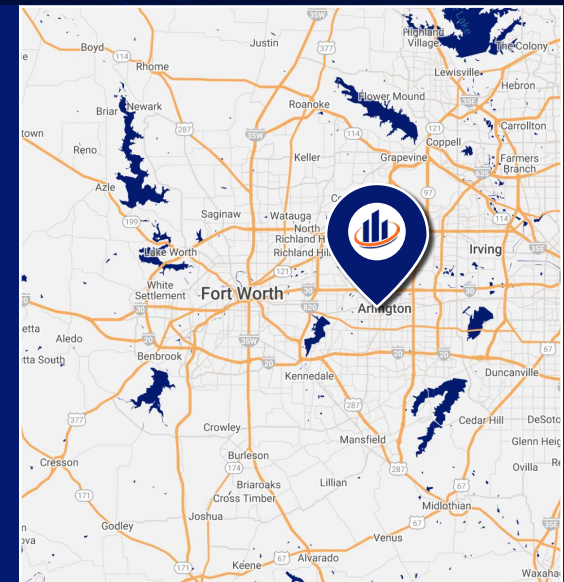


INDUSTRIAL/FLEX SPACE FOR LEASE

1133 W Main Street
Arlington, TX 76013

AVAILABLE:
8,000 SF



LEASE RATE
CONTACT BROKER

1133 W Main Street is located in the heart of central Arlington, Texas, just west of the University of Texas at Arlington and minutes from Downtown Arlington. The property sits along W Main Street, which connects to S. Cooper Street, Pioneer Parkway (SH 303), and W Abram Street, providing excellent accessibility throughout the city. The surrounding area features a dynamic mix of flex commercial, professional office, showroom, and low-impact industrial users, creating a strong environment for growing businesses, creative operators, and service-oriented companies. The location offers convenient access to major regional thoroughfares, including Interstates 20 and 30, allowing efficient connectivity to Downtown Fort Worth, Dallas, and DFW International Airport.

FEATURES

Building SF: 8,000 SF
Doors: 3 Drive Ins
Ceiling Height: 16'
Lot Size: 91 Acres

HIGHLIGHTS

- » Secure fenced yard with outside storage capability
- » Fully HVAC'd main building, including warehouse area
- » Flexible office/warehouse layout ideal for adaptive flex users
- » Dedicated and paint booth, carports and storage areas
- » CMU zoning allows a broad range of flex commercial and low-impact industrial uses

INDUSTRIAL/FLEX SPACE FOR LEASE

1133 W Main Street | Arlington, TX 76013



 DAVIS ST | 6,800 VPD

23,000 SF OUTSIDE STORAGE

8,000 SF MAIN BUILDING

 MAIN ST

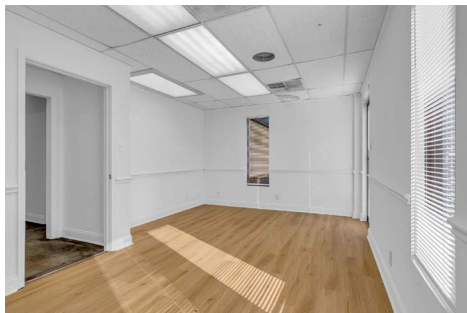
INDUSTRIAL/FLEX SPACE FOR LEASE

1133 W Main Street | Arlington, TX 76013



MAIN BUILDING

The main 8,000 SF building is configured approximately 50% office and 50% warehouse and is fully HVAC'd throughout, including the warehouse area. The warehouse space offers 16' clear height, three grade-level drive-in doors, and single-phase electrical service, providing a functional environment for light industrial, service, or contractor users.



INDUSTRIAL/FLEX SPACE FOR LEASE

1133 W Main Street | Arlington, TX 76013



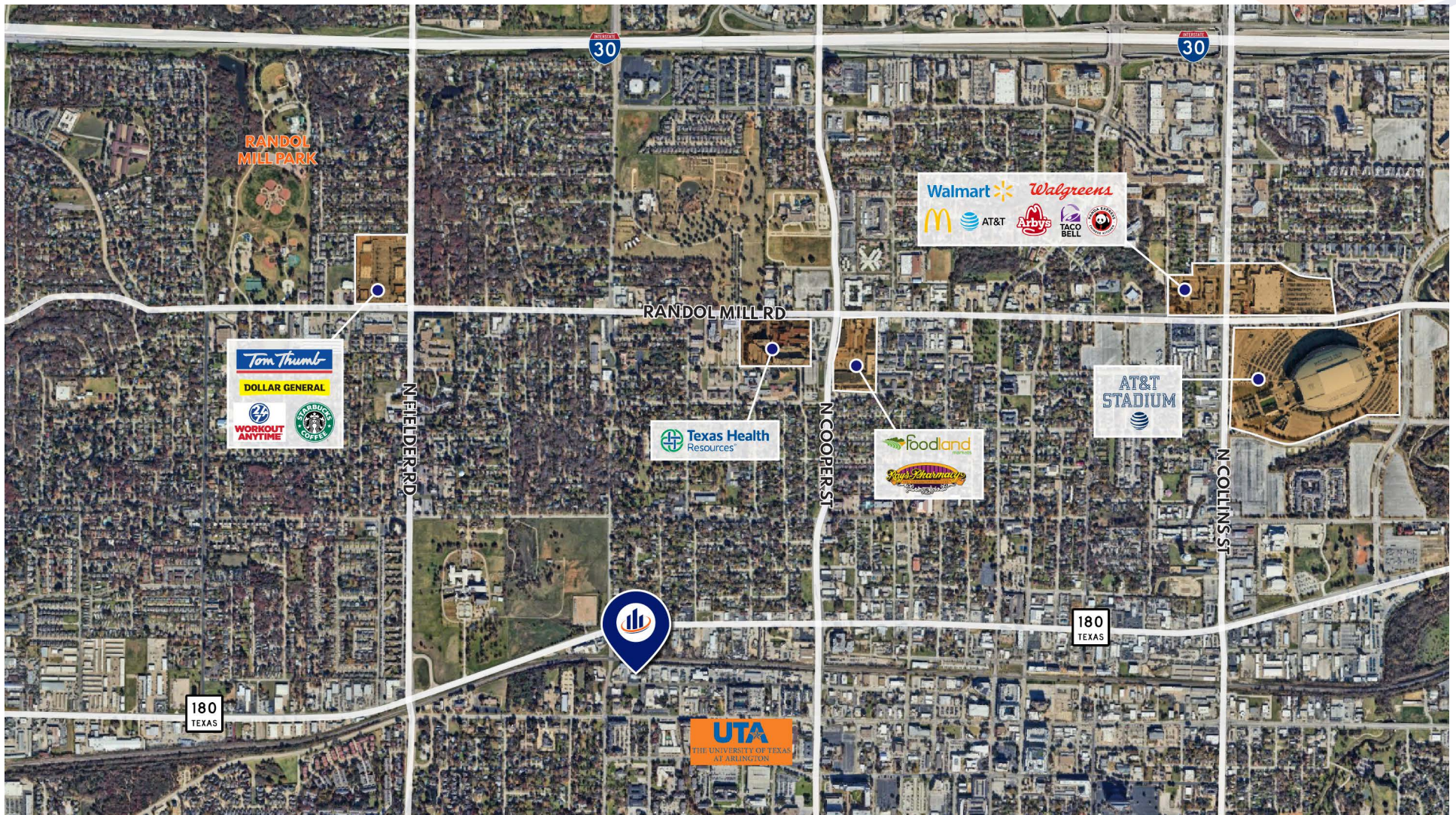
OUTSIDE & ACCESSORY STORAGE

The accessory workshop areas total approximately 2,700 SF located behind the main building and provide functional shop and storage space with electrical service but no HVAC. These workshops include an on-site paint booth and offer flexible utility for fabrication, finishing, or overflow storage, complementing the fully conditioned main building for users needing additional production or project space.



INDUSTRIAL/FLEX SPACE FOR LEASE

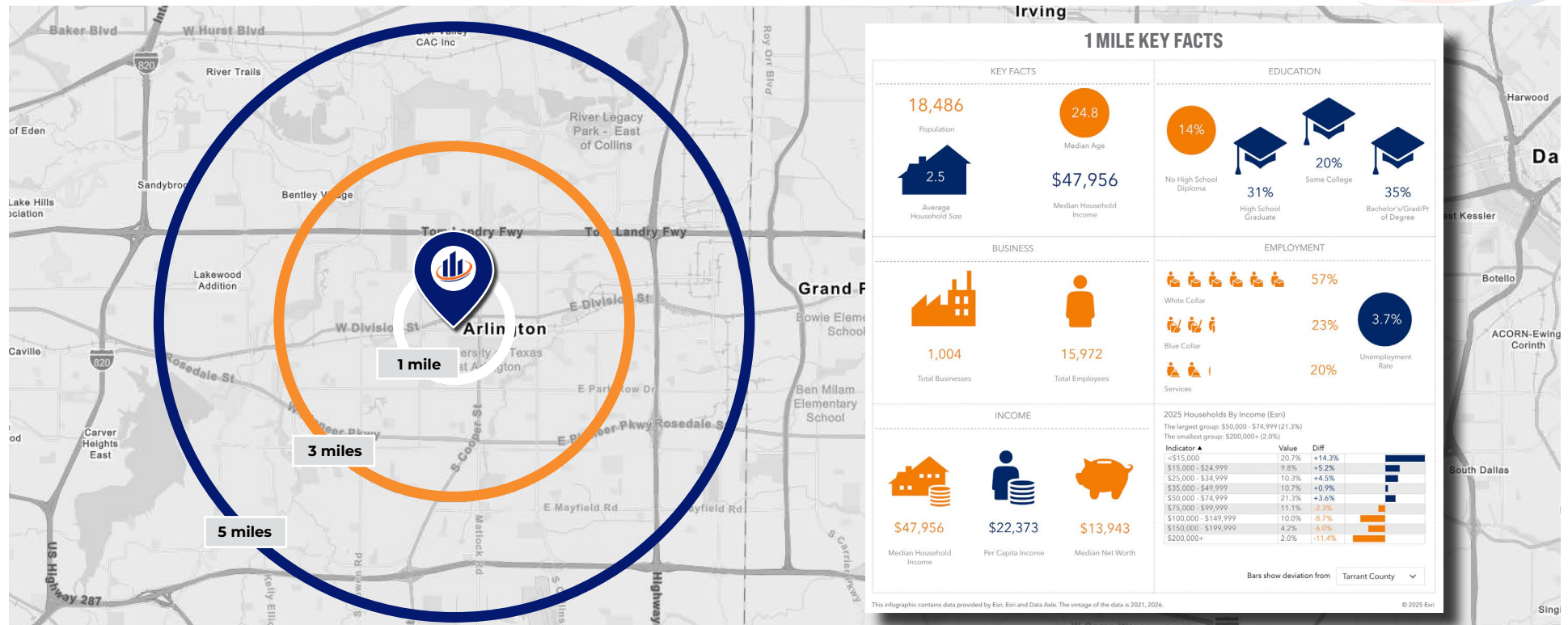
1133 W Main Street | Arlington, TX 76013



This property is located in Central Arlington, a well-connected area with convenient access to I-30 and the University of Texas at Arlington (UTA). Positioned near a mix of retail, dining, and residential neighborhoods, the location offers a professional setting in a thriving business community. Its central placement within the DFW metroplex makes it an ideal choice for businesses seeking accessibility and visibility in a growing market.

INDUSTRIAL/FLEX SPACE FOR LEASE

1133 W Main Street | Arlington, TX 76013



	2025 Summary			2030 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	18,486	129,488	287,519	18,259	129,100	290,771
Households	5,920	50,782	113,096	5,918	51,691	116,253
Families	2,823	29,269	67,638	2,762	29,211	68,616
Average Household Size	2.48	2.45	2.49	2.44	2.40	2.45
Owner Occupied Housing Units	1,626	21,782	48,862	1,700	22,487	51,219
Renter Occupied Housing Units	4,294	29,000	64,234	4,218	29,204	65,034
Median Age	24.8	33.4	34.2	24.9	34.3	35.1
Median Household Income	\$47,956	\$62,956	\$65,854	\$52,811	\$68,261	\$72,370
Average Household Income	\$61,587	\$85,370	\$90,780	\$65,642	\$92,565	\$99,807



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>DFW Trinity Advisors LLC</u>	<u>9004520</u>	<u>steve.fithian@svn.com</u>	<u>(817)288-5525</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Steve Fithian</u>	<u>407418</u>	<u>steve.fithian@svn.com</u>	<u>(817)288-5525</u>
Designated Broker of Firm	License No.	Email	Phone
<u>James Blake</u>	<u>340987</u>	<u>james.blake@svn.com</u>	<u>(817)288-5508</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Steven McPherson</u>	<u>767194</u>	<u>steven.mcpherson@svn.com</u>	<u>(817)781-8770</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date