

1205 Sturgeon Ct. Arlington, TX 76001

Industrial Warehouse Space in Sturgeon Industrial Park For Lease

1205 Sturgeon Ct. Arlington, TX is located on the east side of South Cooper St. (Hwy. 157), approximately 3 miles south of Interstate 20 and 1.5 miles north of Hwy. 287, just south of Harris Rd. (Mapsc0 110P)

The facility was built in 2000 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 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, AT&T, Lone Star Gas, and city water and city sewer.



Building Specifications

- Total building size is 50,662 SF
- The building includes 12' x 12' grade level doors and 10' x 10' dock level doors.
- The space has an 18' to 22' clear height and has heavy 3-phase power w/ 200 amp service.
- The space is fully sprinklered.
- Lease Rates are on a Gross basis and do include property taxes, building insurance and CAM.
- For Additional information or to arrange an appointment for showing, contact Jim Eaton with Ron Sturgeon Real Estate L.P. at 817.439.3224 (office) or 817.903.9438 (cell). Visit our website at www.RDSRealEstate.us

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