

PEYCO SOUTHWEST REALTY, INC.

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4,730 SF Industrial Warehouse **Space For Lease**

1200 Commercial Blvd, Suite 102, 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 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

- Space Dimensions are 55' x 86'
- The space has one (1) overhead roll-up grade level door, and two (2) overhead roll-up dock level door
- The space consists of approximately 730 SF of office. (2 offices, 1 Reception, and 2 ADA Restrooms).
- Lease Rate at \$5.50/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 e-mail us at jmaibach@peycosouthwest.com, jfoster@peycosouthwest.com, or rrivera@peycosouthwest.com. Our website can be viewed at www.peycosouthwest.com.

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