



CURRENT



324,667 SF MANUFACTURING - DISTRIBUTION

- 9000 • AMPS •
- 1300 E Berry St | Fort Worth, TX 76110

COMING Q2 2027



PROPERTY HIGHLIGHTS

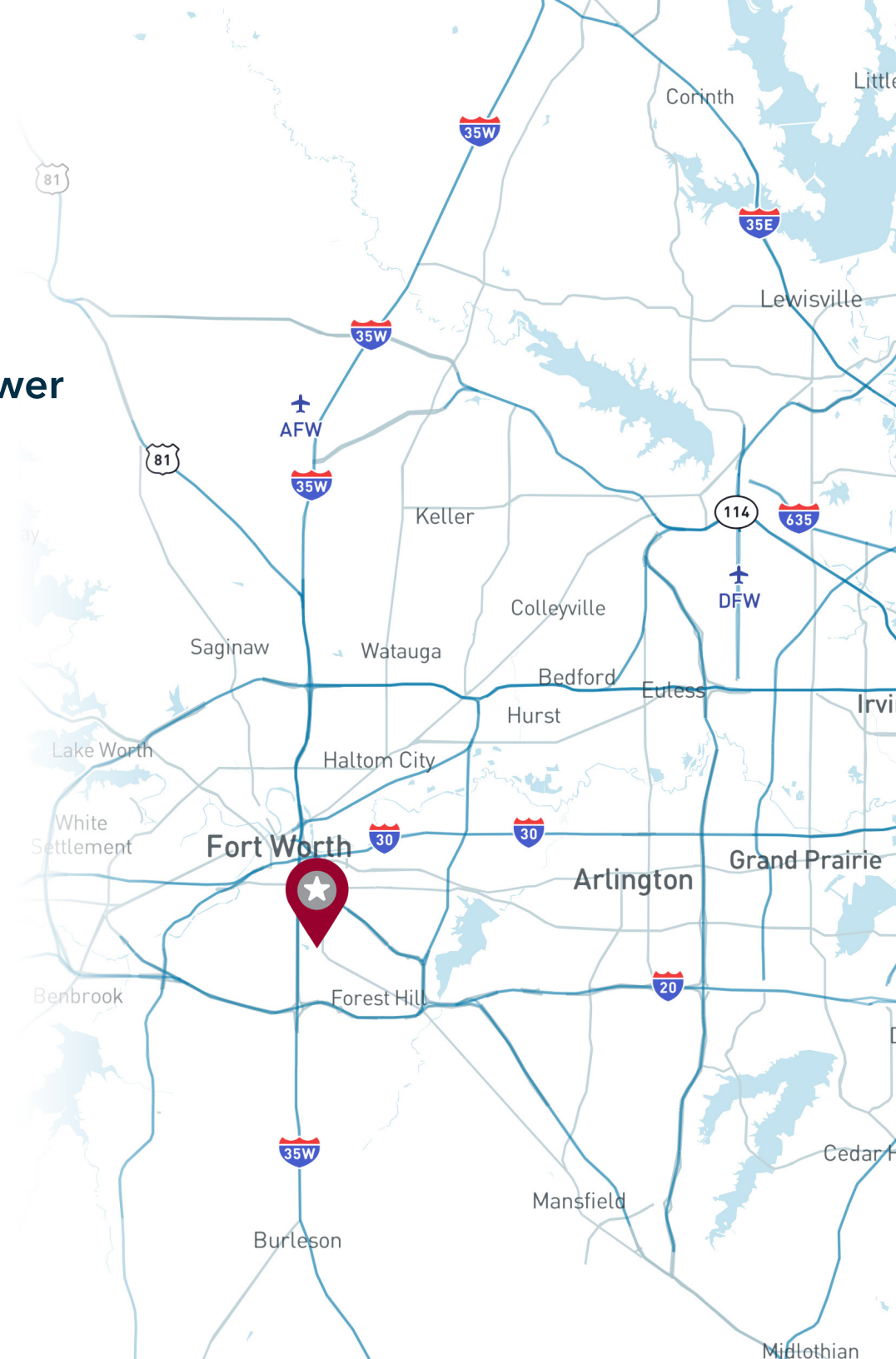
HEAVY POWER: Ability to Add More Power
Total of 9,000 AMPs, 480/277V, 3-Phase

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

Abundant Labor Market

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

Complete Renovation Underway



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

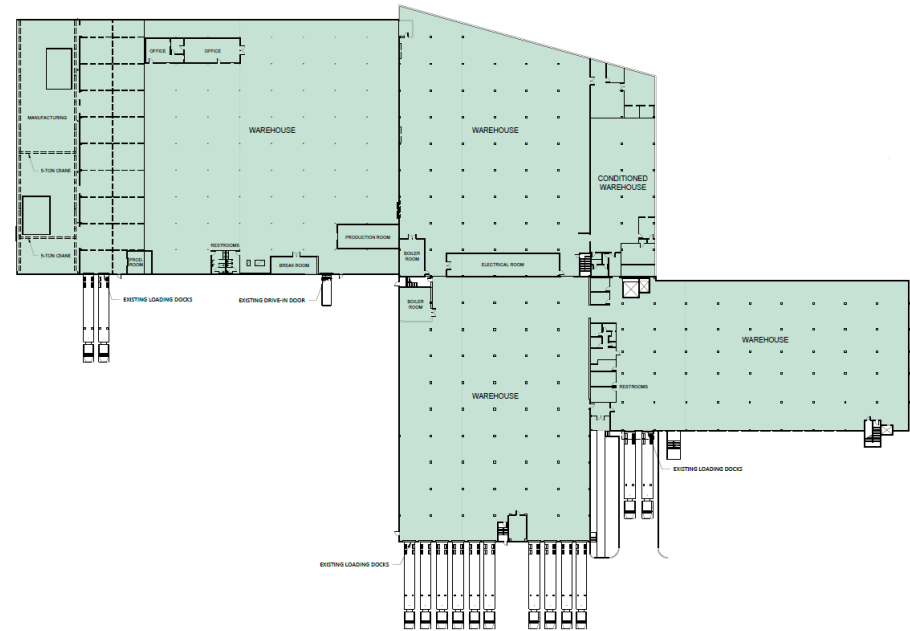
TRAFFIC LIGHT
AT ENTRY



2 LEVEL CROSS DOCK FACILITY

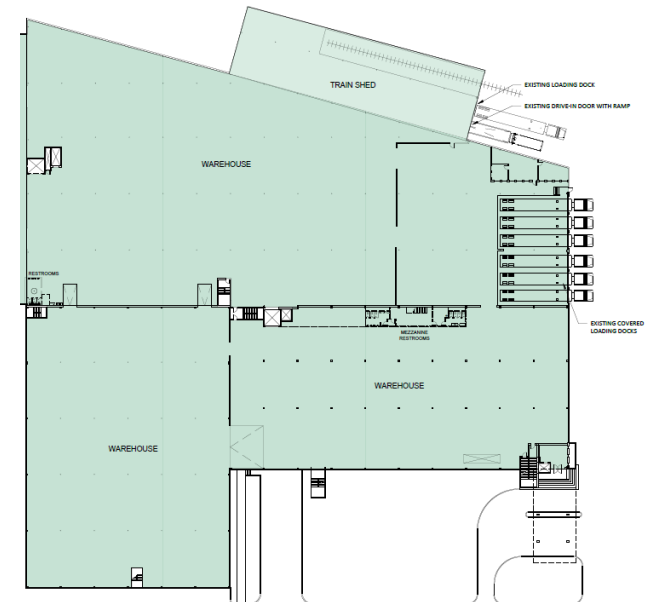
1ST FLOOR

- 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





FOR LEASING INFORMATION, CONTACT:

Becky Thompson

Principal

817.600.0935

bthompson@lee-associates.com

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