

**LEASE**

# Oakhollow Business Park- Industrial

**2409 AVENUE J**

Arlington, TX 76006

**PRESENTED BY:**

**DAVID DUNN, CCIM, SIOR**

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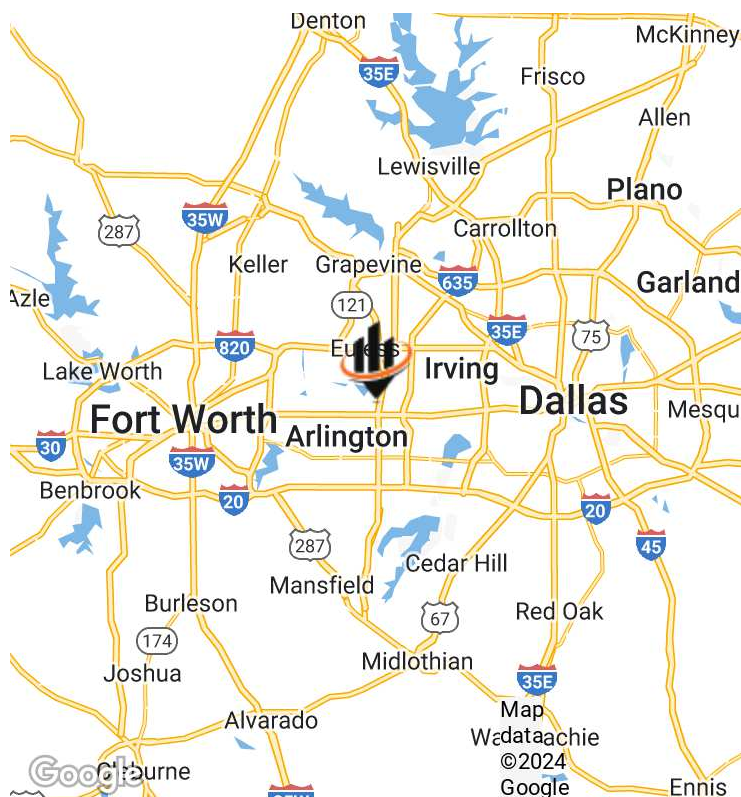
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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$15.00 Industrial Gross
<b>BUILDING SIZE:</b>	83,655 SF
<b>AVAILABLE SF:</b>	2,000 SF
<b>LOT SIZE:</b>	5.53 Acres
<b>YEAR BUILT:</b>	1984
<b>RENOVATED:</b>	2020
<b>ZONING:</b>	F1
<b>MARKET:</b>	Mid Cities
<b>SUBMARKET:</b>	North Arlington
<b>VIDEO:</b>	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Recently remodeled office suites with modern floor covering, paint, LED lights, and abundant parking. It is located close to many restaurants, hotels, and the entertainment district of Arlington (includes Texas Live, Globe Life Park, AT&T Stadium, Six Flags, & Hurricane Harbor). This building also has an added advantage of being only 10 miles to DFW airport, ensuring seamless connectivity for businesses with convenient access to regional and international travel hubs.

## PROPERTY HIGHLIGHTS

- On site Leasing office, management and Ownership.
- Locally owned and operated
- Pride of ownership reflected in quality of building
- Located 1/2 mile from Interstate 360, Interstate 30 and Ball Park Way
- Card key access security
- Very competitive pricing
- High Speed Internet Available

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## ADDITIONAL PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	Industrial Gross	LEASE TERM:	36 months
TOTAL SPACE:	5,236 SF	LEASE RATE:	\$13.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1221 E Corporate Dr	Available	2,000 SF	Gross	\$15.00 SF/yr	Temperature controlled 100% AC, Dead storage space.

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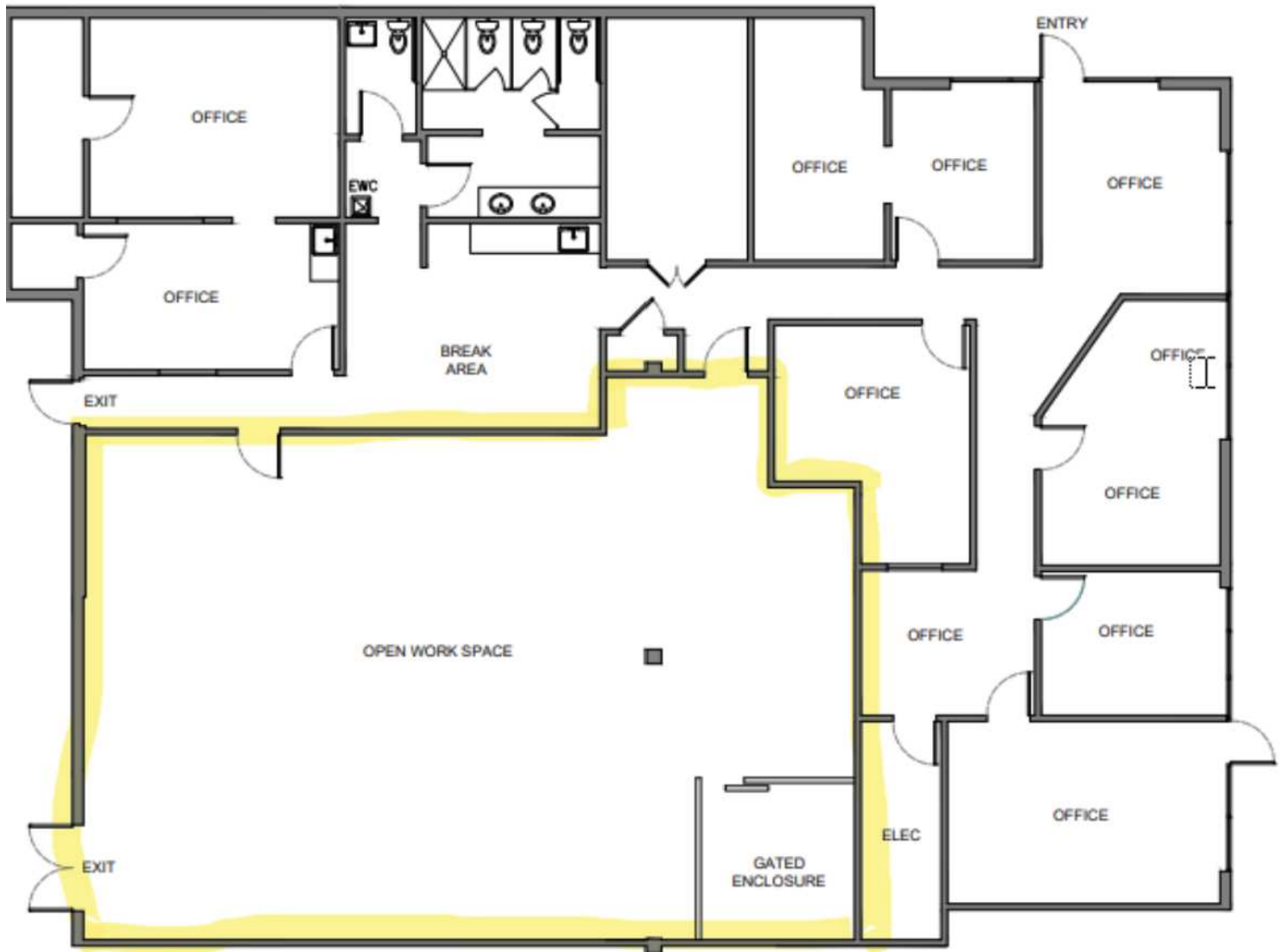
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## 1221 CORPORATE DR E FLOORPLAN



### KEY PLAN:

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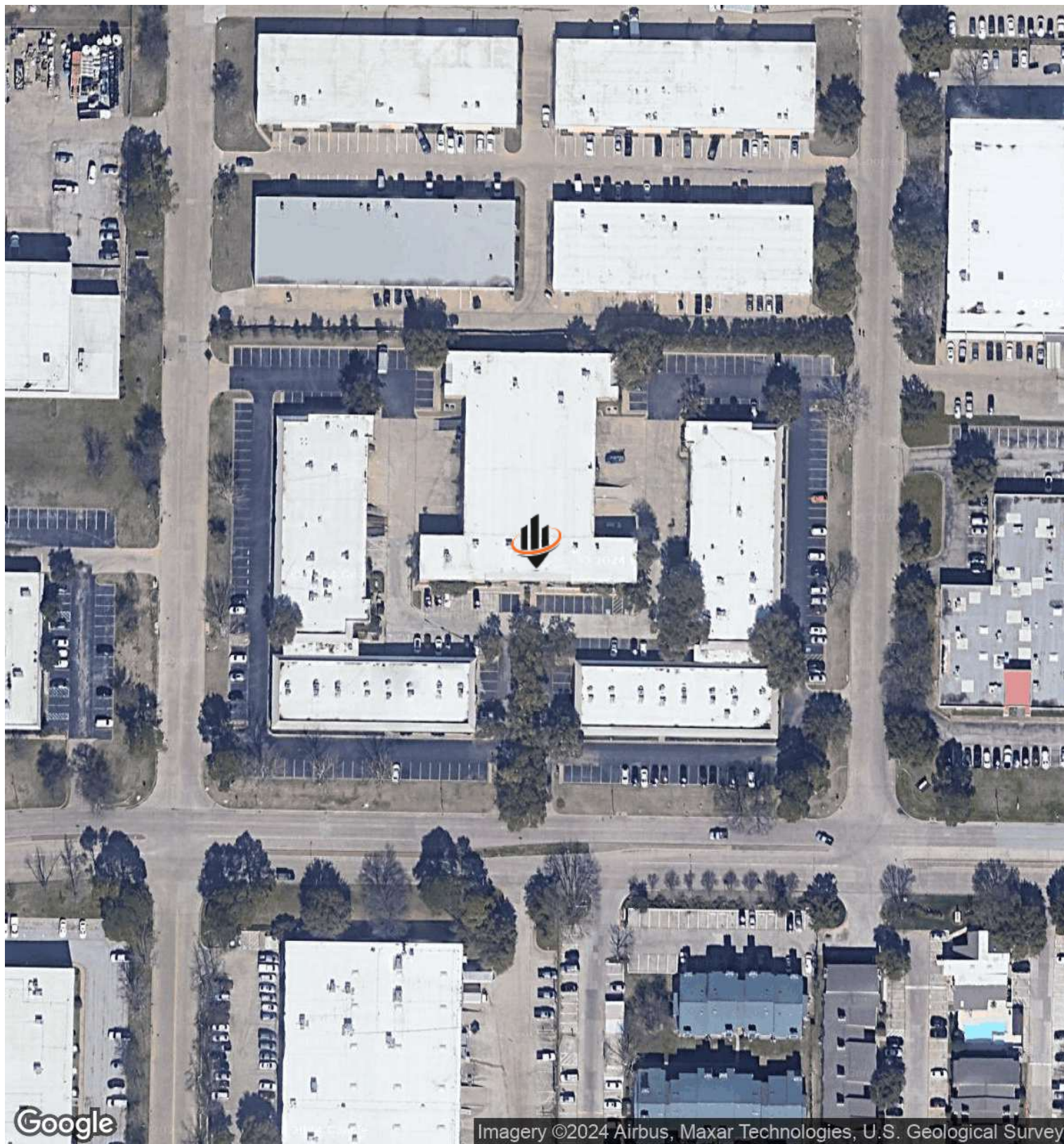
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## LOCATION MAP



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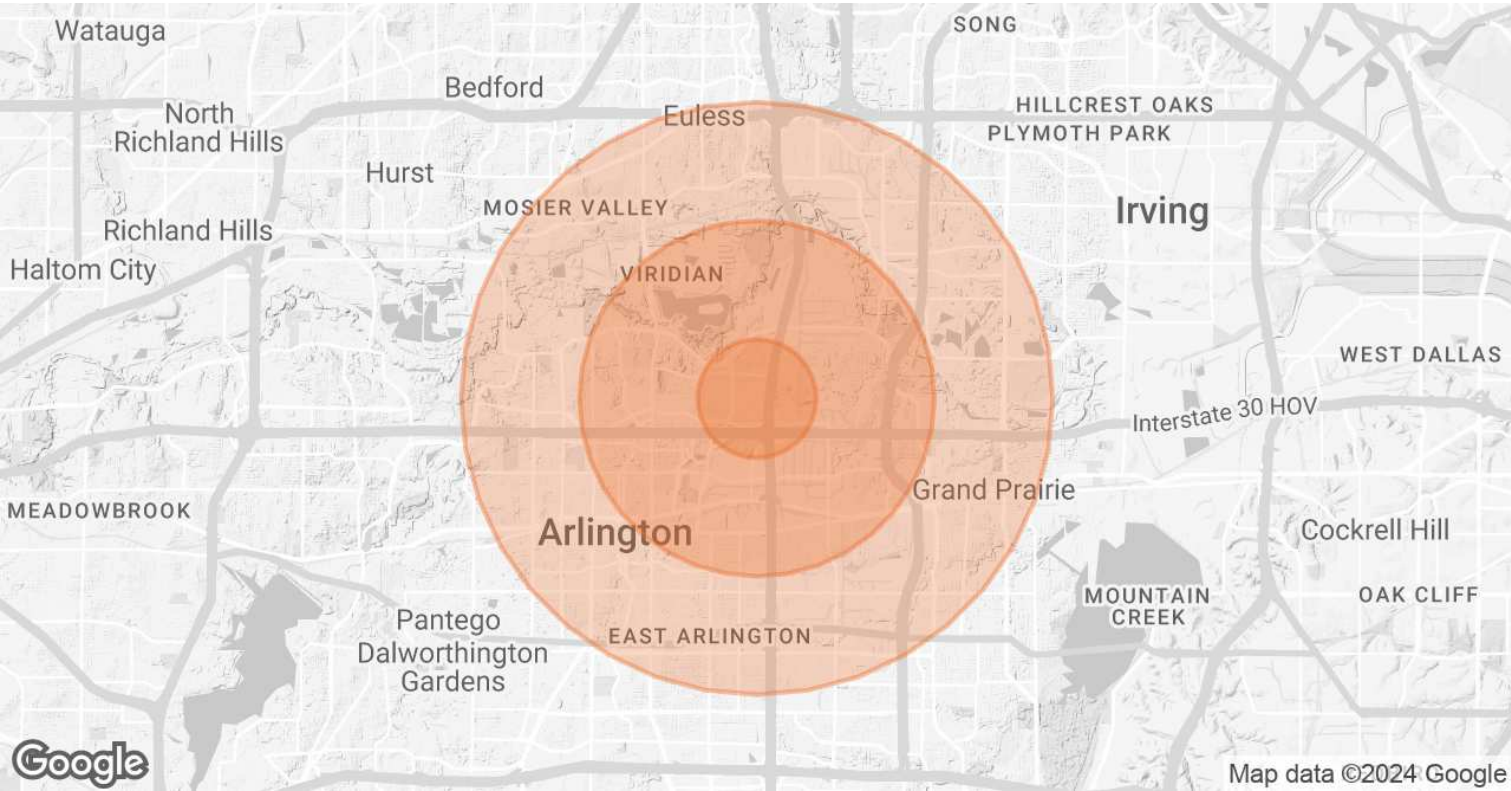
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,296	73,462	227,931
AVERAGE AGE	31.8	30.3	30.4
AVERAGE AGE (MALE)	31.4	30.0	30.1
AVERAGE AGE (FEMALE)	31.7	31.1	30.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,191	32,022	88,152
# OF PERSONS PER HH	2.0	2.3	2.6
AVERAGE HH INCOME	\$58,236	\$55,487	\$52,764
AVERAGE HOUSE VALUE	\$179,098	\$145,495	\$131,098

\* Demographic data derived from 2020 ACS - US Census

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