

Success Story



Stewart & Stevenson Power Products

The Client

Stewart & Stevenson is a leading designer, manufacturer and marketer of specialized equipment and a leading provider of aftermarket parts and service to the oil and gas and other industries that they have served for over 100 years. Their diversified product offerings include equipment for well stimulation, well workover and service, drilling, coiled tubing, cementing, nitrogen pumping, power generation and electrical systems as well as engines, transmissions and material handling equipment. As a result of their long history and product quality, they have a substantial installed base of equipment and their commitment to providing aftermarket parts and service remains a significant portion of their proud tradition. They also provide rental equipment to a broad range of customers.

Headquartered in Houston, Texas since 1902, they operate from a network of 53 strategic locations. Leveraging more than a century of business excellence, they are building for the next century.



The Challenge

Stewart & Stevenson Power Products had reached capacity at its Fort Worth location and had attempted to locate a facility that met their needs for years. They were in an area that was not desirable but the needs were very specific, making the task of locating a suitable alternative extremely difficult.



The Solution

Understanding the market, it was realized that an existing crane served facility with an existing wash bay in the target size range and location did not exist. By identifying the critical components of the requirement and expanding the geographic area, we were able to locate a first class facility that could accommodate the retrofit needed to meet the long-term need and negotiated a deal that allowed the landlord to absorb the costs of the tenant improvements.



Transaction Summary

- **Address**
3025 Great Southwest Parkway N.
- **Size**
64,800 SF
- **Submarket**
Grand Prairie/Arlington
- **Transaction Type**
Lease
- **Property Owner**
Teachers Insurance & Annuity