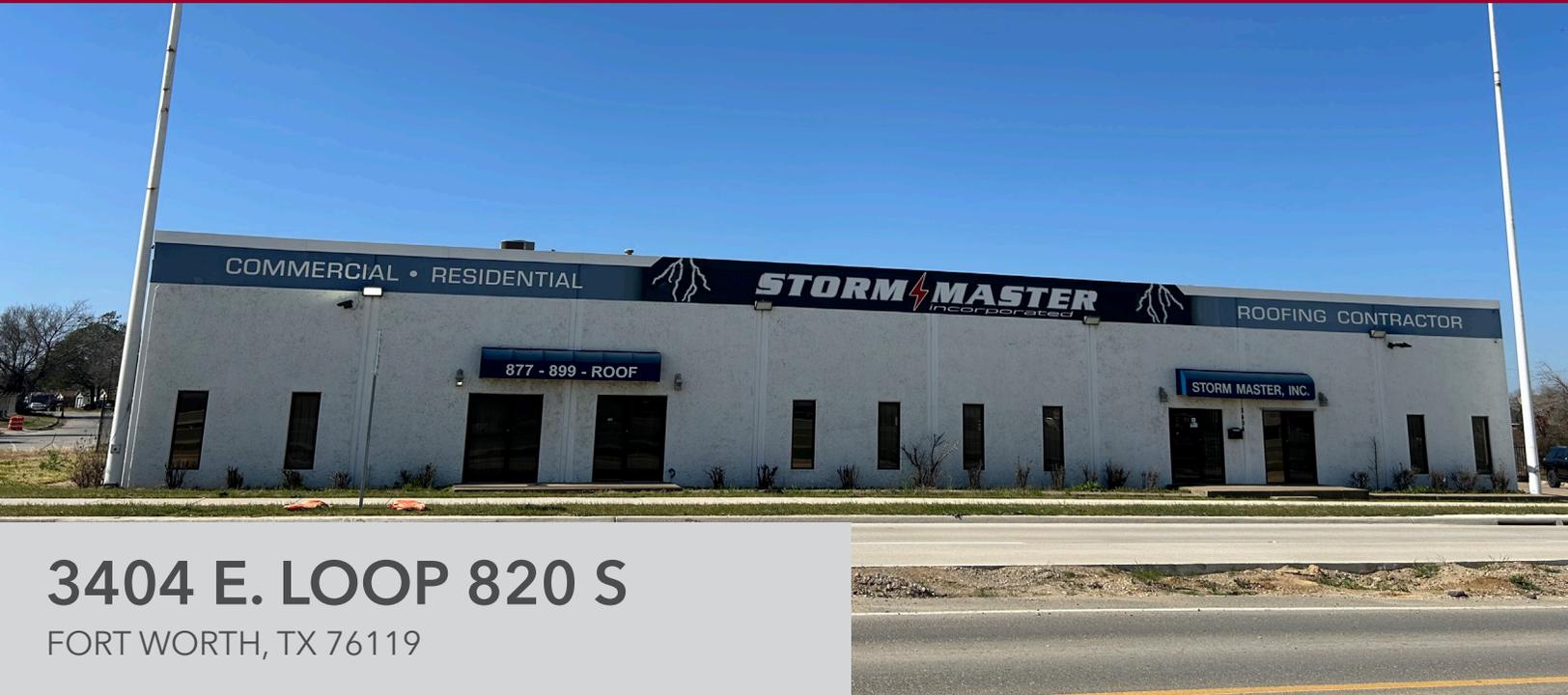


FOR SALE

7,080 SF | INDUSTRIAL WAREHOUSE

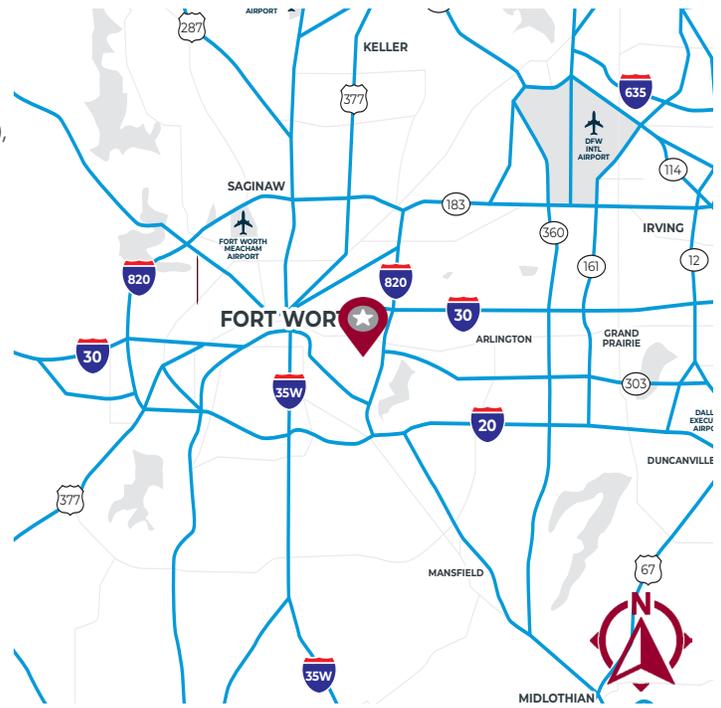


3404 E. LOOP 820 S

FORT WORTH, TX 76119

AVAILABILITY HIGHLIGHTS

- Building: 7,080 SF | 1.00435 AC
- Office: ~50% | 3 RR's, 5 offices, 1 executive office, 1 conference room, 1 work room, reception, break room, IT closet, tile flooring, etc.
- Warehouse: ~50% | 1 RR, 1 office, additional mezzanine (not calculated), multiple entry and exit points, etc.
- Loading: Four (4) Grade level doors | Rear Load
 - Three (3) 14ft X 10ft
 - One (1) 12ft X 10ft
- Clear Height: 18ft.
- Incredible frontage and visibility on Loop 820
- Fenced truck court | secured electric and manual gates
- Concrete paved outside storage | secured gates
- Front side and back side parking
- Excellent ingress and egress



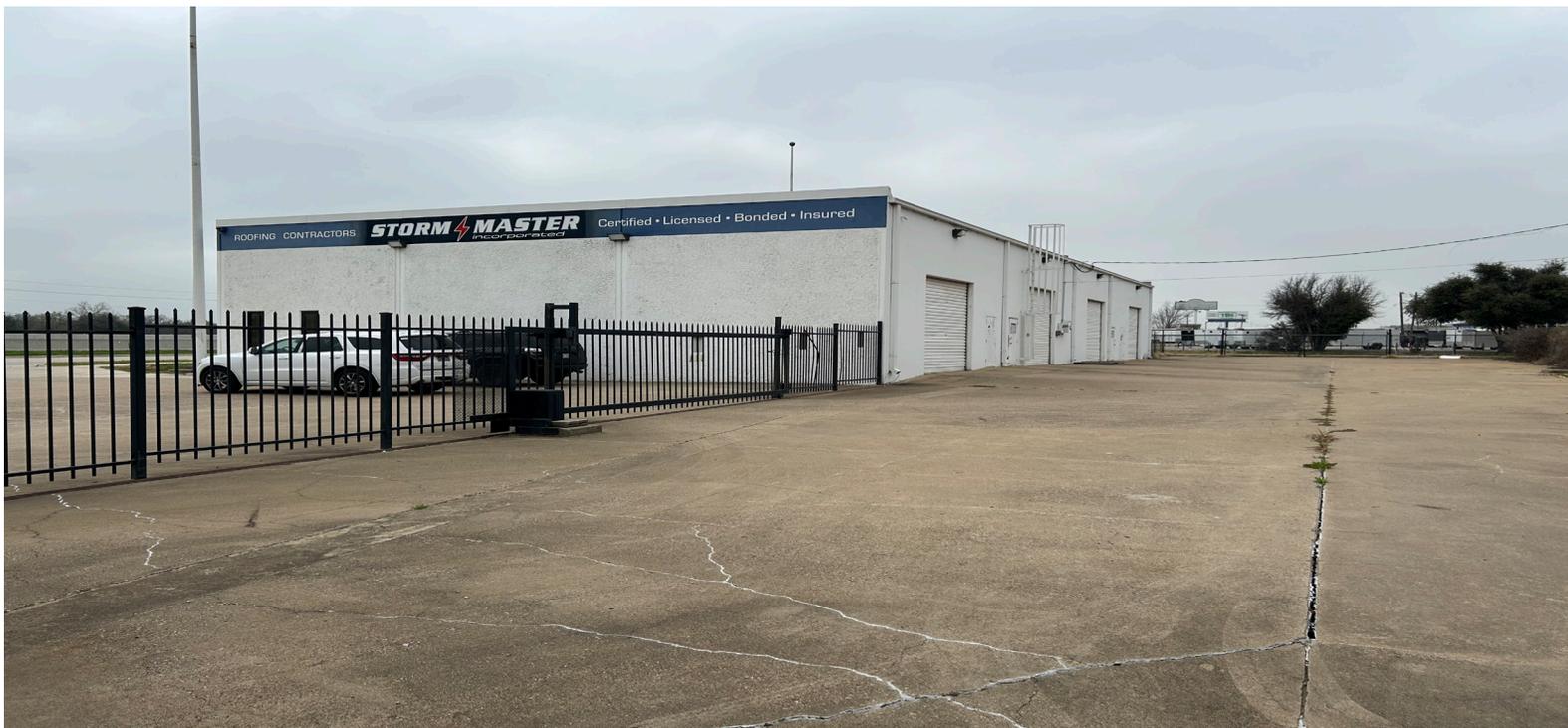
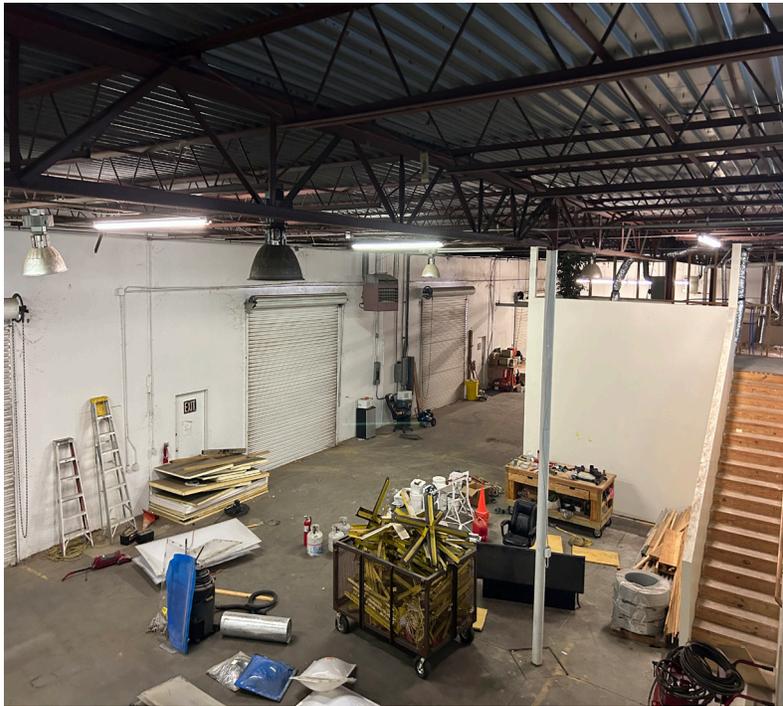
FOR LEASING INFORMATION:

John Anderson, Principal
janderson@lee-associates.com
C: 512.897.6000

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

7,080 SF

FOR SALE



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LEE & ASSOCIATES
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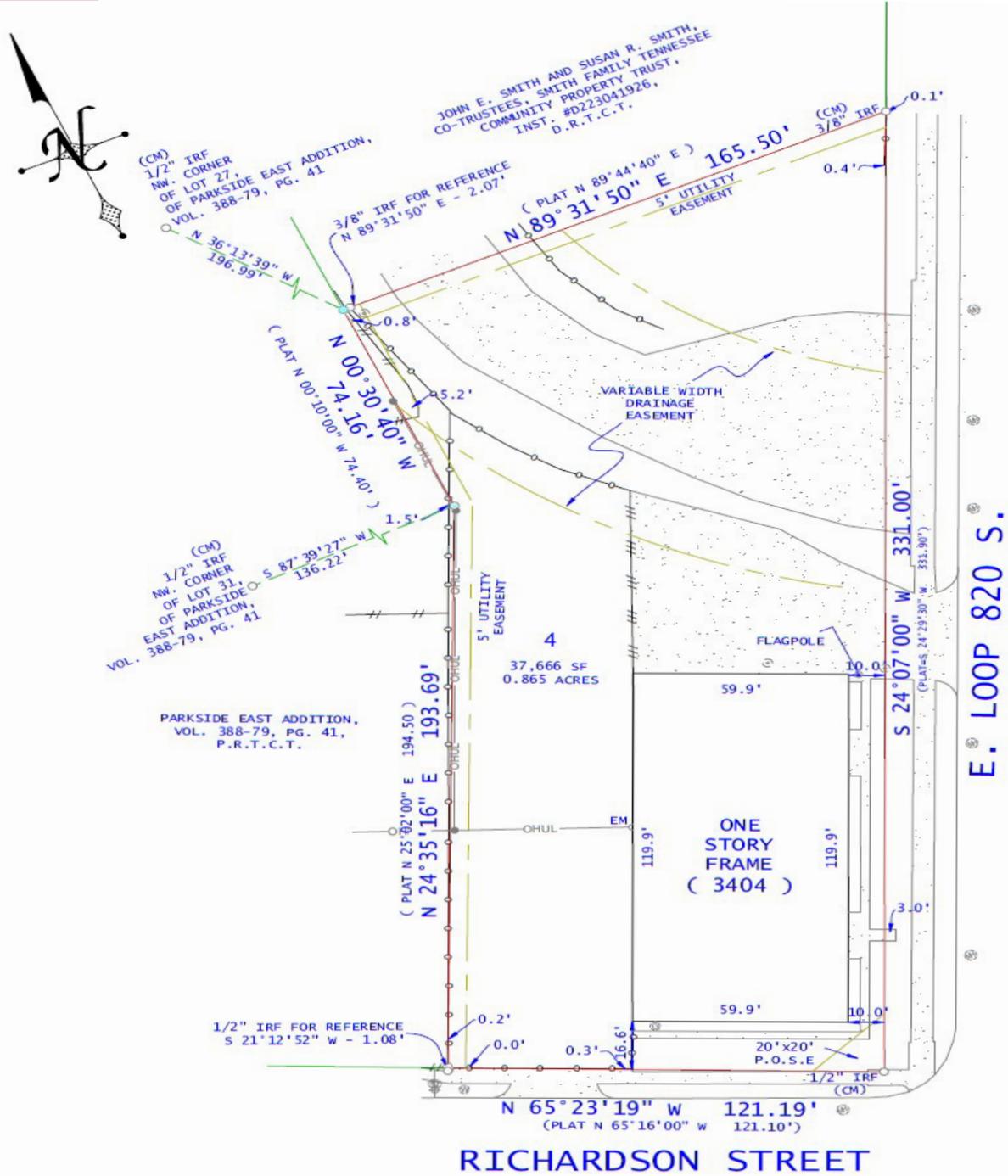
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14950 Quorum Drive, Suite 100
Dallas, Texas 75254
972.934.4000
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7,080 SF

FOR SALE

SURVEY



FOR LEASING INFORMATION:

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