

# PEYCO SOUTHWEST REALTY, INC.

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7000 South Cooper Street ♦ Arlington, Texas 76001-6720 ♦ Metro (817) 467-6803 ♦ Fax (817) 465-7464

## **23,625 SF & 27,000 SF Industrial Warehouses in Sturgeon Industrial Park For Lease**

1209 & 1205 Sturgeon Ct., 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 facilities are 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 will have ample parking and large dock high tractor trailer access.

Both buildings are 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**

#### **1209 Sturgeon Ct**

- Building Dimensions are 225' x 105'
- Spaces can be divided into four (4) separate 5,906 SF lease spaces.
- Each 5,906 SF space will consist of one (1) overhead 12' x 14' grade level door and one (1) overhead 10' x 10' dock level door.
- Each 5,906 SF space will consist of approximately 650 SF of office (2 offices, 1 Reception, and 2 ADA Restrooms).

#### **1205 Sturgeon Ct**

- Building Dimensions are 225' x 120'
  - Spaces can be divided into two (2) separate 13,500 SF lease spaces.
  - Each 13,500 SF space will consist of one (1) overhead 12' x 14' grade level door and four (4) overhead 10' x 10' dock level doors.
  - Each 13,500 SF space will consist of approximately 810 SF of office. (2 offices, 1 Reception, 1 Conference and 2 ADA Restrooms).
- Lease Rate at \$4.75/SF Gross on a 3-5 year term.
  - 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](mailto:jmaibach@peycosouthwest.com) or [blake@peycosouthwest.com](mailto:blake@peycosouthwest.com) . Our website can be viewed at [www.peycosouthwest.com](http://www.peycosouthwest.com).

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