



CURRENT



324,667 SF MANUFACTURING - DISTRIBUTION
• 9000 AMPS • Rail Access •
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

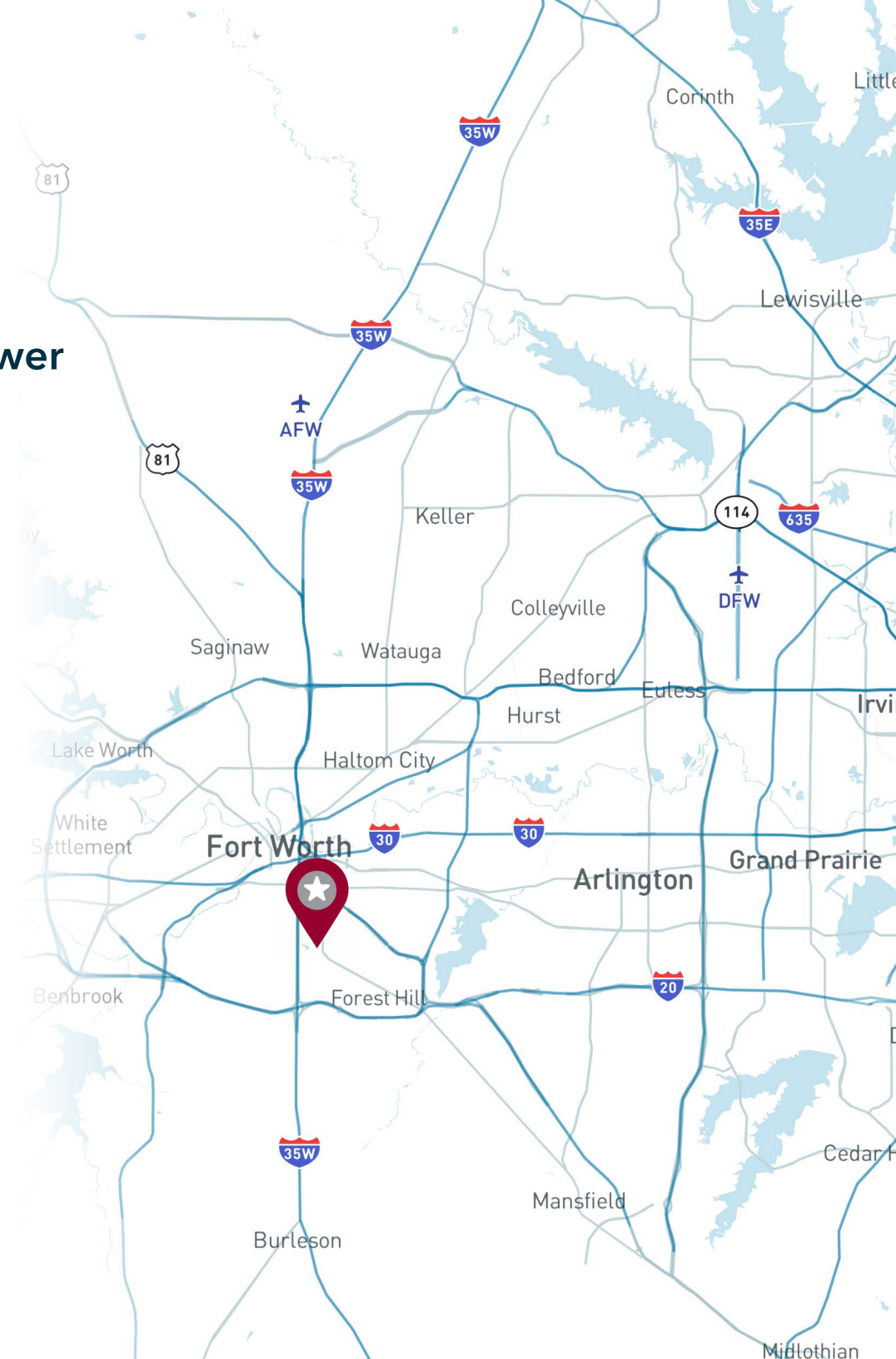
Can Add Rail - Access to BNSF, UP, & CPKC via Short Line

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)

WHERE RAIL
CAN BE ADDED

13'-30'
CLEAR HEIGHT

20 DOCKS
(WITH POTENTIAL
FOR MORE)

AMPLE
TRUCK/CAR
PARKS

GUARD HOUSE

TRAFFIC LIGHT
AT ENTRY

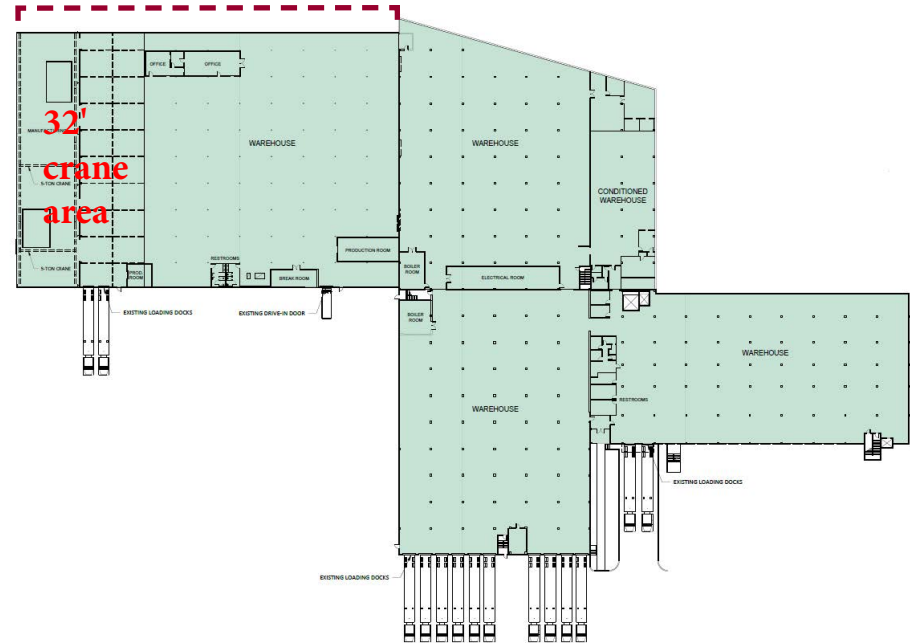


2 LEVEL CROSS DOCK FACILITY

1ST FLOOR/Lower Level

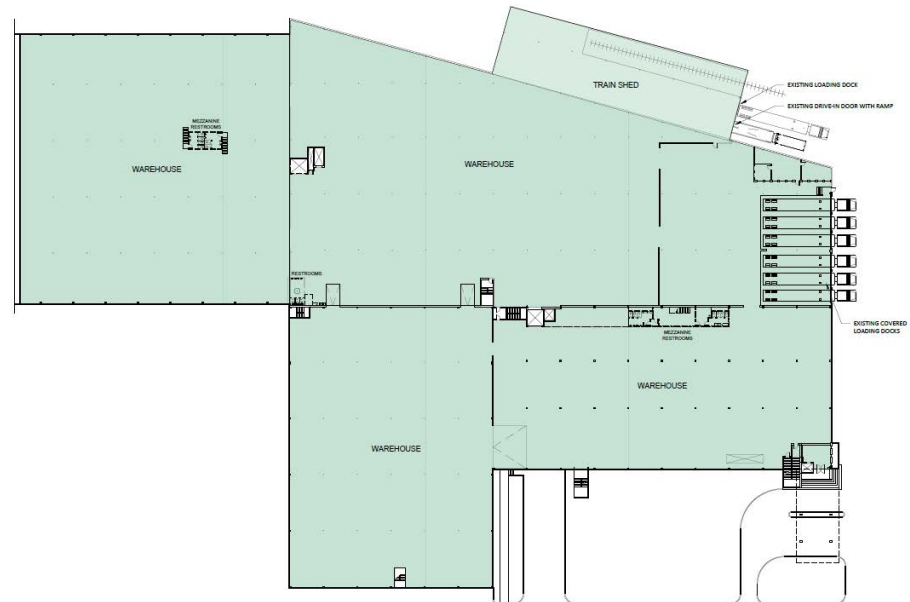
- 14 Dock Doors
 - » Ability to Add More
- 1 Drive-In Ramp

NEW RAIL SPUR HERE



2ND FLOOR/Street Level

- 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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