

# PEYCO SOUTHWEST REALTY, INC.

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1703 North Peyco Drive  
Fax (817) 465-7464

à Arlington, Texas 76001-6798  
à Web Site [www.peycosouthwest.com](http://www.peycosouthwest.com)

à Metro (817) 467-6803

## **16.000 Square Foot Industrial Warehouse For Lease**

6701 Exchange Dr., Tarrant County, TX 76063. From U.S. Hwy. 287 go south on Main St. (F.M. 157) then go right on Debbie Lane (Hwy. 1187), go approximately 2 miles and turn left into the Peyco 1187 Industrial Park. Go to the very end of the park and the free standing warehouse building is the last one on the left.

The facility was built in 1989. Built with a concrete slab, it is an insulated metal clad building w/ skylights, and an area for outside storage. The buildings are well suited for storage, manufacturing, and distribution. The building has ample parking and large dock high tractor trailer access.



### **Building Specifications**

- The warehouse area access consists of one (1) overhead dockplatform w/ a roll-up door, two (2) overhead grade-level roll up doors and has a 14' eave height to a 16' clear at center height. The building has heavy electric power with 3 phase service.
- The office area consists of 1 executive office, 4 private offices, a reception area, a lunchroom/conference room, and a restroom. Offices are fully tiled, painted, heated and air-conditioned.
- Lease Rate at \$3.25/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 reach us at our website which is at [www.peycosouthwest.com](http://www.peycosouthwest.com).

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