

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

2,511 SF up to 10,044 SF Industrial Warehouse Spaces in Sturgeon Industrial Park For Lease

1121 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 30,134 SF facility is newly built in 2006. Built with a 5" concrete slab, insulated metal roof, skylights, and insulated metal construction. The buildings are well suited for storage, manufacturing, and distribution with 16' to 21' clear height. The buildings will have ample parking and large dock well tractor trailer access upon request. The building is zoned "Industrial Manufacturing" by the city of Arlington and serviced by TXU Electric, TXU Gas, Southwestern Bell, and city water and city sewer.



Building Specifications

- Space Dimensions are 40' x 62.775'
- Buildings can be leased in any increments of 2,511 SF
- Each space has one (1) overhead 12' x 14' grade level door and one (1) overhead 10' x 12' grade level door
- Four (4) of the spaces on the east side of the building have one (1) overhead Dock Well Door per space, these spaces have one (1) grade level door only.
- Each space consists of approximately 350 SF (1 office, 1 ADA Restroom). Offices can be added for add'l cost.
- Lease Rates are on a gross basis and include property taxes, building insurance and CAM; they are based on leasing 2,511 SF spaces. **Spaces w/ no dock are \$6.75/SF (\$1,400/month)...middle spaces w/ dock are \$6.95/SF.....** For Additional information or to arrange an appointment for showing, contact Jordan Foster, Robert Rivera, or Jim Maibach of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jmaibach@peycosouthwest.com, jfoster@peycosouthwest.com, or rrivera@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.