

An aerial photograph of the Riverside Business Park. The park features several large, single-story industrial buildings with light-colored roofs and brick or metal siding. A large paved parking lot is situated in front of the buildings, with several semi-trailers parked. To the left of the main building complex, there is a smaller building with solar panels on its roof. The park is bordered by a road on the right, which has a 'BUSINESS 287' highway sign. The surrounding area includes other commercial buildings, trees, and a clear sky.

A 69,800 SF BUSINESS PARK WITH 1.45 ACRES OF OUTSIDE STORAGE IN THE HEART OF FORT WORTH.

AVAILABLE
FOR LEASE

RIVERSIDE
BUSINESS PARK

2463 S RIVERSIDE DRIVE
FORT WORTH, TX 76104

RIVERSIDE BUSINESS PARK

 VIDEO TOUR

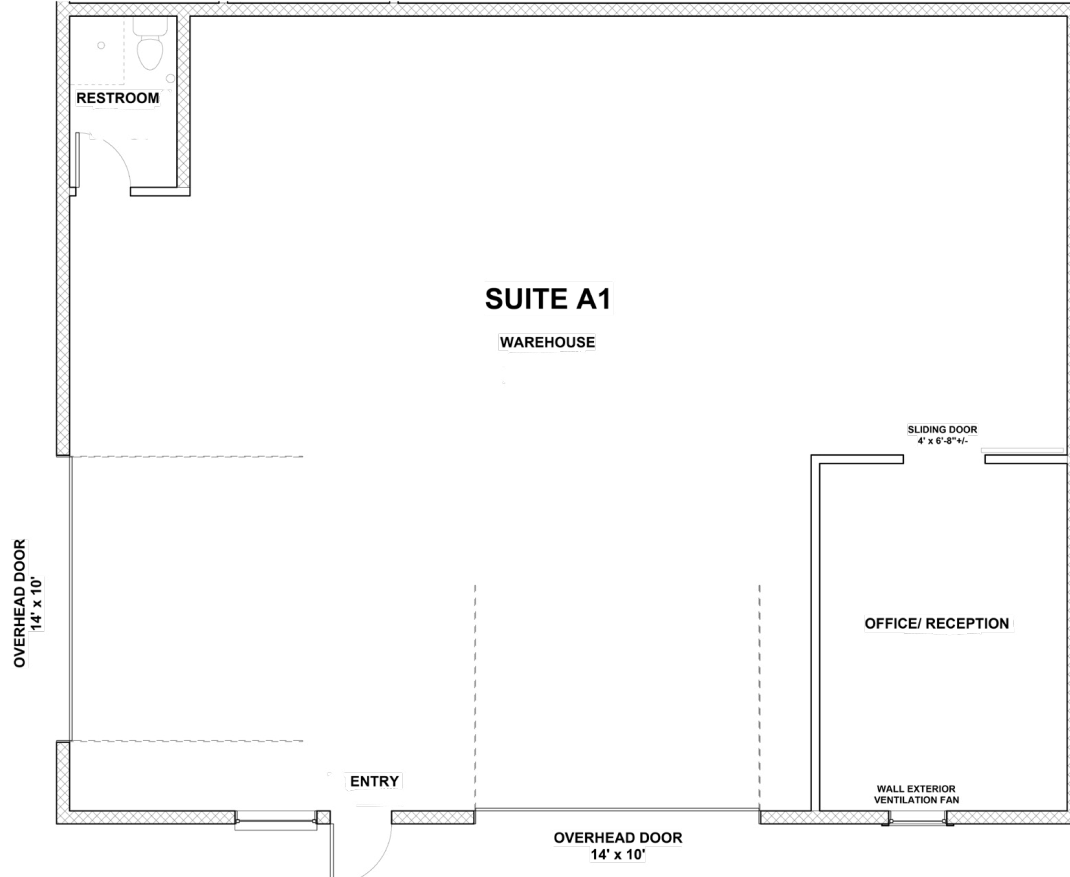
- * Interested Parties Should Consult with the City of Fort Worth or a Tax Professional to Determine Specific Eligibility and Benefits



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

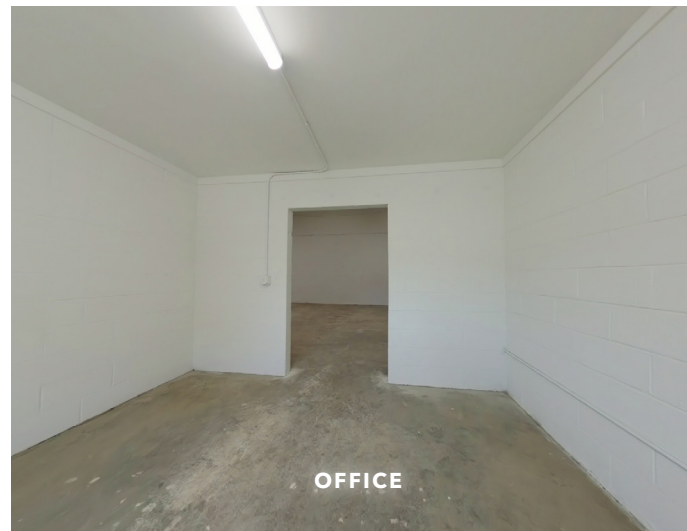
SUITE A-1 | 1,824 SF

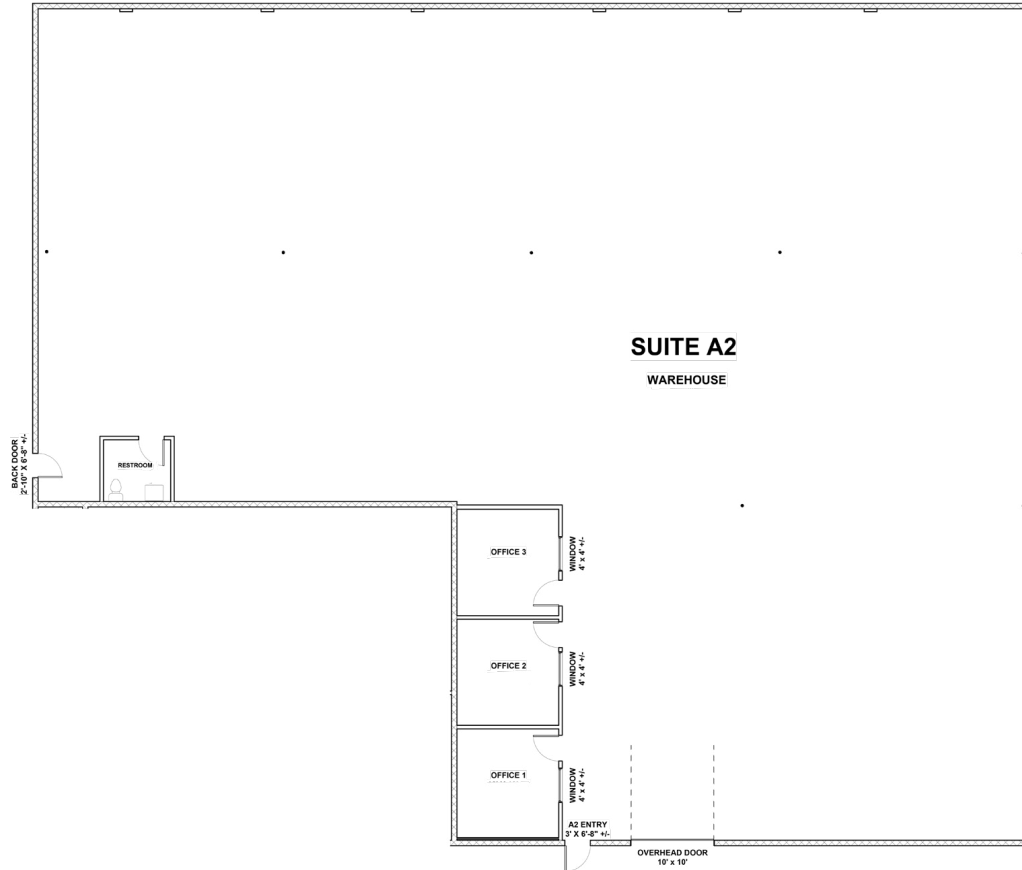
RIVERSIDE
BUSINESS PARK



SUITE A-1

- 1,824 SF
- ±230 SF Office
- One (1) Restroom
- One (1) 14' x 10' Overhead Door
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space





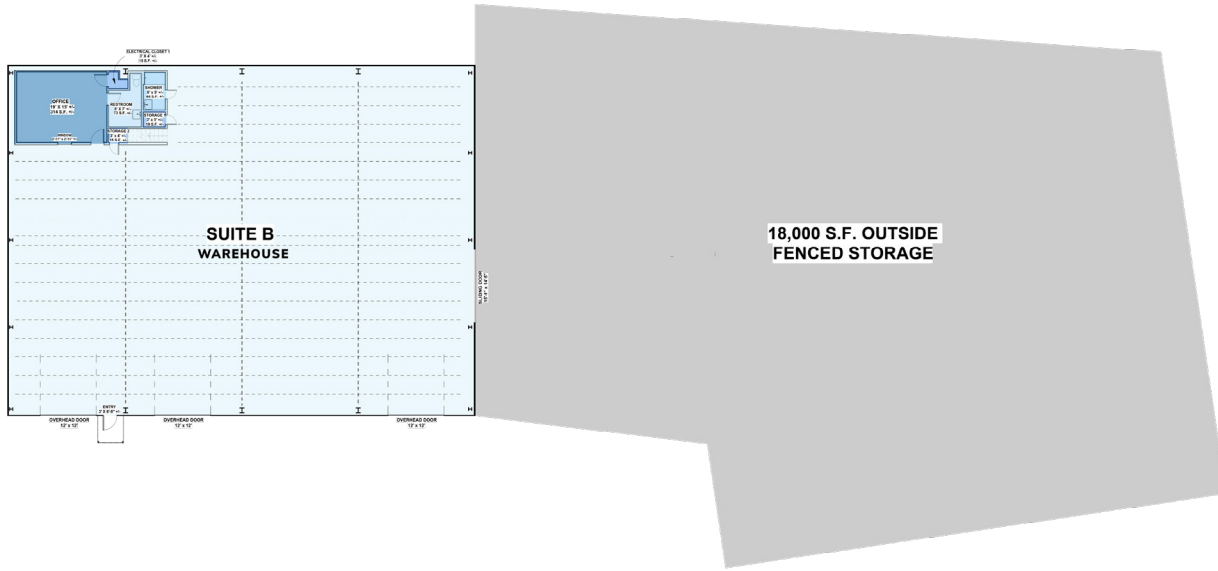
SUITE A-2

- 9,575 SF
- 491 SF - 3 Private Offices
- One (1) Restroom
- One (1) 10' x 10' Overhead Door
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space
- Electrical Drops in Place
- Welding Stations



SUITE B | 7,558 SF + 18,000 SF OUTSIDE STORAGE

RIVERSIDE
BUSINESS PARK



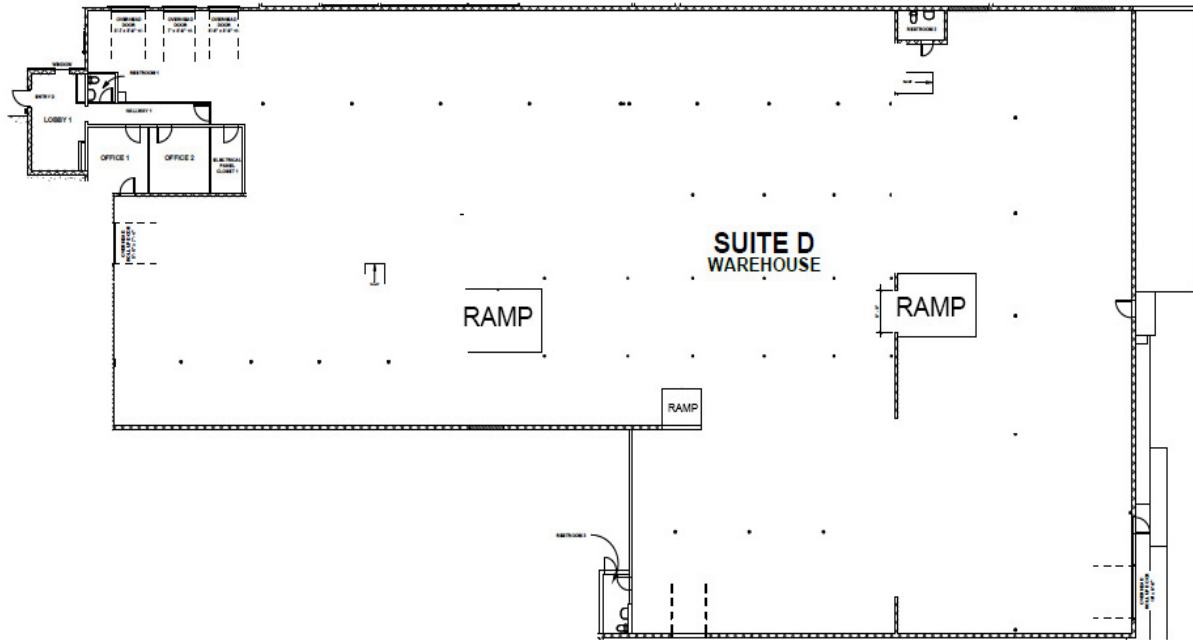
SUITE B

- ±7,558 SF
- 480 SF Office + ±18,000 SF of Outside Storage
- One (1) Restroom
- Three (3) 12' x 12' Overhead Doors
- One (1) Large 16' x 14.5' Sliding Door
- 3 Phase Power
- 17' Clear Height



SUITE D | 20,099 SF + ONE (1) ACRE OUTSIDE STORAGE

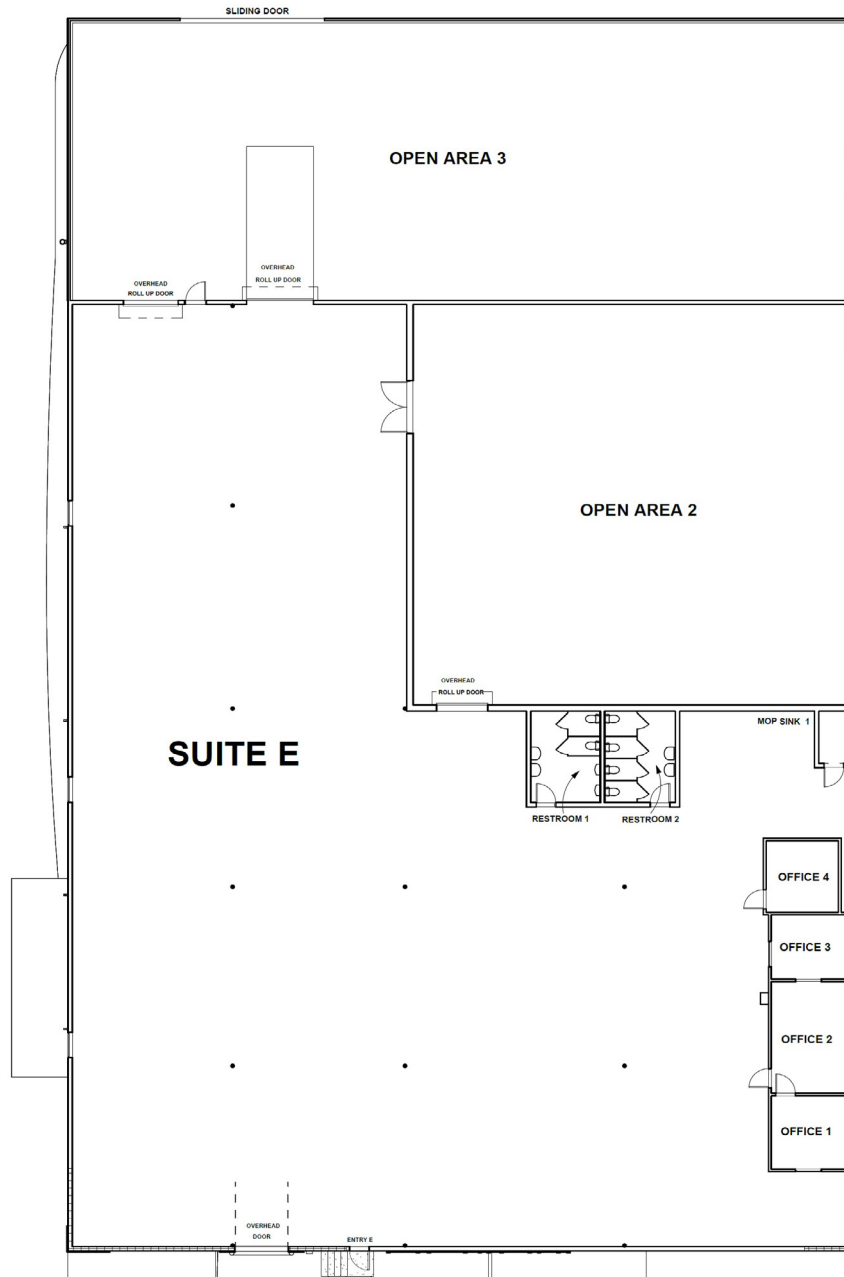
RIVERSIDE
BUSINESS PARK



SUITE D

- ±20,099 SF
- Two (2) Private Offices
- Three (3) Restrooms
- Three (3) Dock Doors
- 3 Phase Power / 280 Volts / 400 Amp Power
- One (1) Acre of Outside Storage





SUITE E

- ±22,393 SF
- One (1) Acre of Outside Storage
- Four (4) Private Offices
- Two (2) Restrooms
- 1 (One) Dock Door Available
- One (1) Ramp
- 3 Phase / 280 Volts/ 400 Amps Power

LOCATION OVERVIEW

**RIVERSIDE
BUSINESS PARK**



DRIVE DISTANCES

-  HWY 287: 1 Mile
-  I-30: 2 Miles
-  I-35W: 2 Miles
-  I-20 / Loop 820: 5 Miles
-  Fort Worth CBD: 4 Miles
-  DFW Airport: 24 Miles
-  Dallas CBD: 33 Miles



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