

# PEYCO SOUTHWEST REALTY, INC.

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## **4,200 SF Industrial Warehouse Space at 8001 Valcasi Suite 102 and 103**

8001 Valcasi, Suite 102 and 103, Arlington, TX, which is located just east of U.S. Highway 287, just south of Turner Warnell. (Mapsco 109-U)

The 9,000 SF facility was newly built in 2006. Built with a 5" concrete slab, insulated metal roof, and insulated tilt-wall construction. The building is well suited for storage, manufacturing, and distribution with 16' clear height. The buildings will have ample parking. The building is zoned "Industrial Manufacturing" by the city of Arlington and serviced by TXU Electric, TXU Gas, Southwestern Bell, Lone Star Gas, and city water and city sewer.



## **Building Specifications**

- This space is made up of 2 units. Each unit is made up of Space Dimensions that are 24' 8" x 57' 7"
- This space three (3) 12' x 14' dock level doors.
- Each space will consists of approximately 400 SF (1 office, 1 ADA Restroom). Lease Rate is \$6.95/SF Gross.
- For Additional information or to arrange an appointment for showing, contact Jim Maibach, Jordan Foster or Robert Rivera of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at [jmaibach@peycosouthwest.com](mailto:jmaibach@peycosouthwest.com), [jfoster@peycosouthwest.com](mailto:jfoster@peycosouthwest.com), or [rrivera@peycosouthwest.com](mailto:rrivera@peycosouthwest.com).
- Our website can be viewed at [www.peycosouthwest.com](http://www.peycosouthwest.com).

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