

PEYCO SOUTHWEST REALTY, INC.

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28,055 SF Industrial Warehouse **Space For Sale or For Lease**

1009 Commercial Blvd South, Arlington, TX, which is located just east of South Cooper St. (Hwy. 157), 3 miles south of Interstate 20, just south of Harris Rd. on Commercial Blvd South (Mapsco 110P)

The facility was built in 1986. Built with a 5" concrete slab, insulated metal roof, skylights, and concrete tilt wall construction. The buildings are well suited for storage, manufacturing, and distribution and 18' to 22' clear height. The buildings will 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

- The space has seven (7) 12' x 12' overhead roll-up grade level door, and three (3) 10' x 10' overhead roll-up dock level doors
- The space consists of approximately 1,500 SF of main office as well a few other office areas. (6 offices, 1 Reception/Display Room, 1 conference room, and 2 Restrooms).
- Space has approximately 500 SF of climate-controlled storage
- 3-phase power
- 100 % fully sprinkled warehouse high rated for Group three hazardous/flammable materials
- Space is demised into three sections with 6" thick, 2-hour firewalls on the interior and the exterior walls
- Large parking and concrete area around the building.
- **Lease Rate at \$4.75/SF Gross on a 3-5 year term. Purchase Price \$1,050,000.**
- 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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