

FOR SALE OR LEASE - 26,952 SF
612 BURLINGTON RD.
SAGINAW, TX 76179



LOCATION

| | |
|-----------|------------------------------|
| COUNTY | Tarrant County |
| MARKET | North Ft. Worth Ind. |
| SUBMARKET | Meacham Fld./Fossil Cr. Ind. |

BUILDING HIGHLIGHTS

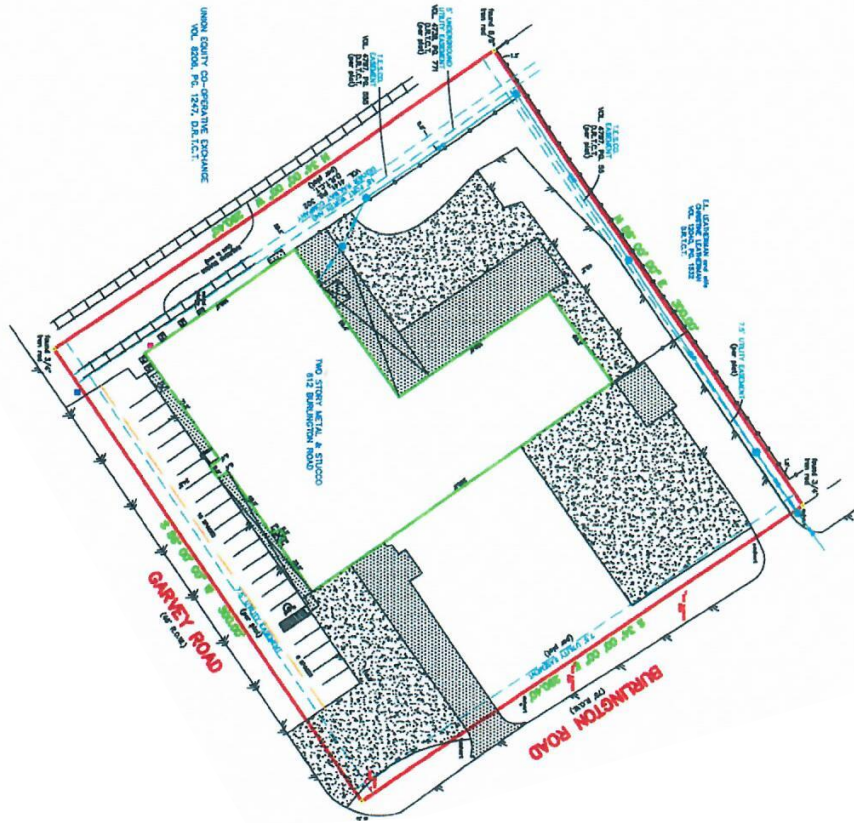
| | |
|-------------------|--|
| ACREAGE | 2.00 AC |
| TOTAL BUILDING SF | 26,952 SF |
| OFFICE SF | 3,000 SF (2 story office) |
| CLEAR HEIGHT | 15' |
| LOADING | 5 Grade Level Doors 1 Drive-Through Door |
| POWER | 3-Phase, 240V/±2,000A |
| COMMENTS | <ul style="list-style-type: none">• Office contains a will call area with large reception/showroom, 6 private offices and breakroom on main level, 3 offices in mezzanine• Fenced, outside storage with concrete pad• Entire site improved• Zoned HI - Heavy Industrial |

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DEMOGRAPHICS

| | 1 mi radius | 3 mi radius | 5 mi radius |
|------------------------------|-------------|-------------|-------------|
| Population | 11,012 | 77,760 | 207,216 |
| Households | 3,580 | 24,646 | 68,084 |
| Pop. Median Age | 32.7 | 31.2 | 31.4 |
| 5 Year Pop. Growth (Total %) | 6.6% | 7.0% | 7.4% |

5 MILE INFORMATION

| | | |
|-----------|---------------|------------|
| | | |
| 57,017 | \$76,921 | 3,725 |
| Employees | Median Income | Businesses |



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