

# PEYCO SOUTHWEST REALTY, INC.

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## **12,000 Square Foot Industrial Warehouse For Lease**

6720 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 two (2) overhead docks w/ a roll-up door and one (1) overhead grade-level roll up door and has a 14' eave height to a 16' clear at center height. The building has heavy electric power with 3 phase service.
- The office area is approximately 800 SF and consists of 3 private offices, a reception area, and 2 restrooms. Offices are fully tiled, painted, heated and air-conditioned.
- The building has a fenced outside storage area
- Lease Rate at \$3.75 /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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