



**INDUSTRIAL WAREHOUSE BUILDING FOR SALE OR LEASE**

# 2051 FRANKLIN

FORT WORTH, TX 76106

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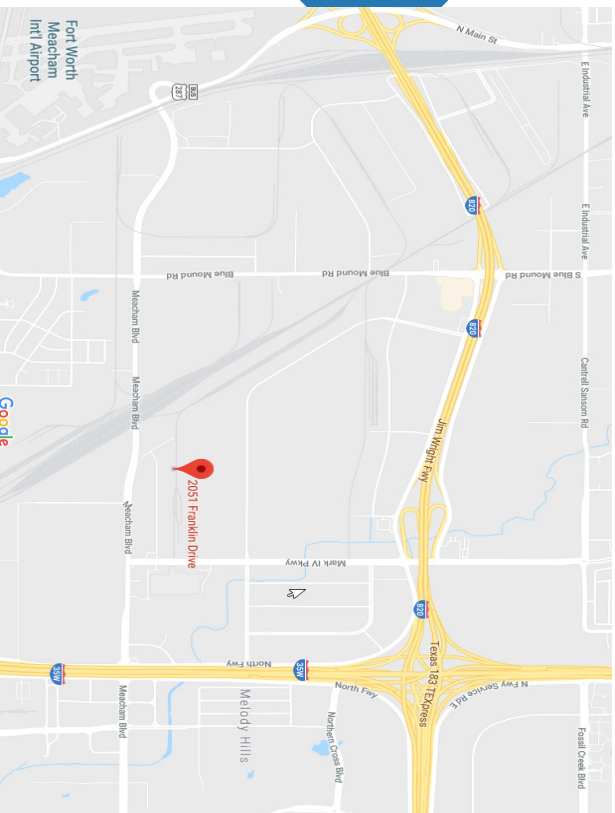
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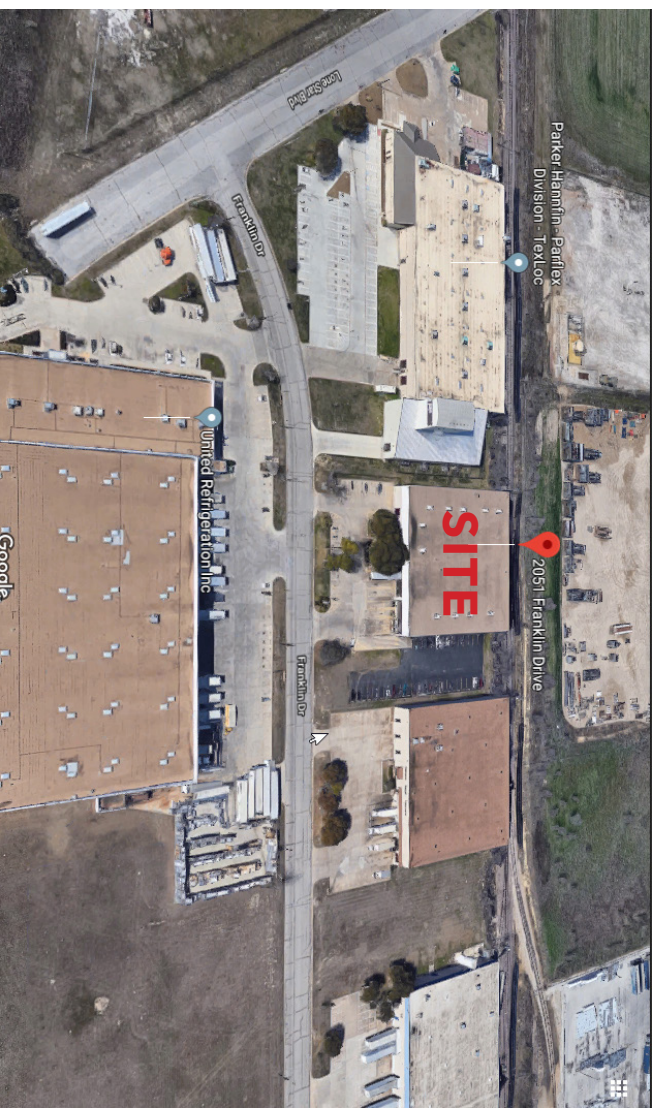
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## PROPERTY DETAILS

- Located just north of Meacham Blvd., in the Mark IV Industrial Park with easy access to both I-35W and NE Loop 820
- 34,988 square foot building, 2,588 SF mezzanine office space
- 1.832 acres
- 20' clear height
- 9 dock doors and 1 grade level door
- +/- 75% AC'd
- Zoned "K" Heavy Industrial
- 62 surface parking spaces



## PRICING INFORMATION

- Lease Rate: \$5.75 PSF NNN
- Sales Price: \$2,975,000.00
- Current Tenant's lease expiration - October 31, 2020

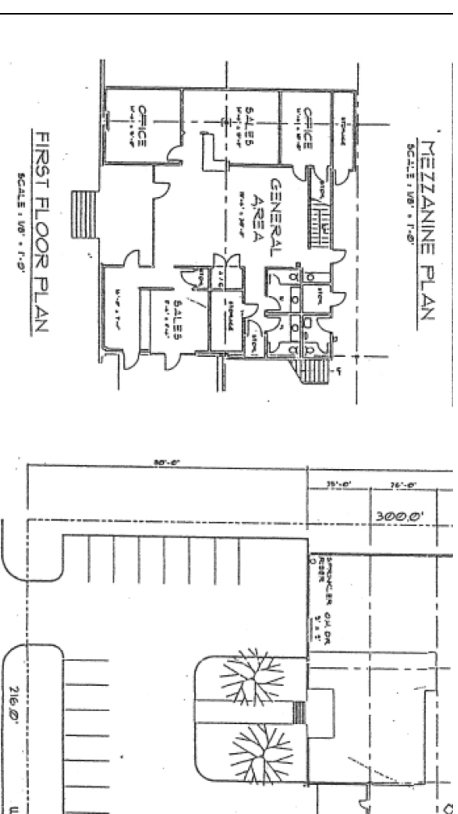
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