

PEYCO SOUTHWEST REALTY, INC.

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13,500 Square Foot Industrial Office/Warehouse For Lease

921 W. Mayfield Rd, Suite 108 is located approximately 2 miles North of I-20. From I-20 take Cooper St. North approximately 2 miles, then go east on Mayfield Rd. Shoreline Industrial Park will be on the north side of Mayfield Rd. The Shoreline Industrial Park is located approximately halfway between Matlock Rd. and Cooper St. on Mayfield Rd.

The facility was renovated in 1999. Built with a concrete slab, it is an insulated metal clad building w/ skylights, and 3-phase electrical service. The buildings are well suited for storage, manufacturing, and distribution. The building has ample parking and a free standing office building in front of the warehouse space.



Building Specifications

- The warehouse area access consists of two (2) grade level doors (one of the grade level doors is a 12' x 12' roll up door and the other is a 14' x 12' sliding door) and has a 16' eave height to a 24' clear at center height. The building has heavy electric power with 3-phase service.
- The office is a separate free-standing building that measures 50' x 30' (1,500 SF) and consists of 1 executive office, 4 private offices, a reception area, and 2 restrooms. Offices are fully tiled, painted, heated and air-conditioned.
- Lease Rate at \$3.85/SF Gross on a 3-5 year term
- 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 reach us at our website which is at www.peycosouthwest.com.

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