



ARLINGTON DISTRIBUTION CENTER

PHASE I

ARLINGTON, TEXAS



## ARLINGTON DISTRIBUTION CENTER

New York Avenue and Arbrook Boulevard ~ Arlington, Texas

**ARLINGTON DISTRIBUTION CENTER** is a 416,000 square foot master-planned development by Miramar Development. The 22-acre project is located one mile west of Hwy 360 and a quarter of a mile north of I-20 at the southeast corner of New York Avenue and Arbrook Boulevard in Arlington, Texas.

This office/warehouse facility will provide a true corporate atmosphere...with recessed glass individual entryways, architectural accents, abundant parking, rear-load dock high loading, and heavily landscaped common areas with over 280 trees to provide an environment that reinforces long lasting value.

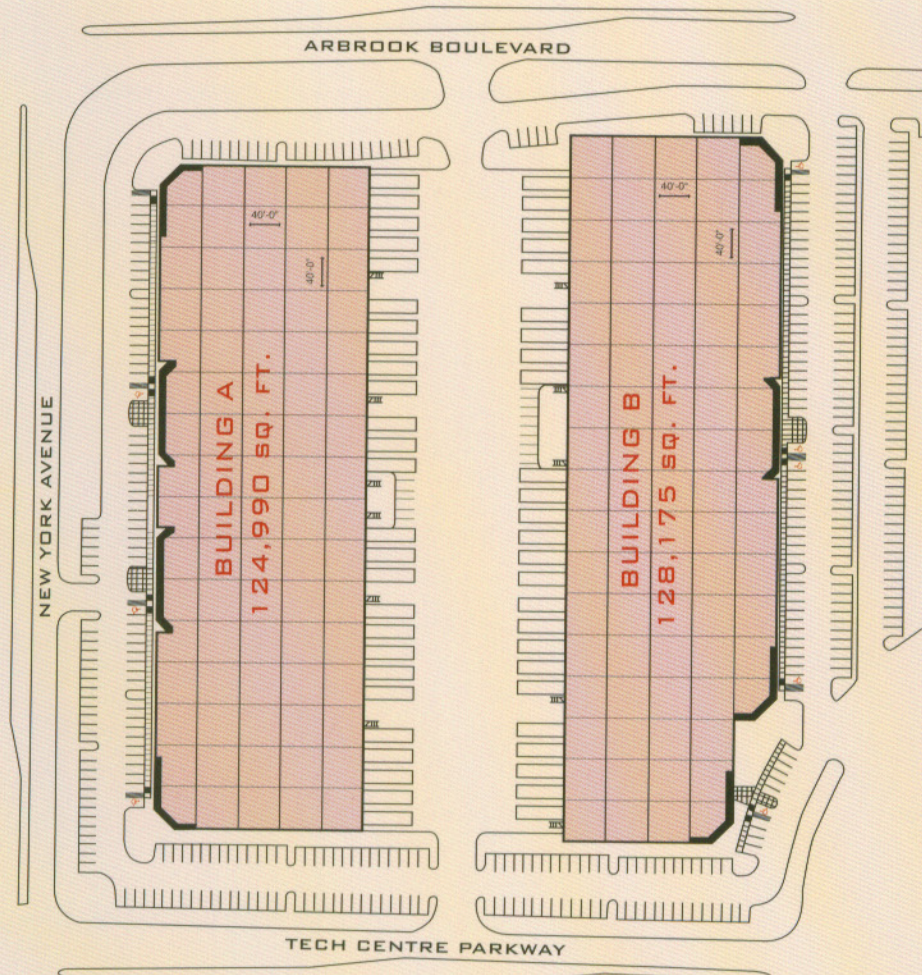
Phase One will consist of two buildings totaling 253,165 square feet. The buildings will have 40' x 40' bays with a depth of 200 feet. The 190-foot shared truck court will have easy ingress and egress to Arbrook Blvd. and Tech Centre Pkwy. Providing direct access to Hwy 360 and I-20. The ESFR fire protection will allow tenants the capability to stack their products to advantageous heights.

**PLANNED FOR THE BUSINESS OWNER** seeking a distribution site that has easy access to Dallas, Fort Worth, and areas north of the D/FW Airport, Arlington Distribution Center offers all this and more. For leasing information about this office/warehouse project and others from Miramar Development, please contact:

**VANESSA WALSH  
MIRAMAR DEVELOPMENT  
214 692 8272**



|                              |  |
|------------------------------|--|
| <b>TOTAL BUILDING AREA:</b>  | Building A—124,990 square feet<br>Building B—128,175 square feet               |
| <b>MINIMUM CLEAR HEIGHT:</b> | 24'  |
| <b>COLUMN SPACING:</b>       | 40' x 40' interior bays  |
| <b>MINIMUM LEASE AREA:</b>   | 16,000 square feet   |
| <b>DOORS:</b>                | 25 dock-high, rear-load doors per building                                     |
| <b>TRUCK COURTS:</b>         | 6" reinforced concrete, 190' shared truck court                                |
| <b>FIRE SYSTEM:</b>          | ESFR   |
| <b>CAR PARKING:</b>          | 374 spaces   |
| <b>CONSTRUCTION:</b>         | Tilt wall with textured paint, accent striping<br>and inset decorative reveals |
| <b>GLASS:</b>                | Gray-tinted store fronts   |
| <b>LANDSCAPING:</b>          | Along drive entrances, sidewalks and entryways                                 |







#### ARLINGTON DISTRIBUTION CENTER

3701 and 3751 New York Avenue ~ Arlington, Texas

For leasing information about this new

Arlington office/warehouse facility, please contact:

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