

An aerial photograph of the Riverside Business Park. The park features several large industrial buildings with light-colored roofs and brick walls. One building has solar panels installed on its roof. There are extensive parking lots with various vehicles, including trucks and cars. The park is bordered by a multi-lane road with a 'BUSINESS 287' highway sign. Surrounding areas include other commercial buildings, trees, and a grassy field.

A 66,867 SF BUSINESS PARK WITH 1.45 ACRES OF OUTSIDE STORAGE IN THE HEART OF FORT WORTH.

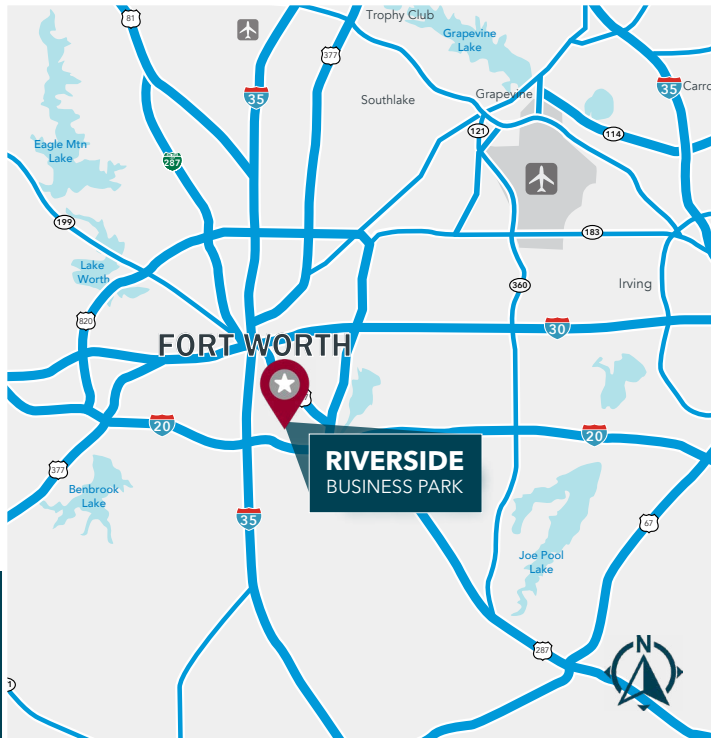
FOR SALE

RIVERSIDE
BUSINESS PARK

2463 S RIVERSIDE DRIVE
FORT WORTH, TX 76104

RIVERSIDE BUSINESS PARK

2463 S RIVERSIDE DRIVE
FORT WORTH, TX 76104



- 66,867 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



VIDEO TOUR

- 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*

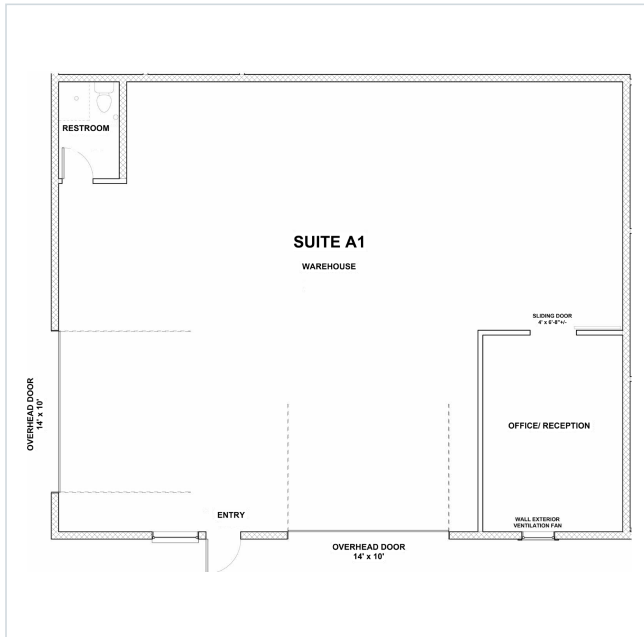
* Interested Parties Should Consult with the City of Fort Worth or a Tax Professional to Determine Specific Eligibility and Benefits

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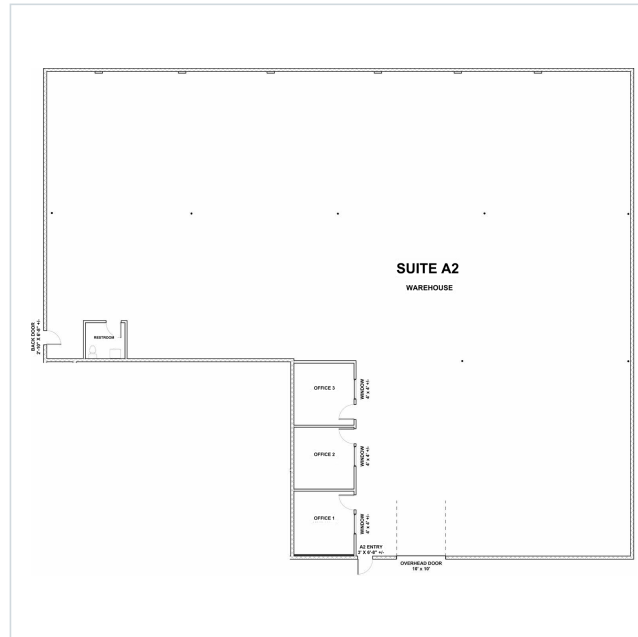
SUITE A-1 | 1,824 SF



SPACE DETAILS

- 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

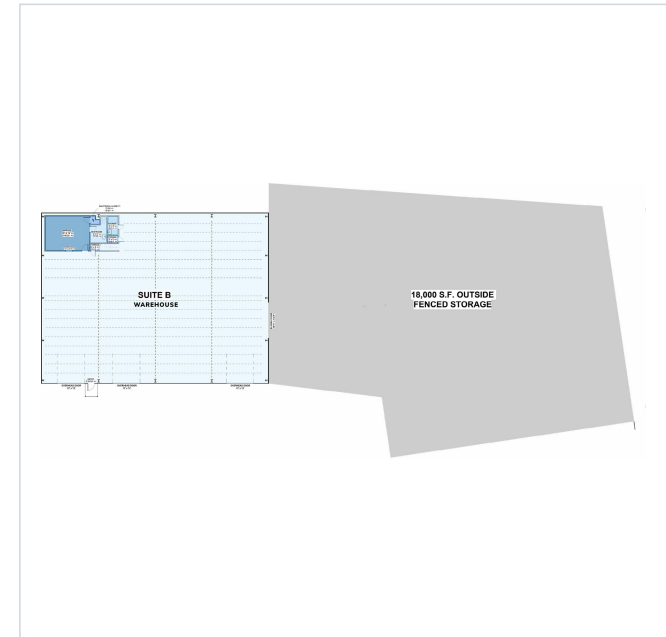


SPACE DETAILS

- 9,575 SF
- 491 SF – Three (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

LEASED



SPACE DETAILS

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

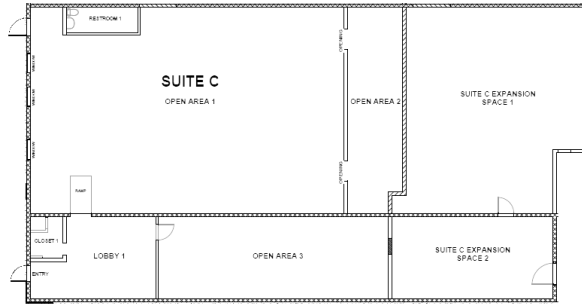
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SUITE C | 5,418 SF

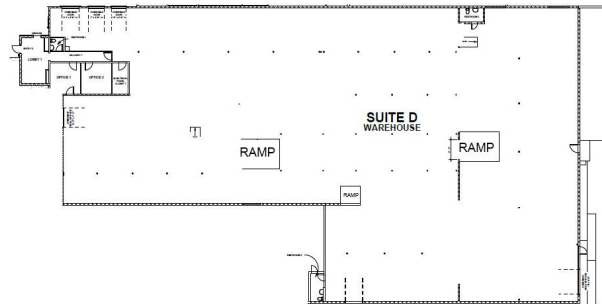
LEASED



SPACE DETAILS

- ±5,418 SF (Including Expansion Space)
- Lobby / Reception Area
- One (1) Restroom
- One (1) Closet
- Three (3) Open Areas
- Two (2) Expansion Spaces
- Interior Ramp

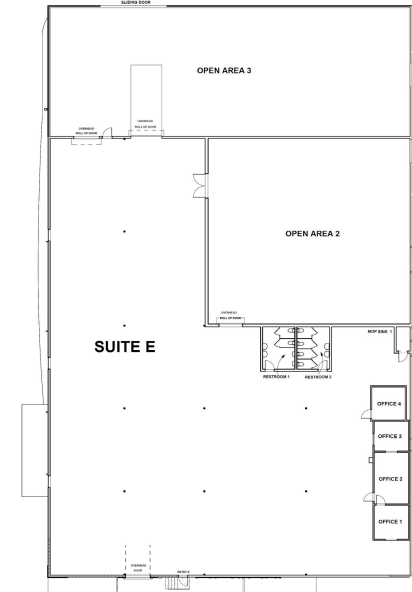
SUITE D | 20,099 SF



SPACE DETAILS

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

SUITE E | 22,393 SF



SPACE DETAILS

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

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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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