

FOR LEASE

Industrial Buildings

1000 Harding St | Fort Worth, TX 76102



SPACE AVAILABLE

27,000 SF

PRICING INFORMATION

\$4.50 PSF + NNN

LOCATION

SWC Harding St & 9th St

AREA RETAILERS

Downtown Fort Worth



- 👁️ Building 1: 21,000 SF - 4-story masonry
- 👁️ Building 2: 6,000 SF with a 4,000 SF Patio
- 👁️ Conveniently Located in Downtown Fort Worth & CBD
- 👁️ 3 (8'x8' Dock Doors, 1 (8'x8') Grade Level
- 👁️ Ceiling Height: 10' - 50'
- 👁️ High Visibility to I-35W & Spur 280 MLK Jr Fwy
- 👁️ Zoning: "J" - Medium Industrial

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	8,371	29,775	81,909	274,059
Employees	42,069	86,254	124,632	182,951
Average HH Income	\$74,588	\$59,432	\$61,177	\$61,306
2017-2022 Annual Rate	3.01%	3.35%	2.87%	2.55%
Traffic Count	31,000 VPD @ State Spur 280 MLK Jr Fwy			

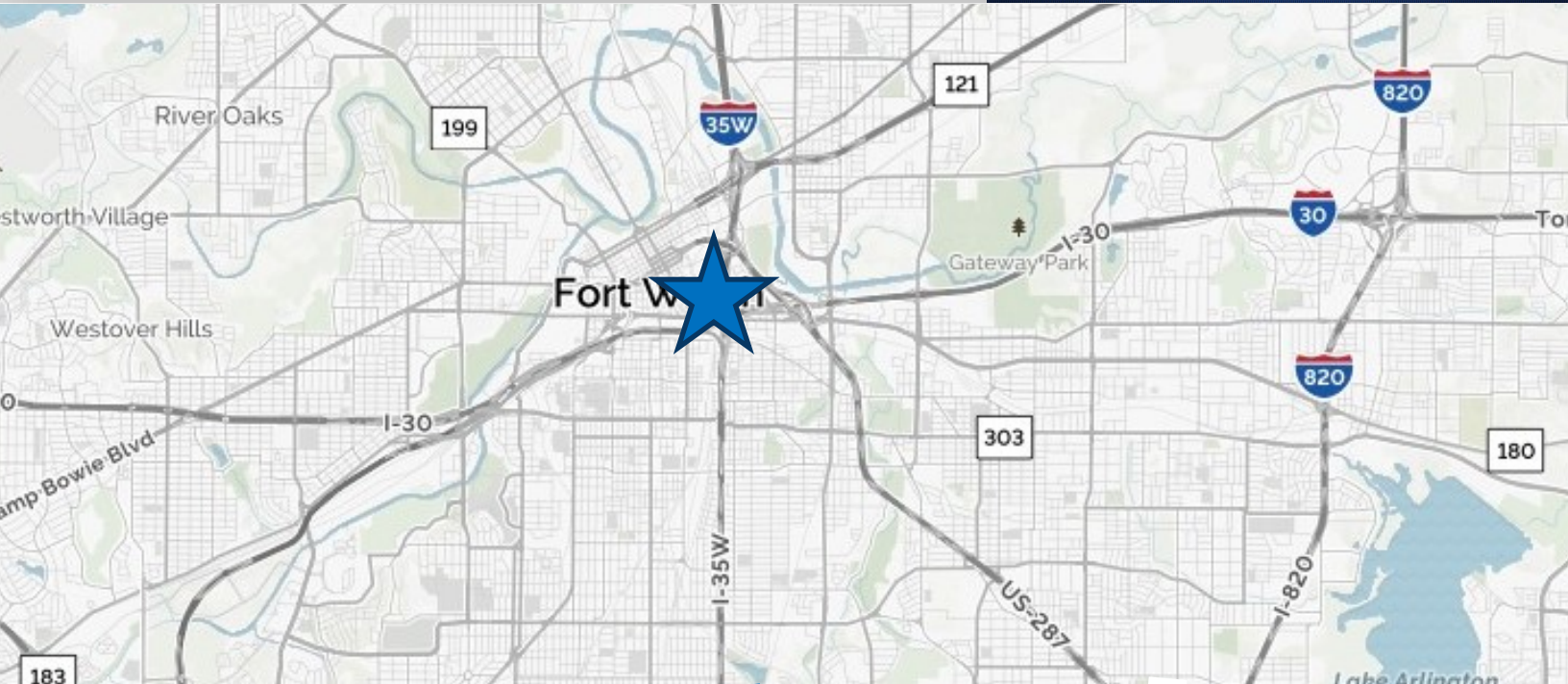
*STDBonline.com 2018

Scott Lowe/Clint Renfro | 817-803-3287 | Info@VisionCommercial.com | VisionCommercial.com

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1000 Harding St

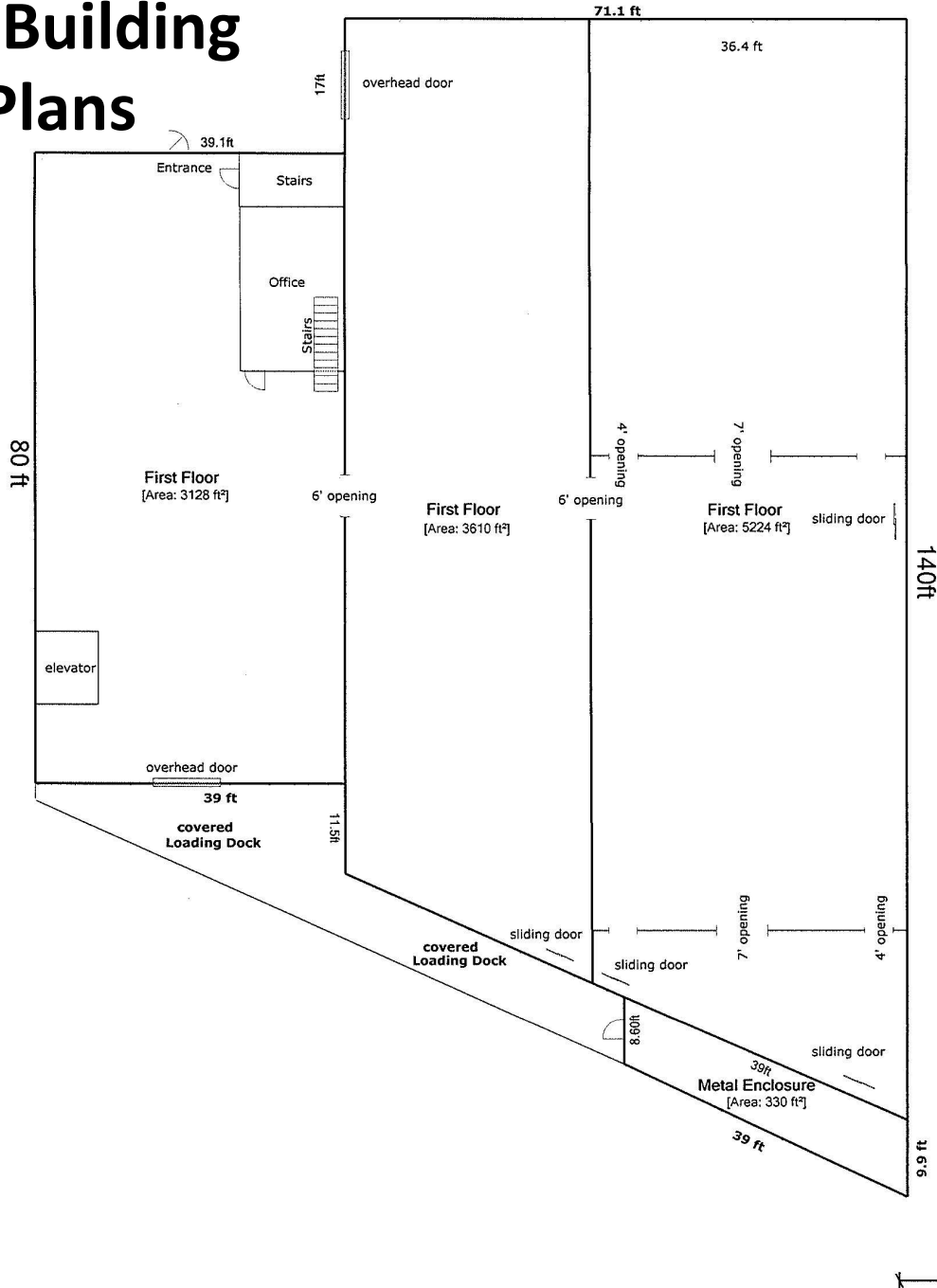
Industrial Special Use Facilities
Conveniently Located in CBD!



1000 Harding St
Industrial Special Use Facility
Conveniently Located in CBD!

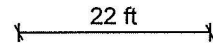
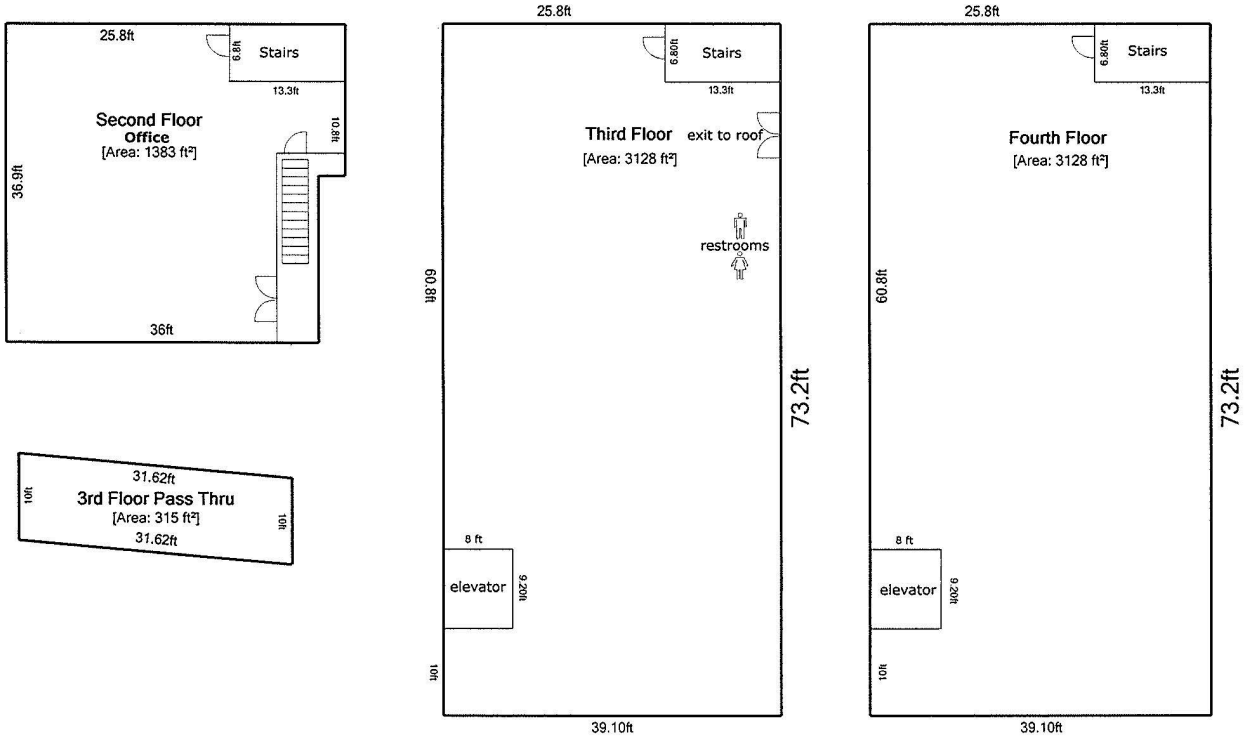


North Building Floor Plans



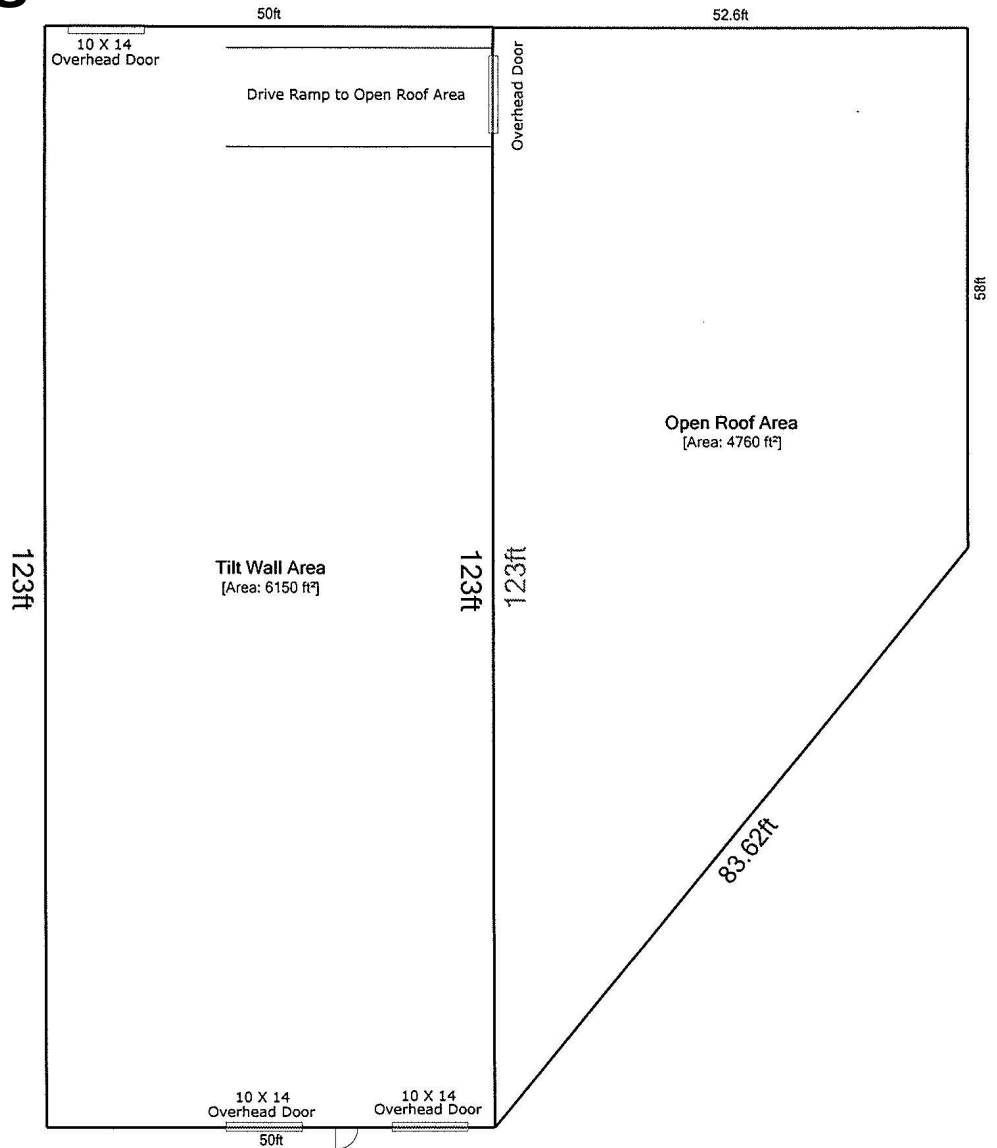
Living Area	Area Calculation			
First Floor	3128 ft ²	First Floor		x 1.00 = 3128 ft ²
First Floor	3610.15 ft ²	80ft x 39.1ft x 1.00 =		3128 ft ²
First Floor	5224.06 ft ²	First Floor		x 1.00 = 3610.15 ft ²
Metal Enclosure	329.84 ft ²	Δ 34.40ft x 122.44ft x 0.46 =		1922.98 ft ²
		Δ 31.1ft x 108.5ft x 0.50 =		1687.18 ft ²
		First Floor		x 1.00 = 5224.06 ft ²
		Δ 40ft x 122.44ft x 0.50 =		2448.71 ft ²
		Δ 43.36ft x 140ft x 0.46 =		2775.35 ft ²
		Metal Enclosure		x 1.00 = 329.84 ft ²
		Δ 39.54ft x 9.90ft x 0.45 =		176.51 ft ²
Total Living Area (rounded):	12292 ft²	Δ 39ft x 8.60ft x 0.46 =		153.33 ft ²

North Building Floor Plans



Living Area	Area Calculation				
Second Floor	1382.96 ft ²	Second Floor			x 1.00 = 1382.96 ft²
Third Floor	3128.00 ft ²	3.10ft x	17.6ft x	1.00 =	54.56 ft ²
Fourth Floor	3128 ft ²	36ft x	36.9ft x	1.00 =	1328.4 ft ²
3rd Floor Pass Thru	315 ft ²	Third Floor			x 1.00 = 3128.00 ft²
		80ft x	39.10ft x	1.00 =	3128.00 ft ²
		Fourth Floor			x 1.00 = 3128 ft²
		19.2ft x	39.10ft x	1.00 =	750.72 ft ²
		39.1ft x	60.8ft x	0.50 =	1188.64 ft ²
		39.10ft x	60.8ft x	0.50 =	1188.64 ft ²
		3rd Floor Pass Thru			x 1.00 = 315 ft²
		31.62ft x	2.80ft x	0.50 =	44.10 ft ²
		31.62ft x	2.80ft x	0.50 =	44.10 ft ²
Total Living Area (rounded):	7954 ft²	7.20ft x	31.5ft x	1.00 =	226.8 ft ²

South Building Floor Plans



22 ft

Living Area	Area Calculation			
Tilt Wall Area	6150 ft ²	Tilt Wall Area		x 1.00 = 6150 ft ²
Open Roof Area	4760.3 ft ²	123ft x 50ft x	1.00 =	6150 ft ²
		Open Roof Area		x 1.00 = 4760.3 ft ²
		Δ 65ft x 83.62ft x	0.31 =	1709.5 ft ²
Total Living Area (rounded):	10910 ft²	58ft x 52.6ft x	1.00 =	3050.8 ft ²

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Industrial Special Use Facility
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Information On Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- 👁️ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- 👁️ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 👁️ Put the interests of the client above all others, including the broker's own interests;
- 👁️ Inform the client of any material information about the property or transaction received by the broker;
- 👁️ Answer the client's questions and present any offer to or counter-offer from the client; and
- 👁️ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- 👁️ Must treat all parties to the transaction impartially and fairly;
- 👁️ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- 👁️ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 👁️ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- 👁️ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone