

PEYCO SOUTHWEST REALTY, INC.

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6,750 SF Industrial Warehouse Space in Sturgeon Industrial Park For Lease

1205 Sturgeon Ct. Suite 105, 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 and 18' to 22' clear height. The buildings 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 size is 6,750 SF
- The space has one (1) 12' x 12' grade level door and two (2) 10' x 10' dock level doors.
- The space consists of approximately 900 SF of A/C Finish out/Office area. All Finish-out tiled and painted.
- The space has an 18' to 22' clear height and has heavy 3-phase power w/ 200 amp service.
- The space is fully sprinklered.
- For Additional information or to arrange an appointment for showing, contact Jim Maibach or Blake Martensen of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jmaibach@peycosouthwest.com or blake@peycosouthwest.com. Our website can be viewed at www.peycosouthwest.com.

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