



OAKHOLLOW BUSINESS PARK- INDUSTRIAL WAREHOUSE SPACE AVAILABLE

2409 AVENUE J
ARLINGTON, TX 76006

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OFFERING SUMMARY

Available SF:	8102
Lease Rate:	\$12.50
Lot Size:	5.53 Acres
Year Built:	1979
Building Size:	29,771 SF
Renovated:	2025
Zoning:	Light Industrial
Market:	Great Southwest Industrial Park
Submarket:	Arlington Industrial

PROPERTY OVERVIEW

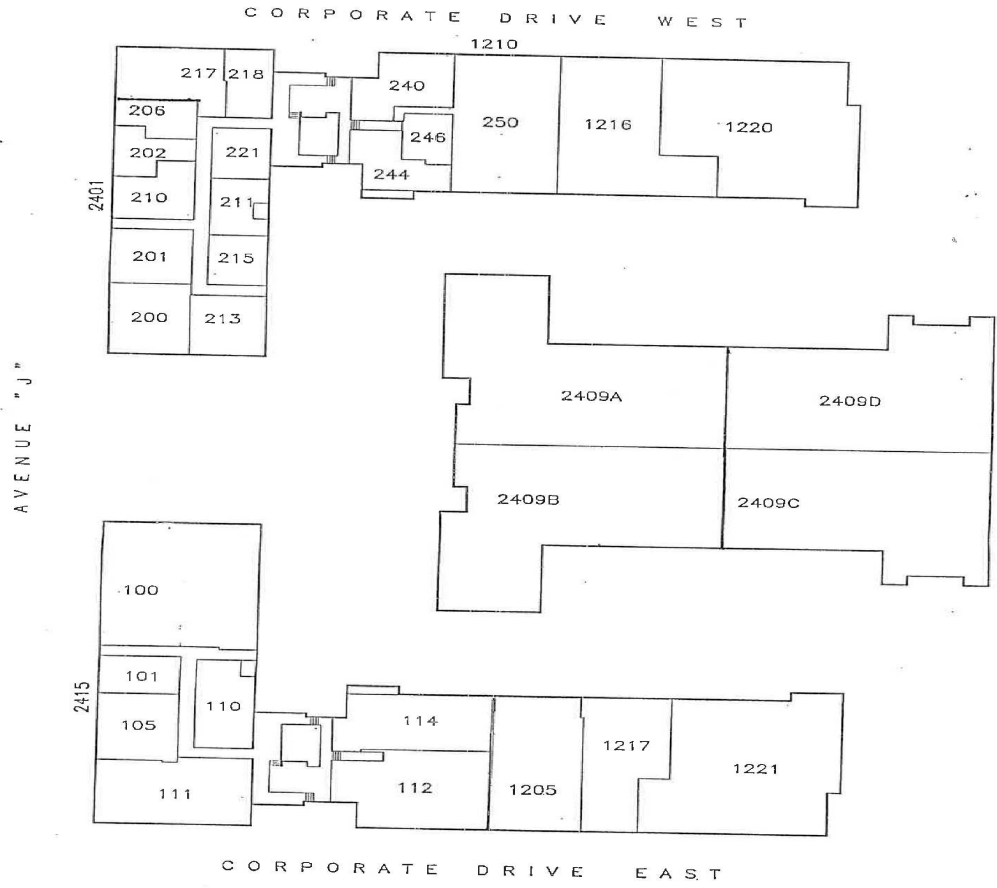
Boasting an array of desirable features, this impressive property at 2409 Avenue J is perfectly tailored for your business needs. With 100% air-conditioned spaces, grade-level doors, independently metered areas, and rear-loading convenience, this property offers the flexibility and functionality essential for diverse operations. The meticulously landscaped and maintained surroundings create a professional and inviting atmosphere, leaving a lasting impression on clients and employees alike. Whether you seek a dynamic workspace or a practical distribution center, this property exceeds expectations with its attention to detail and thoughtful design, making it an optimal choice for your leasing requirements.

PROPERTY HIGHLIGHTS

- 3,820 SF Office
- 4282 Warehouse
- Independently metered spaces
- Side load
- 2 Dock Hi
- 15 Clear



EXHIBIT "A"



Oakhollow Business Park/Arlington, TX

KEY PLAN

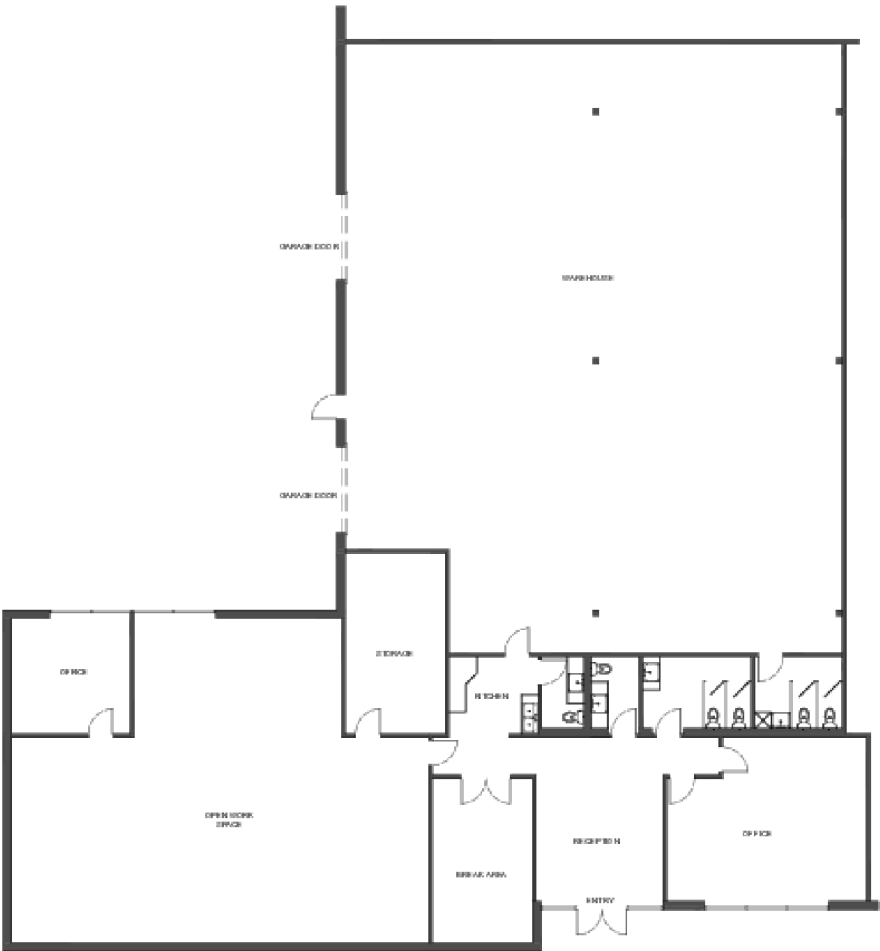
SCALE 1" = 60'
CP9111
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Available Spaces



LEASE RATE:	\$12.50 SF/YR	TOTAL SPACE:	8,102 SF
LEASE TYPE:	MG	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
2409 Avenue J Suite A	Office Showroom	\$12.50 SF/yr	Modified Gross	8,102 SF	Negotiable	2 private offices, Large open area, Full kitchen, 2 Dock doors and 4282 SF Warehouse.



 SUITE A FLOOR PLAN SCALE: 1/16" = 1'-0" <small>DATE: 02/01/18</small>	2409 AVENUE J ARLINGTON, TX 76006		
	OFFICE AREA: 3,820 SQFT	TOTAL AREA: 8,102 SQFT	
	WAREHOUSE AREA: 4,282 SQFT		

Location Maps

