

PEYCO SOUTHWEST REALTY, INC.

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2,511 SF Industrial Warehouse Space **at 1201 Sturgeon Ct., Suite 123**

1201 Sturgeon Ct., Suite 123 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 was newly built in 2003. 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. 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 1 units. Each unit is made up of Space Dimensions that are 40' x 62.7'
- Each space consists of approximately 300 SF (1 office, 1 ADA Restroom). Lease Rate is \$6.50/SF Gross.
- This space one (1) 14' x 12' grade level door and one (1) 10' x 10' grade level door.
- For Additional information or to arrange an appointment for showing, contact Jim Maibach or Jordan Foster of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jmaibach@peycosouthwest.com or jfoster@peycosouthwest.com . Our website can be viewed at www.peycosouthwest.com.

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