

FOR LEASE  
**129,450 SF**

# FORUM

COMMERCE CENTER



**2240 FORUM DRIVE | ARLINGTON, TX**

 **JOHNSON  
DEVELOPMENT  
ASSOCIATES, INC.**  
Part of The Johnson Group

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

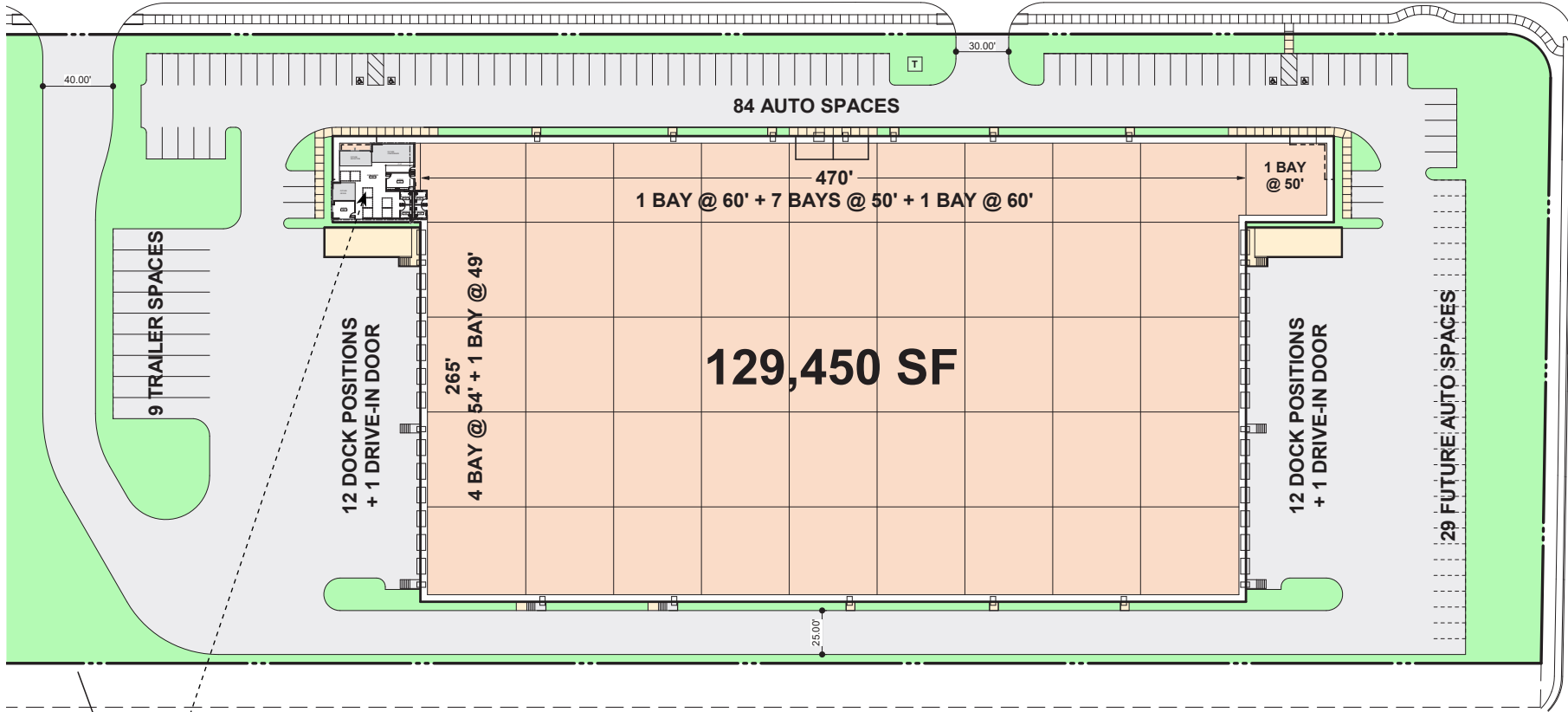
Premier Mid-Cities Location: Offers tenants efficient access to end users or consumers in both Dallas and Fort Worth.

- Building Size: 129,450 SF
- Spec Office: 2,514 SF
- Ability to Demise
- Clear Height: 32'
- Dock Doors: 24
- Ramps: 2
- Year Built: 2Q 2021 Delivery
- Column Spacing: 54' x 50'
- Configuration: Cross Dock
- Parking: 84 Car Parks (Expandable)
- Trailer Parks: Nine (9)
- Access: State Highway 360, Pioneer Parkway, State Highway 161
- Infill Site in Great Southwest Submarket

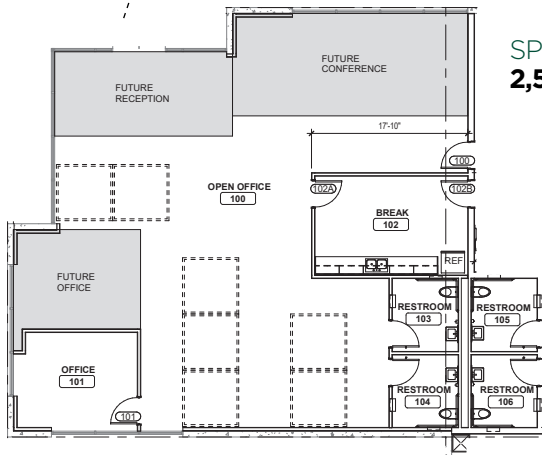




FORUM DRIVE



EAST ARKANSAS LANE



SPEC SUITE  
2,514 SF

SITE PLAN  
**129,450 SF**

# A DRIVING WORKFORCE

Great Southwest submarket lies in the heart of Dallas-Fort Worth with abundant access to blue collar workforce and easy access to major transportation thoroughfares.



14,674  
**POPULATION**  
*Within 1 Mile*



\$46,804  
**AVG. INCOME**  
*Within 1 Mile*



\$143,989  
**AVG. HOME VALUE**  
*Within 1 Mile*



27  
**MEDIAN AGE**  
*Within 1 Mile*

140,533  
**POPULATION**  
*Within 3 Miles*

\$59,504  
**AVG. INCOME**  
*Within 3 Miles*

\$153,415  
**AVG. HOME VALUE**  
*Within 3 Miles*

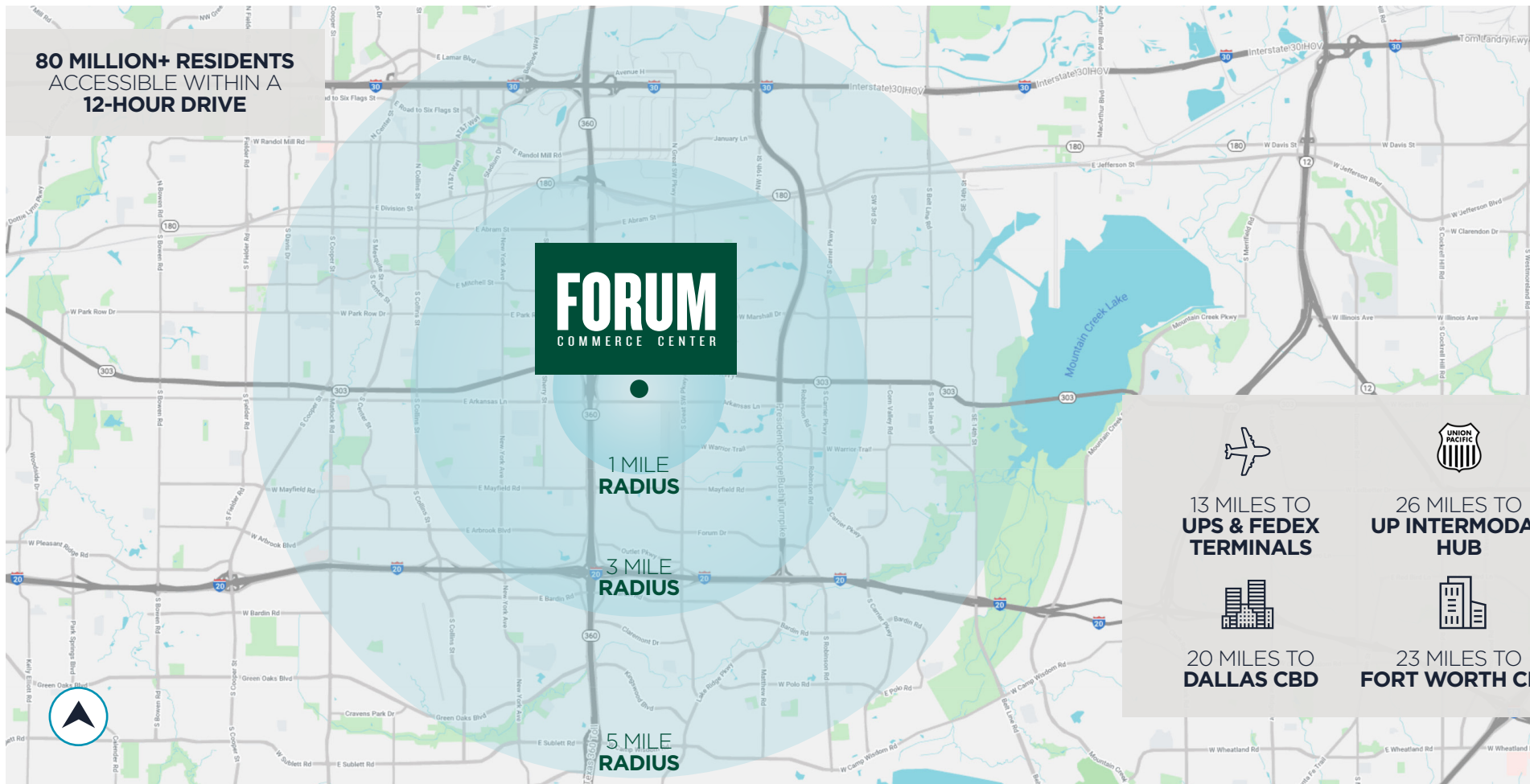
30  
**MEDIAN AGE**  
*Within 3 Miles*

343,050  
**POPULATION**  
*Within 5 Miles*

\$68,510  
**AVG. INCOME**  
*Within 5 Miles*

\$179,866  
**AVG. HOME VALUE**  
*Within 5 Miles*

31  
**MEDIAN AGE**  
*Within 5 Miles*







**FORUM**  
COMMERCE CENTER

PIONEER PKWY

360

161

360

161

**1 MILE**

TO STATE HIGHWAY 360

---

**2 MILES**

TO STATE HIGHWAY 161

---

**3 MILES**

TO INTERSTATE 20

---

**.25 MILES**

TO PIONEER PKWY

---

**13 MILES**

TO DFW AIRPORT



# CONTACT INFORMATION

## **DAVID ESEKE, SIOR**

david.eseke@cushwake.com

+1 972 663 9852

## **CLAY BALCH**

clay.balch@cushwake.com

+1 972 663 9853

