



CURRENT



**324,667 SF MANUFACTURING - DISTRIBUTION**

• **9000-AMPS** •

1300 E Berry St | Fort Worth, TX 76110

COMING Q3 2025



# PROPERTY HIGHLIGHTS

**HEAVY POWER:** Ability to Add More Power  
Total of 9,000 AMPs, 480/277V, 3-Phase

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**Main Warehouse:** 324,667 SF  
**2nd Warehouse:** 4,850 SF, 26' Clear

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**Abundant Labor Market**

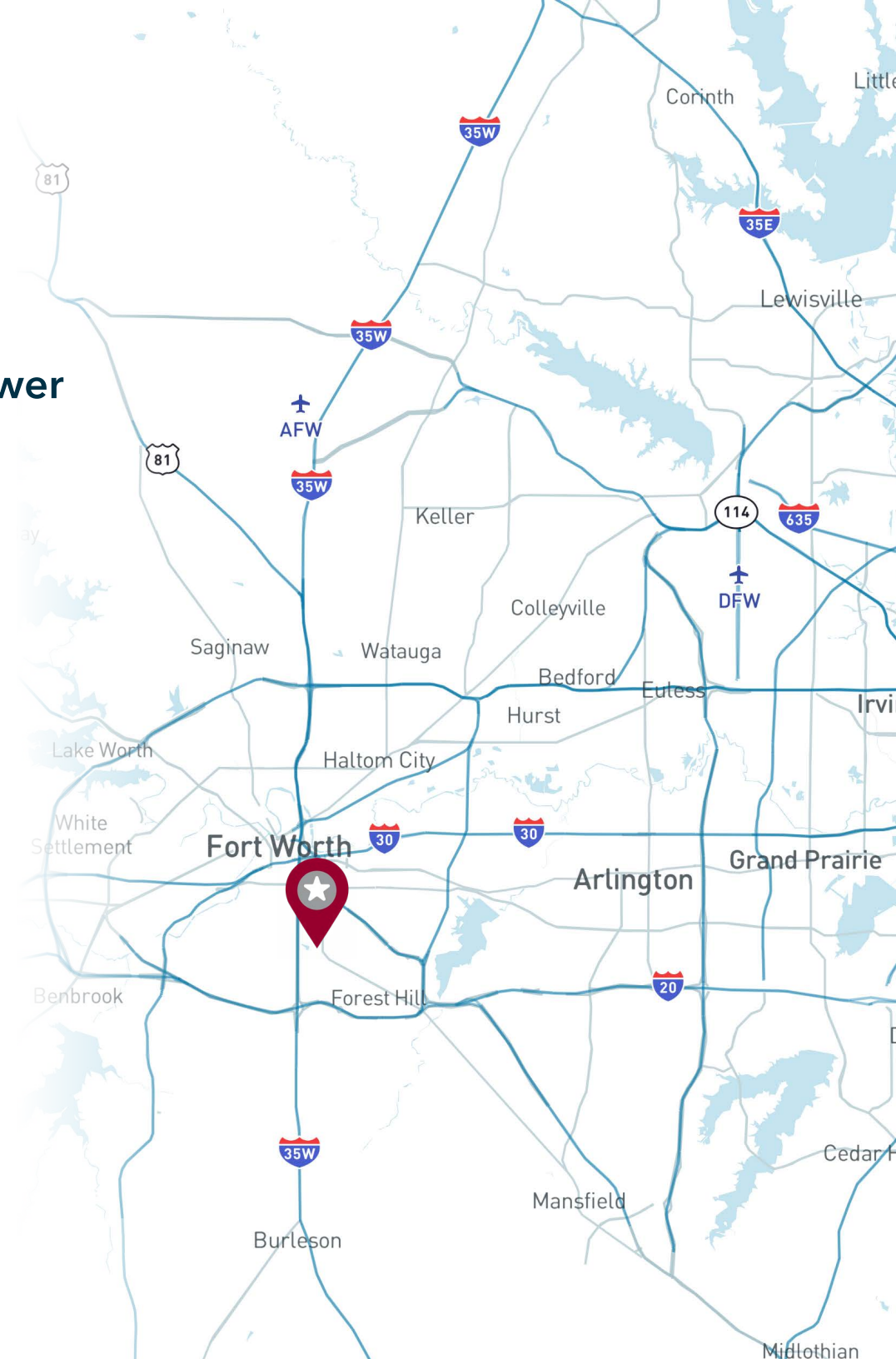
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**Centrally Located on City Bus Route**  
**One Half-Mile Off I-35 W**

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**Complete Renovation Underway**

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# MANUFACTURING/ DISTRIBUTION SITE HIGHLIGHTS

SEPARATE 4,850 SF  
STORAGE BUILDING  
(26' CLEAR HEIGHT)

13'-30'  
CLEAR HEIGHT

20 DOCKS  
(WITH POTENTIAL  
FOR MORE)

AMPLE  
TRUCK/CAR  
PARKS

GUARD HOUSE

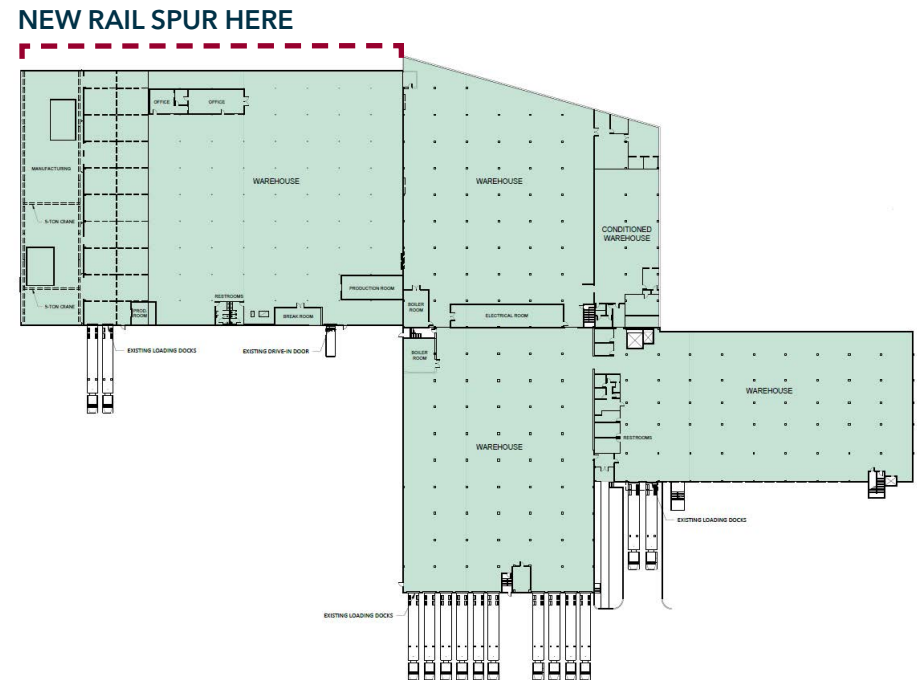
TRAFFIC LIGHT  
AT ENTRY



# 2 LEVEL CROSS DOCK FACILITY

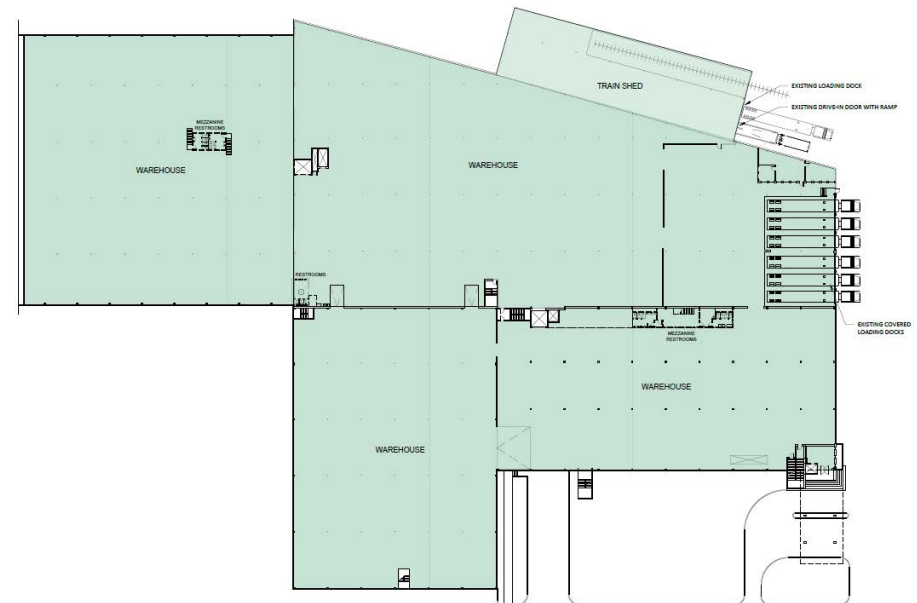
## 1ST FLOOR

- 14 Dock Doors
  - » Ability to Add More
- 1 Drive-In Ramp



## 2ND FLOOR

- 6 Dock Doors
- 1 Drive-In Ramp
- Interior Shed for Pallet Storage



# WAREHOUSE INTERIOR

WHITEBOXED | STREAMLINED FLOW | AMPLE DOCK ACCESS





LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

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