

PEYCO SOUTHWEST REALTY, INC.

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12,000 SF Industrial Warehouse with Outside Storage **Space For Sale or For Lease**

1014 Commercial Blvd North, 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 North (Mapsco 110P)

The facility was built in 1978. 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 20' 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 (3) 12' x 12' overhead roll-up grade level door
- The space consists of approximately 1,000 SF of main office area as well a shop office area with climate controlled shop space.
- 3-phase power
- Space is demised into two sections with 6" thick, 2-hour firewalls on the interior and the exterior walls
- Large parking and concrete area around the building.
- Approximately 15,000 SF of Outside storage area with 4- 2,000 SF and 6- 4,000 SF above ground storage tanks.
- Ideal building for a painting/coating company, and owner will sell part of the equipment in the building if needed
- **Lease Rate at \$4.25/SF Gross on a 3-5 year term.**
- **Purchase price of \$400,000**

- For Additional information or to arrange an appointment for showing, contact Jordan Foster, Robert Rivera, or Jim Maibach or of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jmaibach@peycosouthwest.com , jfoster@peycosouthwest.com, or rivera@peycosouthwest.com . Our website can be viewed at www.peycosouthwest.com.

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