

PEYCO SOUTHWEST REALTY, INC.

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5,134 SF Industrial Warehouse Space in Sturgeon Industrial Park For Lease

1205 Sturgeon Ct. Suite 103, 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 facility is newly built in 2000. Built with a 5" concrete slab, insulated metal roof, skylights, and partial concrete tilt wall construction. The buildings are well suited for storage, manufacturing, and distribution with 3-phase power and 18' to 22' clear height. The buildings have ample parking and large dock high tractor trailer access.

The building is zoned "Industrial Manufacturing" by the city of Arlington and serviced by TU Electric, Southwestern Bell, Lone Star Gas, and city water and city sewer.



Building Specifications

- Space size is 5,134 SF
- The space has one (1) 12' x 12' grade level door and (1) 12x12 dock level door.
- The space consists of approximately 1,200 SF of A/C Finish out/Office area. All Finish out tiled and painted.
- The space has an 18' to 22' clear height and has heavy 3-phase power w/ 200 amp service.
- The space is fully sprinkled.
- Lease Rate at \$5.25/SF Gross on a 3-5 year term.
- For Additional information or to arrange an appointment for showing, contact Jordan Foster, Robert River, or Jim Maibach of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jfoster@peycosouthwest.com, rrivera@peycosouthwest.com, or jmaibach@peycosouthwest.com. Our website can be viewed at www.peycosouthwest.com.

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