

# PEYCO SOUTHWEST REALTY, INC.

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## **19,080 SF Industrial Warehouse for Lease**

6761 Exchange Dr., Tarrant County, TX 76063. From U.S. Hwy. 287 go south on Main St. (F.M. 157) then go right on Debbie Lane (Hwy. 1187), go approximately 2 miles and turn left into the Peyco 1187 Industrial Park.

The facility was built in 1989. Built with a concrete slab, it is an insulated metal clad building w/ skylights, and an area for outside storage. The buildings are well suited for storage, manufacturing, and distribution. The building has ample parking and large dock high tractor trailer access.



### **Building Specifications**

- The warehouse area access consists of four (4) overhead Dock level w/ roll-up doors and three (3) overhead Grade level w/ roll-up doors and has a 16' clear at center height. The building has 3 phase power.
- 5,000 SF of nicely finished out office area.
- Outside Storage
- Lease Rate at \$3.35/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](http://www.peycosouthwest.com).

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