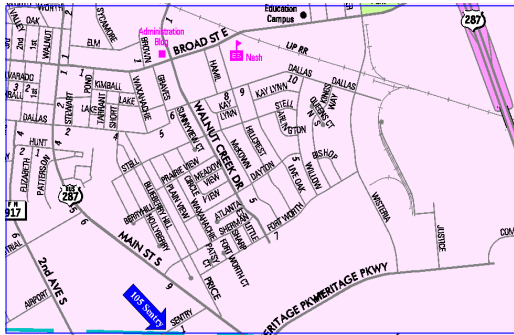


PEYCO SOUTHWEST REALTY, INC.

1703 North Peyco Drive Arlington, Texas 76001-6798 • Metro (817) 467-6803 • Fax (817) 465-7464

www.peycosouthwest.com
jfoster@peycosouthwest.com

25,000 Square Foot Industrial Warehouse with Cranes and Outside Storage For Lease



105 Sentry Drive North, Mansfield, TX , Johnson County (Lot 3, Block C in the Sentry Industrial Park), which is located between FM 917 and Bus 287, just inside the Johnson County line (FW Mapsco 124X). The building is concrete tilt-wall with a concrete slab foundation, metal roof, storage buildings, decked mezzanine and air conditioned office. The building is well suited for storage, manufacturing, and distribution. The building has ample parking and dock-high tractor trailer access and sits on 2.44 acres of land.



Office Specifications

- 3,884 SF painted, carpeted, heated, and air-conditioned.
- 7 private offices with 3 restrooms.
- Ample customer parking.
- 2 break areas.
- Storage & open areas.
- Reception areas.

Warehouse Specifications

- Total warehouse is 21,116 SF with a 3,884 SF decked mezzanine.
- The warehouse area access consists of two (2) overhead, dock-high doors and one (1) grade level access door and two (2) overhead cranes.

10 Jib cranes...2 five-ton cranes and 1 three-ton crane

- **Lease rate at \$4.25/SF Gross on a 3-5 year term on 25,000 SF.**
- For additional information or to arrange an appointment for showing, contact Jordan Foster, Robert Rivera, or Jim Maibach at Peyco Southwest Realty, Inc. at Metro (817) 467-6803 or (817) 467-6633.



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