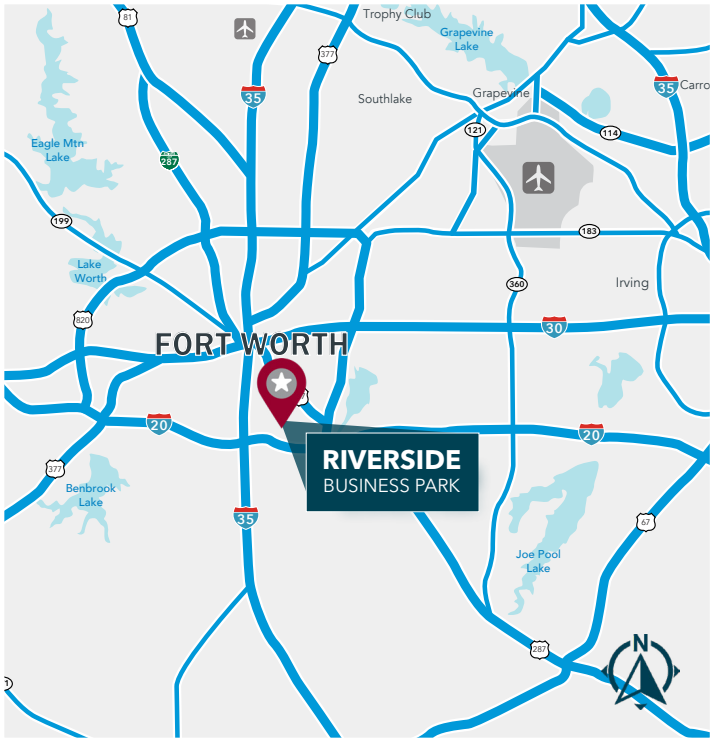
A 69,800 SF BUSINESS PARK WITH 1.45 ACRES OF OUTSIDE STORAGE IN THE HEART OF FORT WORTH.

AVAILABLE FOR LEASE

RIVERSIDE BUSINESS PARK

2463 S RIVERSIDE DRIVE
FORT WORTH, TX 76104





PROPERTY HIGHLIGHTS

- 69,800 SF Business Park with 1.45 Acres of Outside Storage in the Heart of Fort Worth
- 2025 Major Business Park Renovation Including:
  - Full roof replacement
  - Upgraded lighting
  - Updated exterior façade
  - Make-ready office and restroom spaces
  - White-boxed warehouse spaces
- Fully fenced and stabilized outside storage available
- Multi-tenant park setting
- Heavy power available
- 14’–17’ clear heights
- Building 2517 is fully sprinklered
- Located in an Economic Incentive Zone- qualifying tenants and owners may be eligible for tax benefits, grants, or other financial incentives*

VIDEO TOUR

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

FOR MORE INFORMATION:

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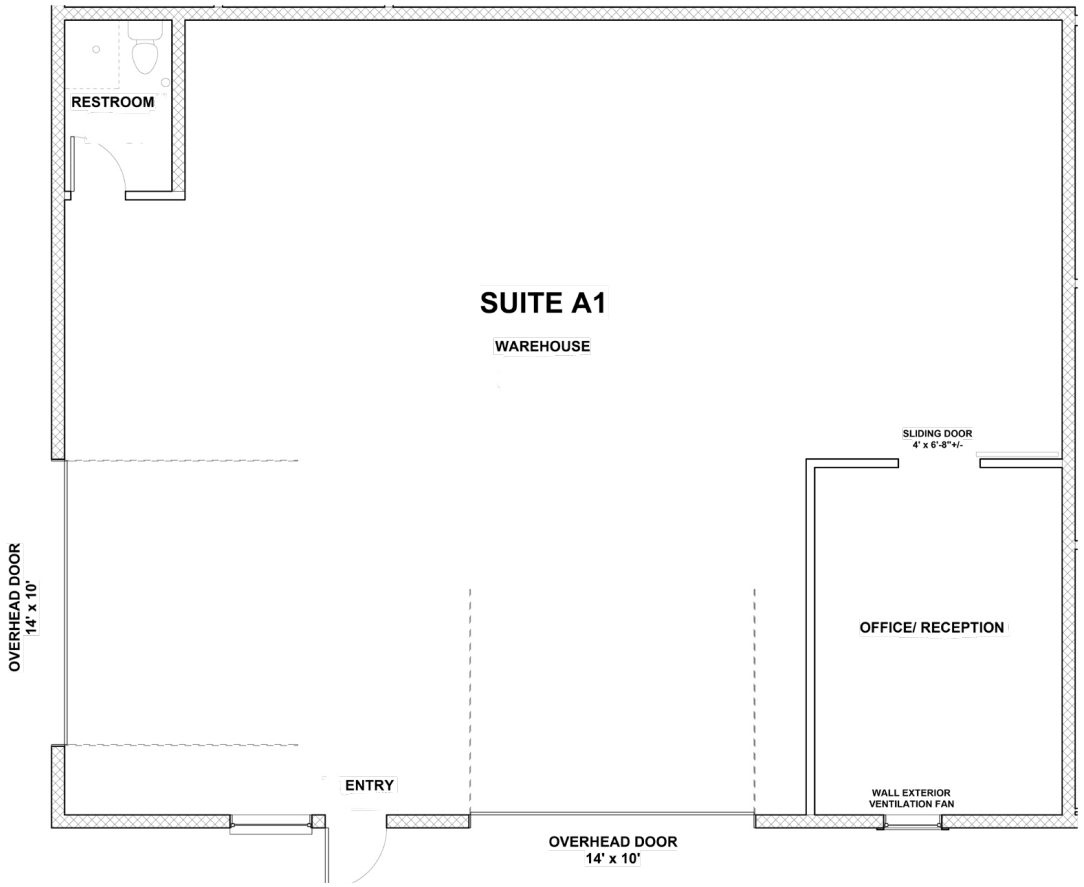
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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

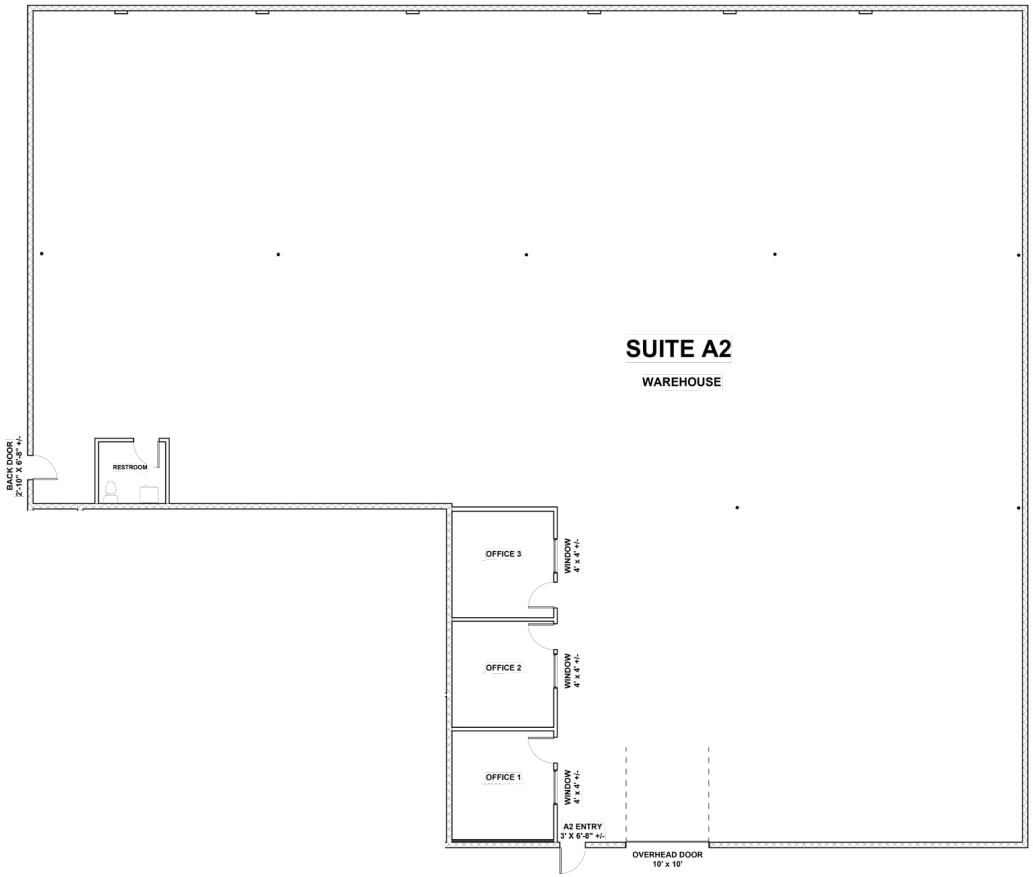

WAREHOUSE


OFFICE



SUITE A-2 | 9,575 SF

RIVERSIDE
BUSINESS PARK



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

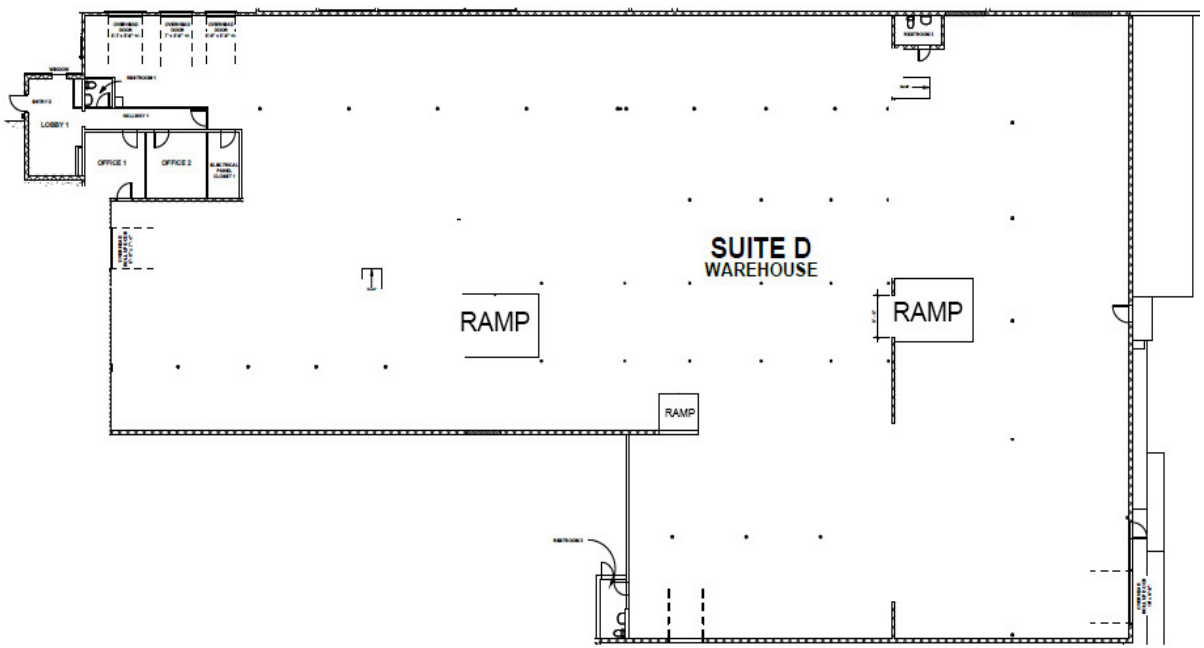

WAREHOUSE


OFFICE



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

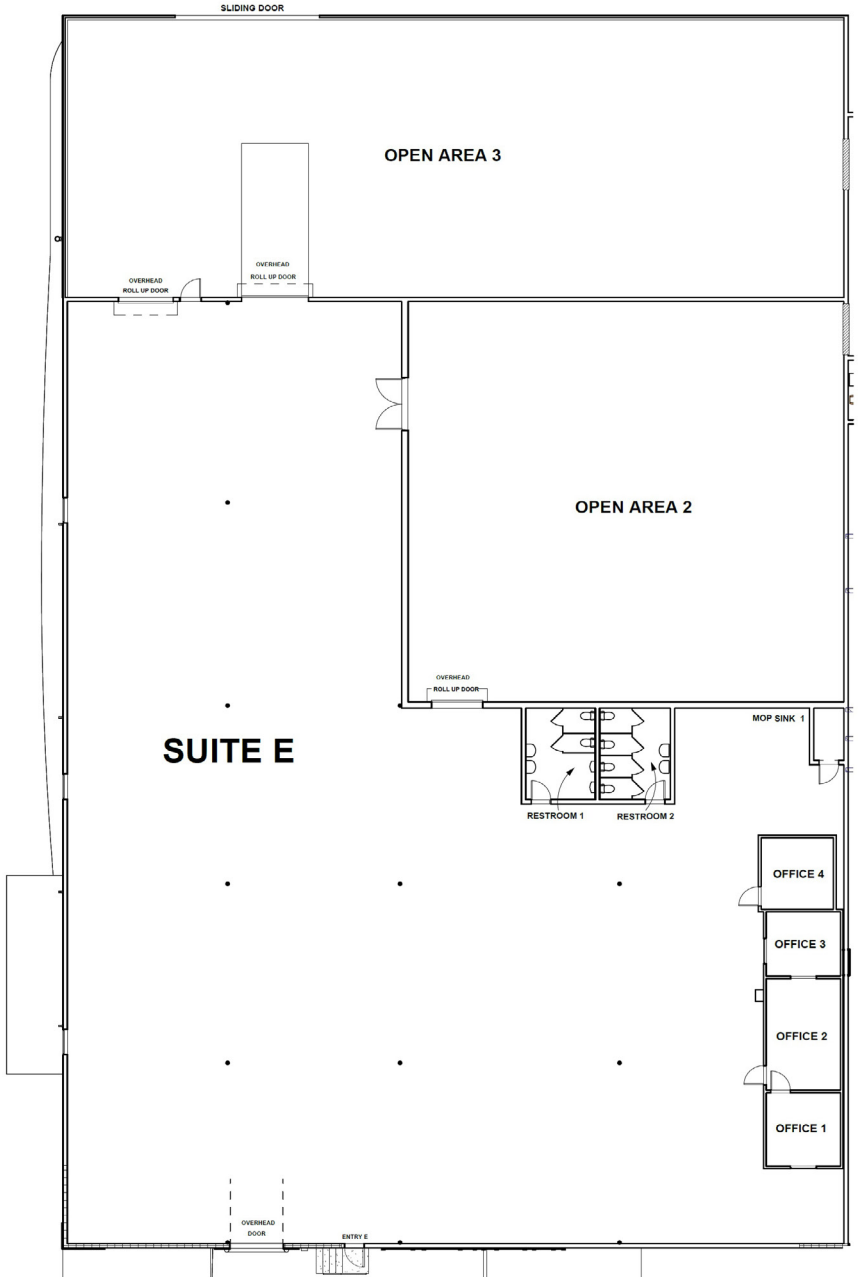

WAREHOUSE


TRUCK COURT


WAREHOUSE

SUITE E | 22,393 SF + 1 ACRE OF OUTSIDE STORAGE

RIVERSIDE
BUSINESS PARK



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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