

PEYCO SOUTHWEST REALTY, INC.

1703 North Peyco Drive ♦ Arlington, Texas 76001-6798 ♦ Metro (817) 467-6803
Fax (817) 465-7464 ♦ E-mail jmaibach@peycosouthwest.com ♦ Web Site peycosouthwest.com

6,780 SF Industrial Warehouse Space in Sturgeon Industrial Park For Lease

1205 Sturgeon Ct. Suite 107, Arlington, TX, which is located just east of South Cooper St. (Hwy. 157), 3 miles south of Interstate 20, just south of Harris Rd. (Mapsco 110P)

The facility is newly built in 2000. Built with a 5" concrete slab, insulated metal roof, skylights, and partial concrete tilt wall construction. The buildings are well suited for storage, manufacturing, and distribution with 3-phase power, a full sprinkler system and 18' to 22' clear height. The buildings will have ample parking and large dock high tractor trailer access.

The building is zoned "Industrial Manufacturing" by the city of Arlington and serviced by TU Electric, Southwestern Bell, Lone Star Gas, and city water and city sewer.



Building Specifications

- Space Dimensions are 56.5' x 120'
- The space has one (1) overhead 12' x 14' grade level door and (1) 12x12 dock level door.
- The space has fire sprinkler protection.
- The space consists of approximately 1,000 SF of office. (2 offices, 1 Reception, 1 Conference, 1 breakroom and 2 ADA Restrooms).
- For Additional information or to arrange an appointment for showing, contact Jordan Foster, Robert River, or Jim Maibach of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jfoster@peycosouthwest.com, rrivera@peycosouthwest.com, or jmaibach@peycosouthwest.com. Our website can be viewed at www.peycosouthwest.com.

Information furnished is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Information is subject to change in price, errors and omissions, prior sales or withdrawal without notice, and to any special listing conditions imposed by out principals.