



# Peyco Southwest Realty Inc.

Real Estate Brokerage \* Development \* Appraisals \* Property Tax Consulting  
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## Southwest Business Park

**Now Leasing**

7900 and 7920 Rodeo Trail  
Tarrant County, Texas 76063

Office/Warehouse Leasing Information Package:  
Two 12,000 SF Office/Warehouse Buildings

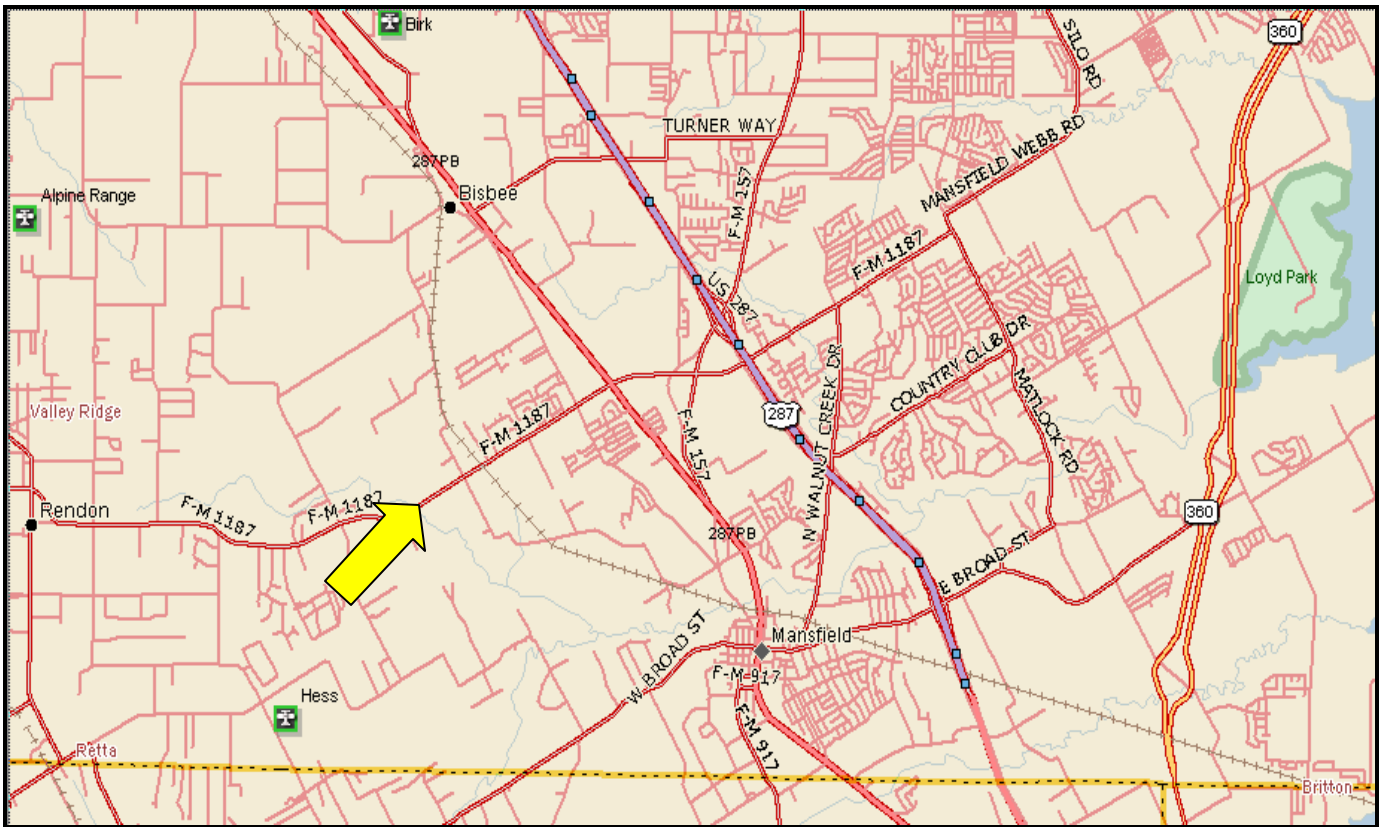


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Provided by:  
Peyco Southwest Realty Inc.  
1703 N. Peyco Drive  
Arlington, Texas 76001



## Property Description- Southwest Business Park

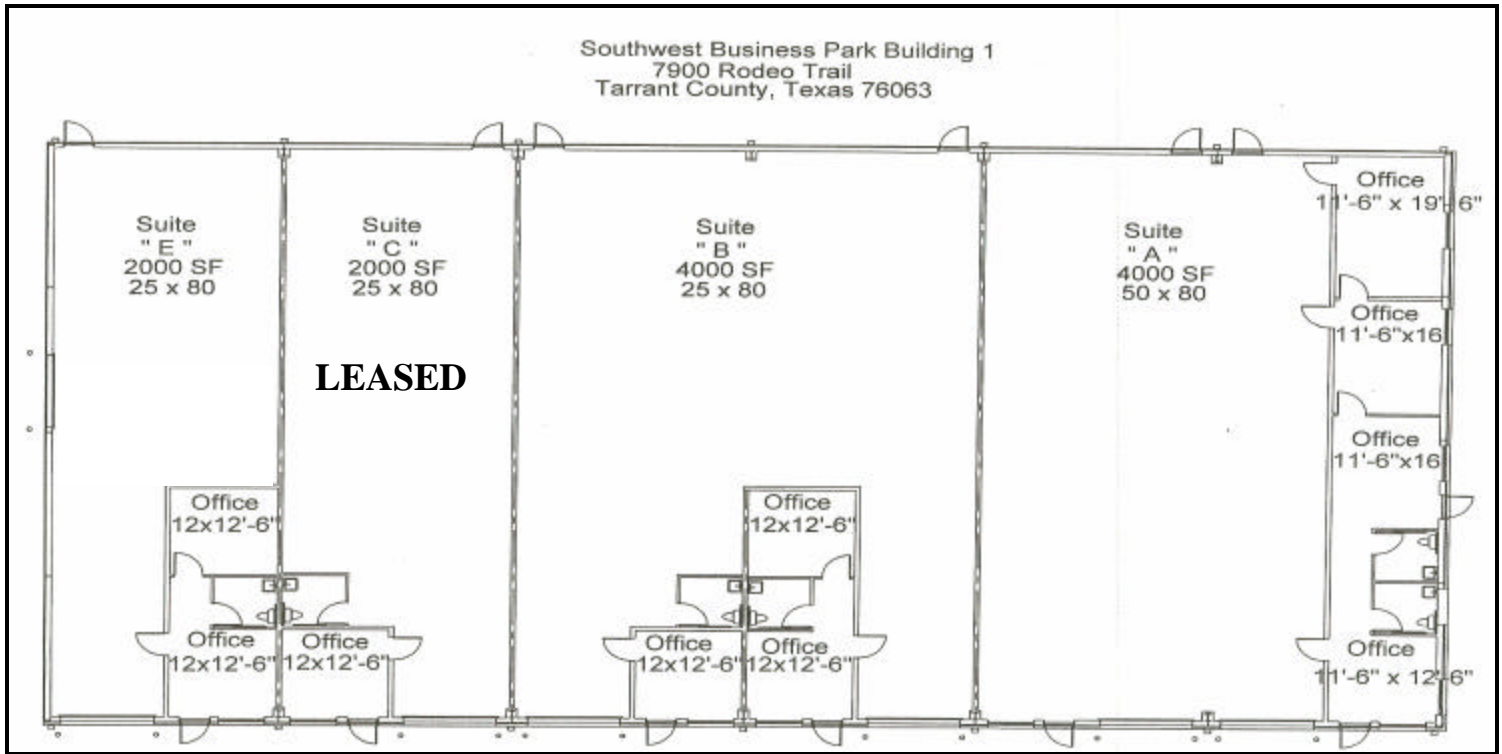
**Location:** This new upscale business park is located 7900 and 7920 Rodeo Trail in Tarrant County, Texas 76063. This location is just outside Mansfield city limits just minutes from U.S. Highway 287 and Interstate 35. The buildings also have Highway 1187 visibility and access giving excellent site exposure. The buildings do not have to conform to any city requirements nor apply for a certificate of occupancy, which allows tenants an easier time of opening and operating their business.

**Improvements:** Southwest Business Park is a development that consists of (2) individual 12,000 SF office/warehouse flex spaces totaling 24,000 SF. This development will cater to business owners with small space requirements. The buildings can be divisible into 2,000 SF spaces and 4,000 SF spaces.

**Amenities:** Each of these 2,000 SF spaces will include at least one 12' x 12'6" office space. One 4,000 SF space has 4 offices totaling approximately 735 SF and the other 4,000 SF space has 3 offices totaling approximately 450 SF. See Site Plan on the next page for a detailed breakdown of the newly constructed office/warehouse spaces. Also included will be 3 phase power, tall ceilings, electric central heat and air conditioning for office area, restroom, a 10x14 overhead door, insulated warehouse, rear ventilation/personal door, skylights, and an exterior cultured stone finish.

**Lease Rates:** The individual 2,000 SF spaces will start as low as \$1,425/per month. For more information contact Jordan Foster, Robert Rivera, or Jim Maibach @ 817-467-6803.

# Building 1



# Building 2

