

PEYCO SOUTHWEST REALTY, INC.

7000 South Cooper Street ♦ Arlington, Texas 76001-6720 ♦ Metro (817) 467-6803 ♦ Fax (817) 465-7464

23,306 Square Foot Industrial Warehouse For Lease

1200 Commercial South Blvd, Arlington, TX 76001, which is located between South Cooper St. (Hwy. 157) and Matlock Rd., just south of Harris Rd. (Mapsco 110Q) and 3 miles south of Interstate 20.

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. The building will have ample parking and large dock high tractor trailer access.

Building Specifications

- Total Building dimensions are 271’ x 86’
- The warehouse area access consists of twelve (12) overhead dock high 10’ x 10’ roll-up doors, and has a 18’ eave height to a 22’ clear at center height. The building has heavy electric power with 3 phase service at 225 amps.
- Each office area (if building subdivided) is approximately 1,092 square feet. They consist of two private offices, a reception area, a conference room, and two ADA restrooms as required by code. Offices are fully tiled, painted, heated and air-conditioned.
- Zoned “Industrial Manufacturing” by the city of Arlington and serviced by TU Electric, Southwestern Bell, Lone Star Gas, and city water and city sewer.
- Lease Rate at \$4.75/SF Gross on a 3-5 year term, building can be subdivided into 2 separate 11,653 SF spaces.
- For Additional information or to arrange an appointment for showing, contact Jim Maibach or Blake Martensen of Peyco Southwest Realty, Inc. 817-467-6803. Or e-mail us at jmaibach@peycosouthwest.com or blake@peycosouthwest.com . Our website can be viewed at www.peycosouthwest.com.

Information furnished is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Information is subject to change in price, errors and omissions, prior sales or withdrawal without notice, and to any special listing conditions imposed by out principals.

