

# 1201 Sturgeon Ct. Arlington, TX 76001

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## Arlington, TX Industrial Warehouse Space For Lease

1201 Sturgeon Ct. Arlington, TX is located just east of South Cooper St. (Hwy. 157), approximately 3 miles south of Interstate 20 and 1.5 miles north of Hwy. 287. (Mapsco 110P)

The 30,134 SF facility was newly built in 2003 with a 5” concrete slab, insulated metal roof, skylights, and insulated metal construction. The buildings are well suited for storage, manufacturing, and distribution with 16’ to 21’ clear height. The buildings will have ample parking. The building is zoned “Industrial Manufacturing” by the city of Arlington and serviced by TXU Electric, TXU Gas, AT&T, Lone Star Gas, and city water and city sewer.



### Building Specifications

- This space is made up of units that are 2,511 SF each.
- Each unit is made up of Space Dimensions that are 40’ x 62.7’
- Each space consists of approximately 300 SF (1 office, 1 ADA Restroom).
- Spaces include one (1) 14’ x 12’ grade level door and one (1) 10’ x 10’ grade level door.
- Lease Rates are on a Gross basis and do include property taxes, building insurance and CAM
- For Additional information or to arrange an appointment for showing contact Jim Eaton with Ron Sturgeon Real Estate L.P. at 817.439.3224 (office) or 817.903.9438 (cell). Visit our website at [www.RDSRealEstate.us](http://www.RDSRealEstate.us)

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