

AVAILABLE

4200 Lubbock Avenue | Fort Worth, Texas 76115



Property Features

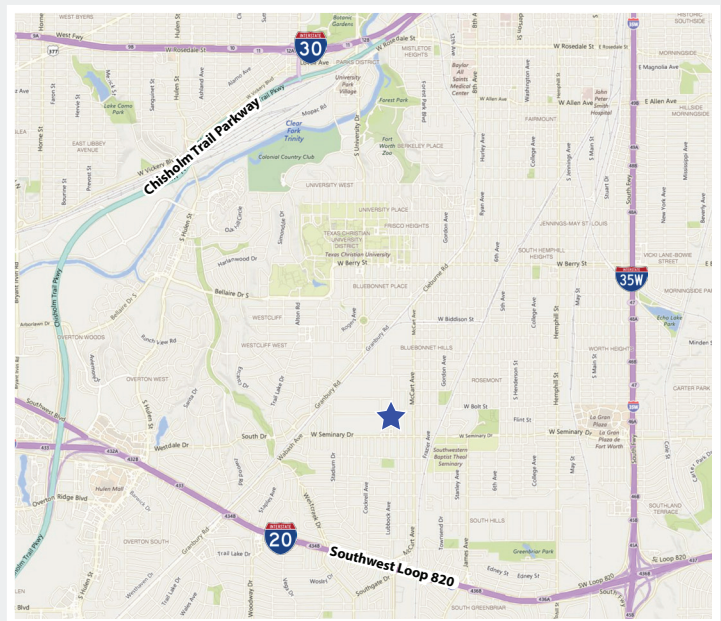
- +/- 90,000 RSF (Divisible)
- +/- 8,000 SF Office
- +/- 22,200 SF Climate Controlled Production Area (10' Ceiling Height)
- +/- 56,400 SF Warehouse (16' Ceiling Height)
- 2,400 SF Auxiliary Building with (2) Drive in Doors
- Situated on 6.5 Acres with Fenced Outside Storage
- Heavy Electrical Service - Estimated at 3,000 Amps with 480 & 3PH Services
- (12) Dock Doors & (1) 14' x 14' Ramped Door
- 24' x 34' Column Spacing
- New TPO Roof Installed in 2015 with 20 year warranty
- Zoning: "K" - Heavy Industrial
- 150' Truck Court
- Rail Service Available through Fort Worth and Western RR (FWWR) with switching service to this site on behalf of BNSF, KCS, UP and TXPF
- Available: February 1, 2016

Economics

- Lease Rate: \$4.25 PSF Industrial Gross
- Sales Price: Negotiable

Location

- 4200 Lubbock Avenue, Fort Worth TX 76115
- Easy Access to I-20, I-35W & Chisolm Trail Toll Road
- Minutes from Downtown Fort Worth and Texas Christian University



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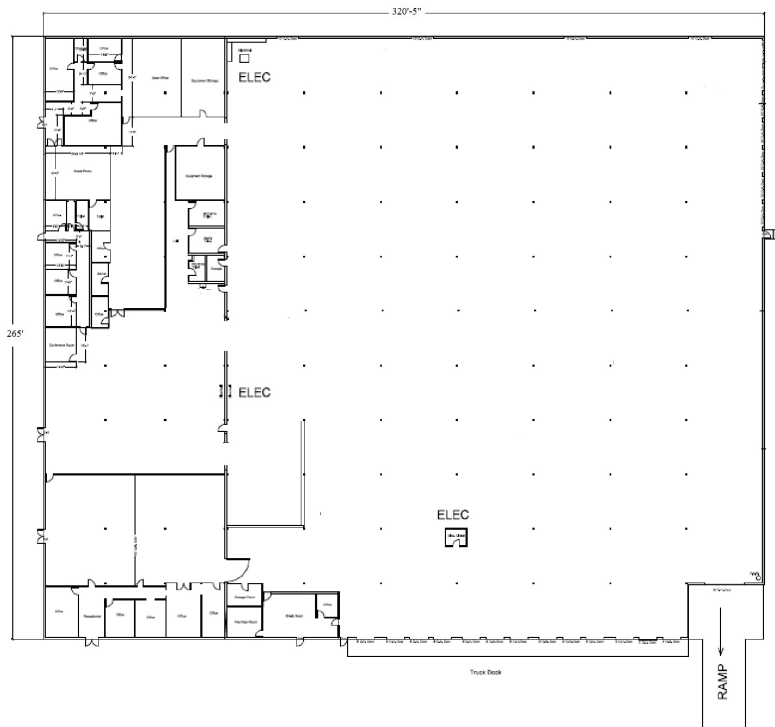
CONTACT
Donnie Rohde
817.710.7058
drohde@hlfortworth.com

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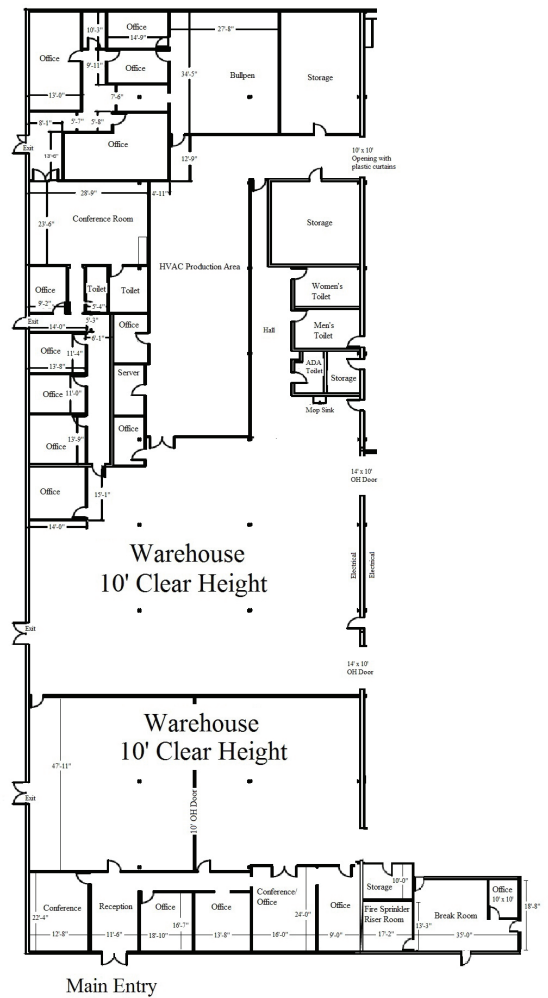
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FLOOR PLANS

Building



Office



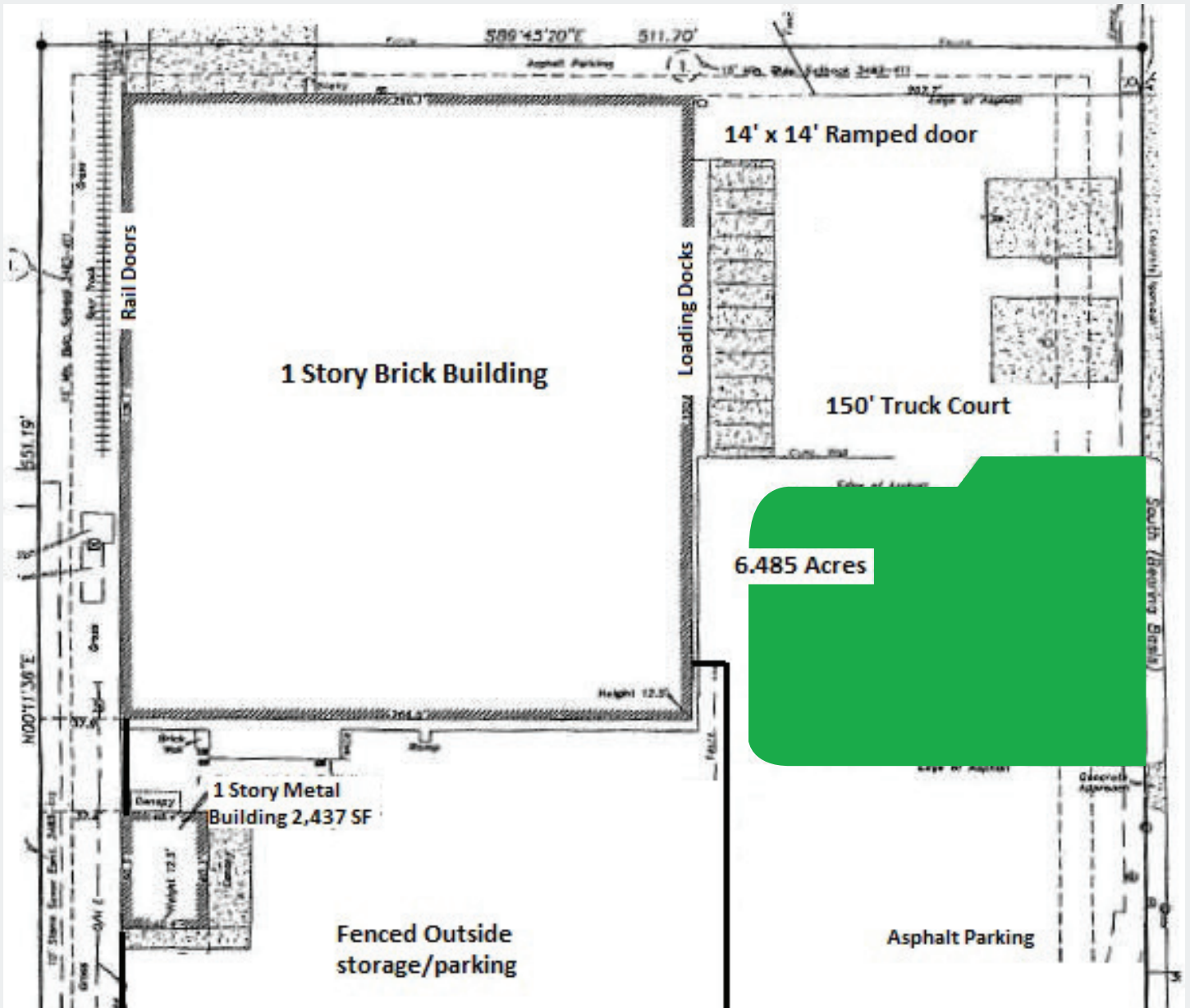
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SITE PLAN



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