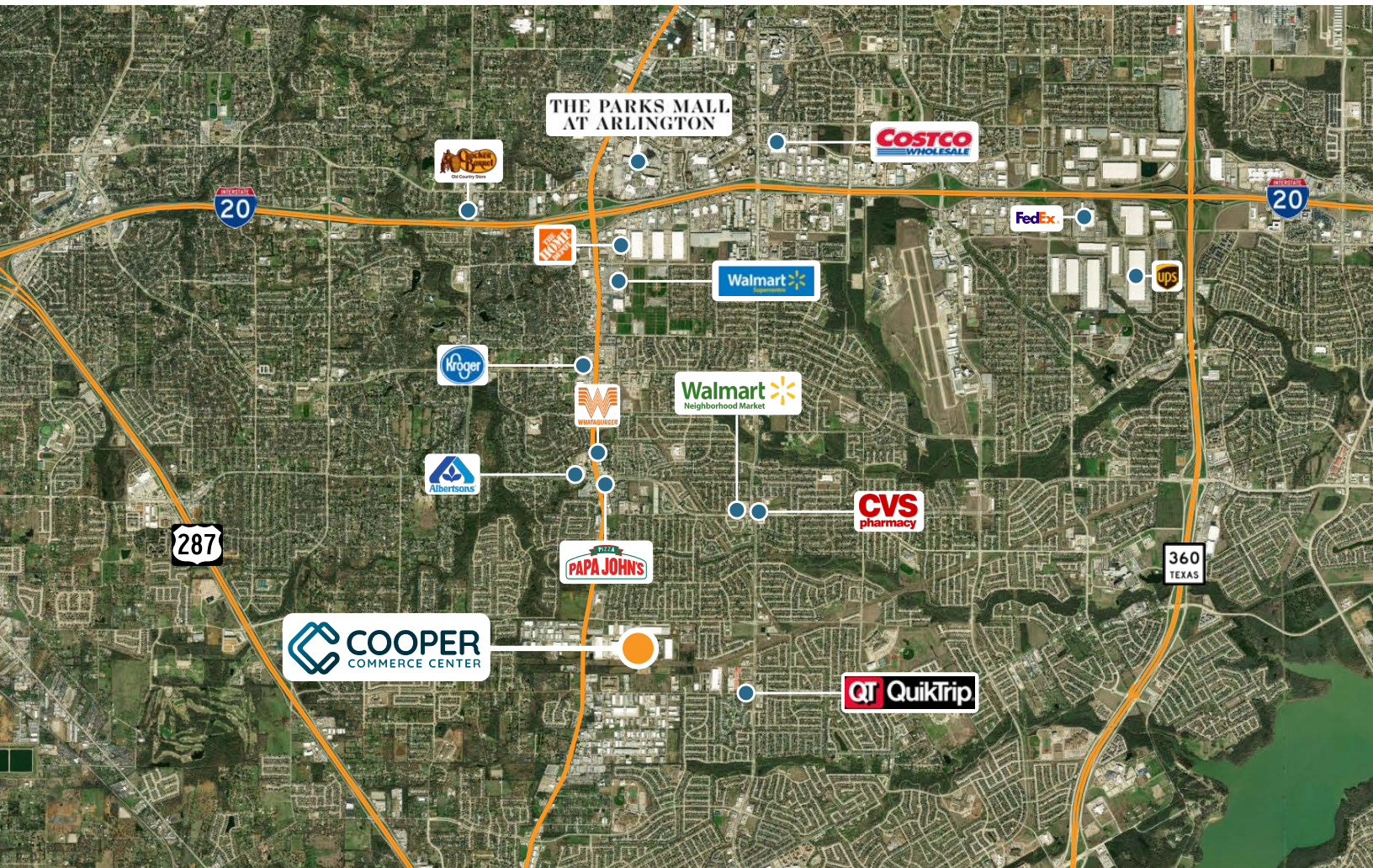
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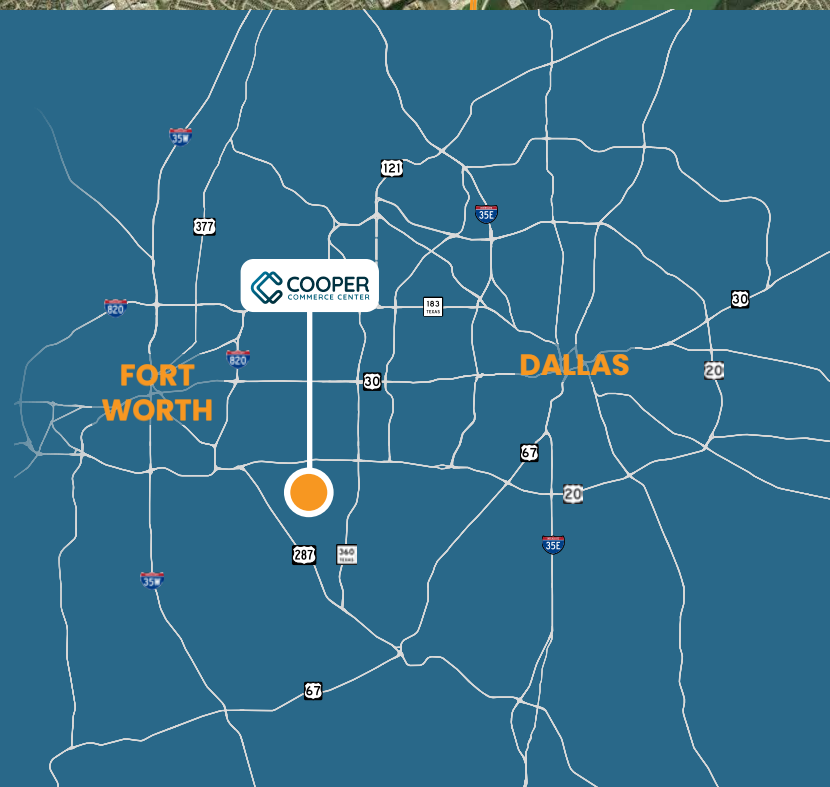


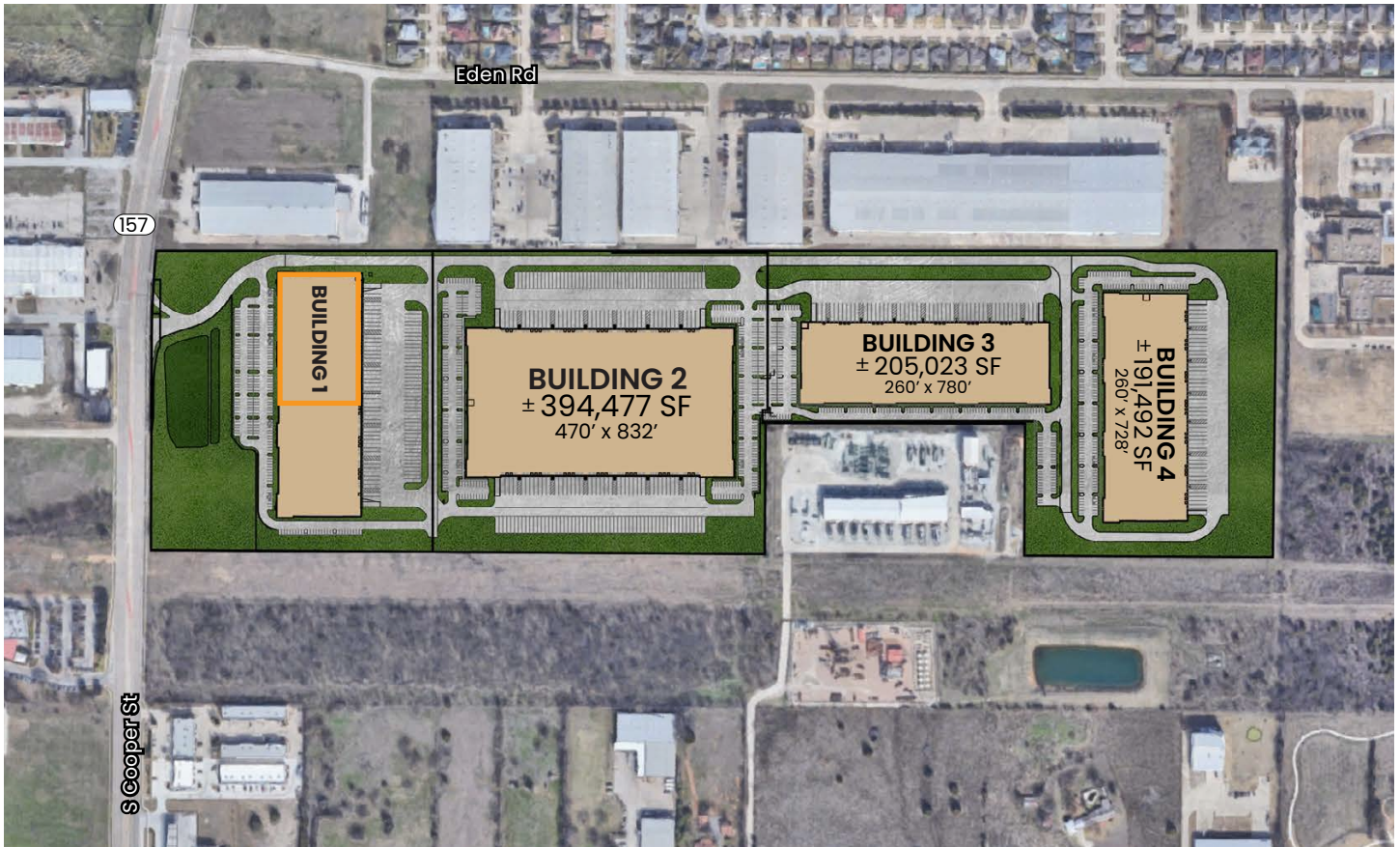
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SITE ADVANTAGES

- **CENTRALLY LOCATED** within the southern half of the greater DFW metroplex
- **3 MILES** from I-20
- **6 MILES** to Fedex ground & UPS hubs
- **STRONG LABOR QUALITY AND SUPPLY** in close proximity
- **ABUNDANT AREA AMENITIES** including restaurants, retail, and service businesses





- **CENTRALLY LOCATED** in the well-established logistics location of South Arlington with immediate access to major highways I-20, 287 and 360
- **AMENITIES** such as UPS and FedEx in close proximity to the distribution center
- **SIZABLE LABOR POOL** capable of supporting distribution operation at wages lower than alternative locations
- **STATE-OF-THE-ART, CLASS A** distribution center with generous build out package
- **HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources; responsible for tenant's such as Chewy.com, Home Depot, Amazon, GE, Wal-Mart, and General Motors



95,512

SQUARE FEET

36'

CLEAR HEIGHT

260'

BUILDING DEPTH

181

CAR PARKS

BUILDING SIZE	95,512 SF (Divisible)	DOCK DOORS	10
OFFICE SIZE	2,521 SF	FUTURE DOCK DOORS	8
CONFIGURATION	Rear Load	RAMP DOORS	1
CLEAR HEIGHT	36'	CAR PARKS	181
BUILDING DEPTH	260'	TRAILER PARKS	26
COLUMN SPACING	52' x 50'	SPRINKLER SYSTEM	ESFR
SPEED BAYS	60'	POWER	2,000 Amps

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