



Call **801-760-0315** for more information or to schedule a tour.

WORKBAY COLORADO - ARLINGTON, TX

Small warehouse space, ready in **days**.

Flex-warehouse + private offices in Arlington — **903 - 3,959 SF**

*A/C OFFICES

PRIVATE BATHROOMS

ON-SITE MANAGEMENT

24/7 ACCESS



FOR LEASE - FLEX WAREHOUSE

**Offered in select units*



ROOM TO WORK

Open, flexible workspace.

A finished office with flooring, lighting, and a window AC unit (select units), opening directly onto your warehouse bay — a professional front for meetings and paperwork, steps from the work.





Private Bathroom

10'x10' Roll-Up Garage Door

*AC Office

**Offered in select units*

12' Ceiling Height

LISTING HIGHLIGHTS

Small warehouse space, done right.

SMALL WAREHOUSE SUITES

Private **903–3,959 SF** flex units in a 110-unit park, built for auto shops, contractors, makers & eCommerce.

24/7 SECURE ACCESS

Come and go on your schedule, with park-wide CCTV and an on-site manager.

OFFICES AVAILABLE

Select units include a dedicated office with AC — a professional front room, steps from your bay.

MOVE-IN READY

Private bathroom, exposed 12ft ceilings and a 10'×10' roll-up door in every unit. Move in within days.

AUTO ALLOWED

Repair, service & detailing welcome — drive right up to your bay.

ARLINGTON

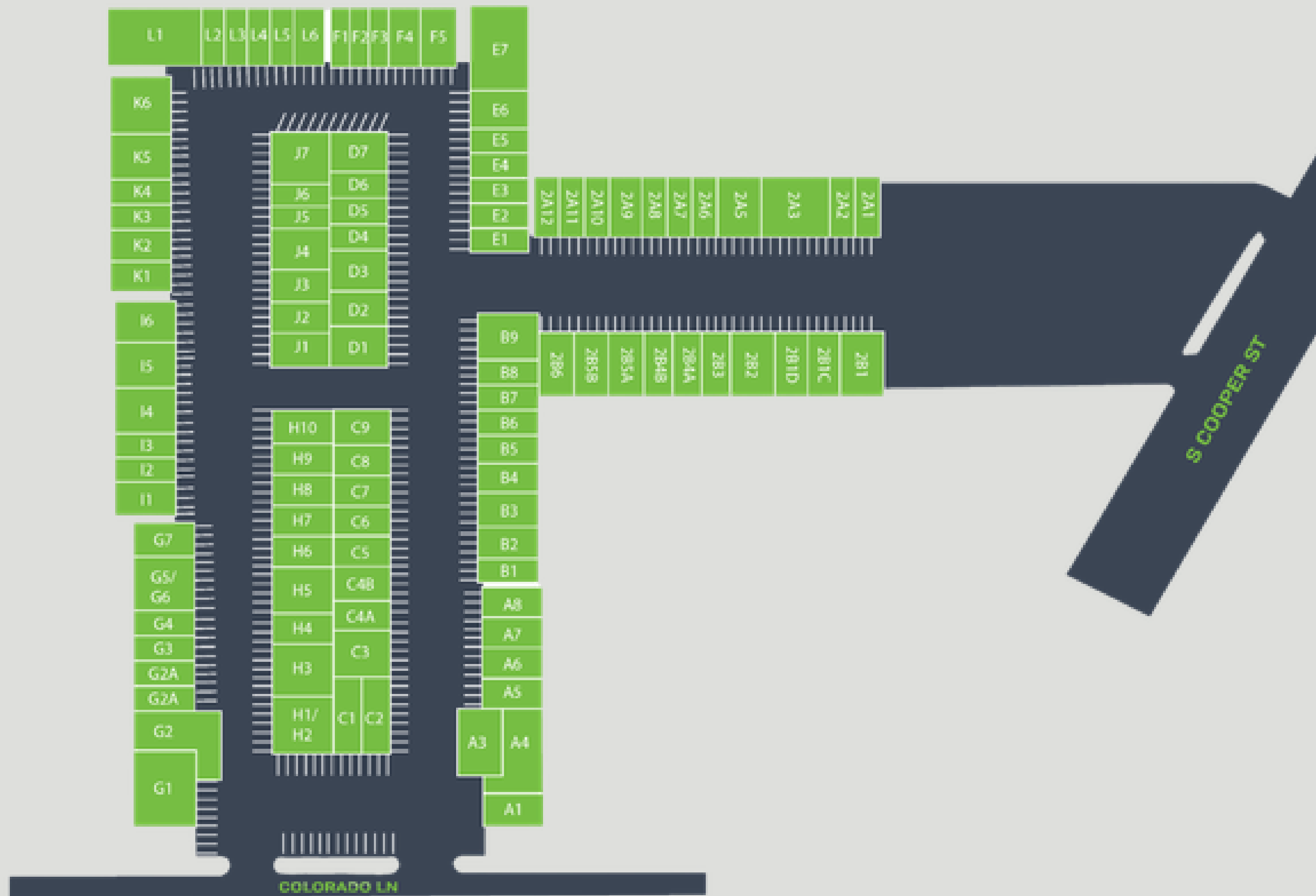
Minutes from I-20 and Highway 360, with easy reach to Downtown Fort Worth, DFW International Airport, and the Arlington Entertainment District.

BUILT FOR REAL WORK

Find the perfect WorkBay for you.

Outgrew the garage but not ready for a 3-year industrial lease? These bays are made for auto shops, trades, makers, and growing businesses in between.









TEMPERATURE CONTROLLED

Air-Conditioned Office *Offered in select units

A finished, air-conditioned office with direct access to the work area — comfortable space for meetings, calls, and paperwork.



NO SHARING

Private Bathroom

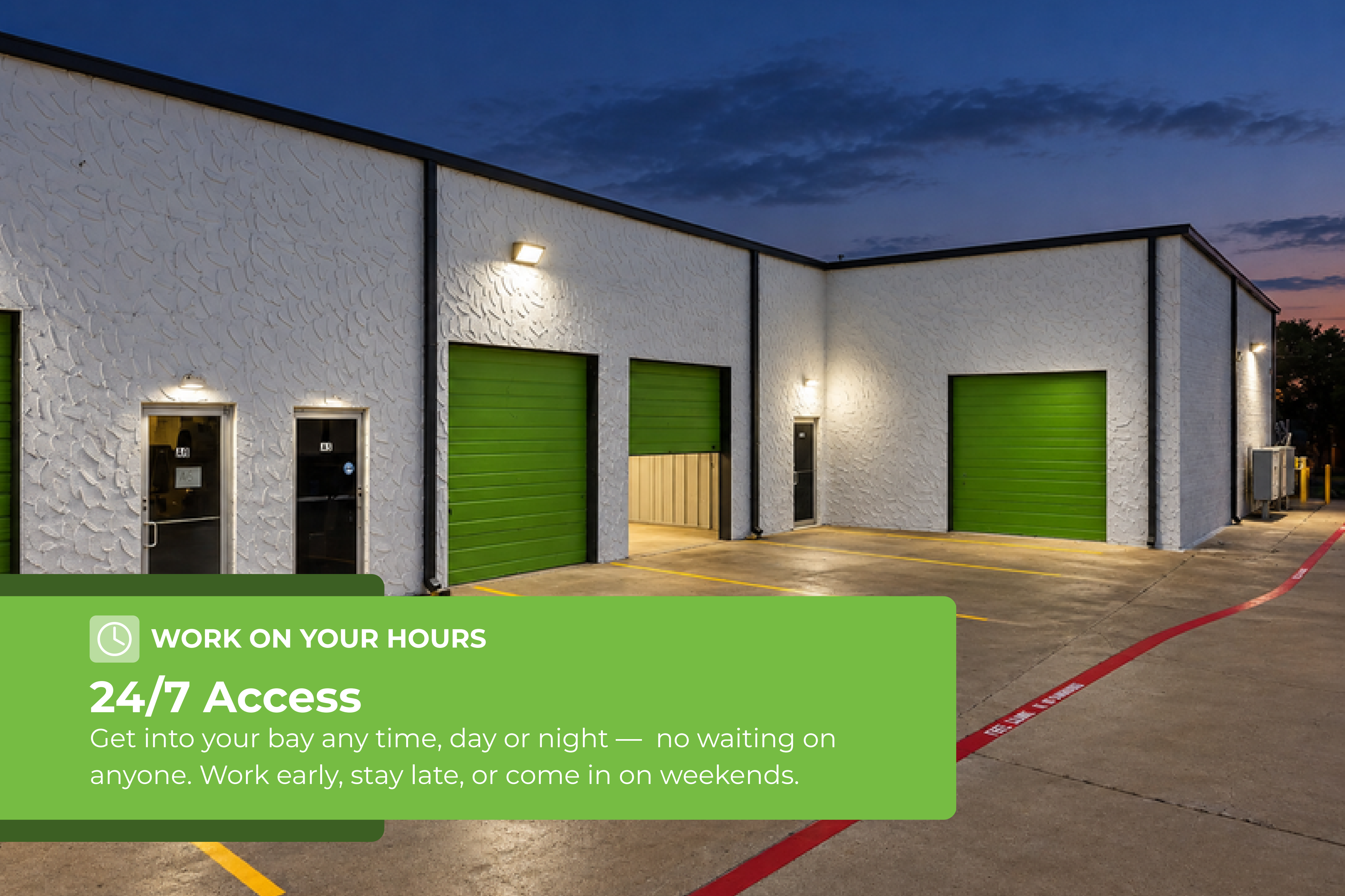
A clean, private bathroom inside your bay — no sharing with other tenants, no walking across the lot.



WE'RE HERE TO HELP

On-Site Management

A management team on-site from 8 to 6 for questions, maintenance, and day-to-day needs — so issues get handled fast.



WORK ON YOUR HOURS

24/7 Access

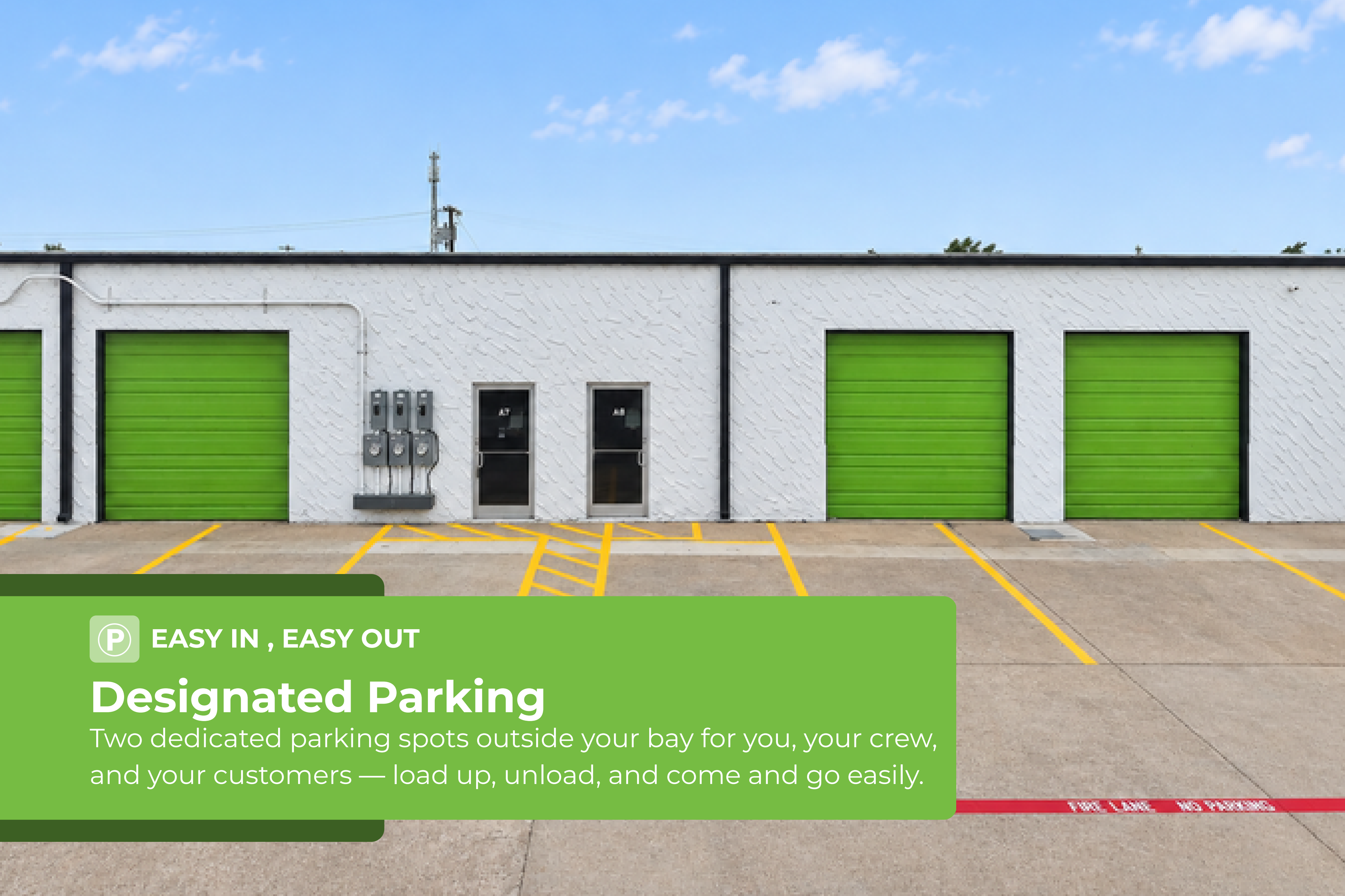
Get into your bay any time, day or night — no waiting on anyone. Work early, stay late, or come in on weekends.



EYES ON THE PROPERTY

CCTV Security

Recorded CCTV coverage across the property, day and night — protecting your bay, equipment, and inventory around the clock.



P EASY IN , EASY OUT

Designated Parking

Two dedicated parking spots outside your bay for you, your crew, and your customers — load up, unload, and come and go easily.

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YOUR OWN ADDRESS

On-Site Mailboxes

A dedicated, secure mailbox for your bay — so you've got a real business address for deliveries, right on the property.



WE HANDLE THE TRASH

On-Site Trash Service

Shared dumpsters on-site for everyday business waste — no hauling it off yourself, no separate service to arrange.



Bowen
400 N Bowen Rd, Arlington, TX 76012



Collins
132 S Collins St, Arlington, TX 76010



Colorado
1105 Colorado Ln, Arlington, TX 76015

YOU ARE HERE



Corzine
2163 Corzine Dr, Arlington, TX 76013



Harrison
1000 Harrison Ave, Arlington, TX 76011



Pioneer
2026 W Pioneer Pkwy, Pantego, TX 76013



Southwest
4412 Southwest Blvd, Fort Worth, TX 76116



Sterling (Lillard)
410-420 Lillard Rd, Arlington, TX 76012



Strickland
5051 David Strickland Rd, Fort Worth, TX 76119



Willard
6125 Willard Rd, Fort Worth, TX 76119



Nothing open? We've got more.