

**BUILD-TO-SUIT OR GROUND LEASE: ±10 ACRES
TRUCK TERMINAL/TRAILER PARKING
FORT WORTH, TX 76131**



LOCATION

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

LISTING HIGHLIGHTS

AVAILABLE	September 2019
ACREAGE	±10 AC
CORPORATE NEIGHBORS	Bruckner Trucking Romco Equipment Co. Rush Truck Center Star Tractor Peterbilt Premier Truck Group Cowser Tire & Service RDO Equipment Co.

COMMENTS Ten acres of new parking and outdoor storage in a prime North Fort Worth location. Fully fenced and gated. New LED yard lighting. Quick access to I820 and I-35W. Yard is zoned heavy industrial. Uses include truck/trailer parking, chassis parking, container parking, contractor's yard, construction material storage, pipe laydown yard.



FEATURES

- 10 Acre Parking Lot
- 650 SF to 1,500 SF Office
- Fully Fenced and Gated
- Visibility to I-820 and Main Street
- Quick Access to Expressways
- Compacted Stone Surface
- Lighted Parking
- Heavy Industrial Zoning
- Strategic DFW Location

ECONOMICS

LEASE RATE	Per Proposal
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STRATEGIC FORT WORTH LOCATION

- Ten acre outdoor storage yard
- Truck, trailer, container parking
- 24 hour, 365 day per year access
- Secured, fenced, and gated yard
- Expressway visibility
- Quick access to I-820 and I-35 W



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