

LOGO PENDING

Panther City Industrial Park

FOR LEASE

Contacts

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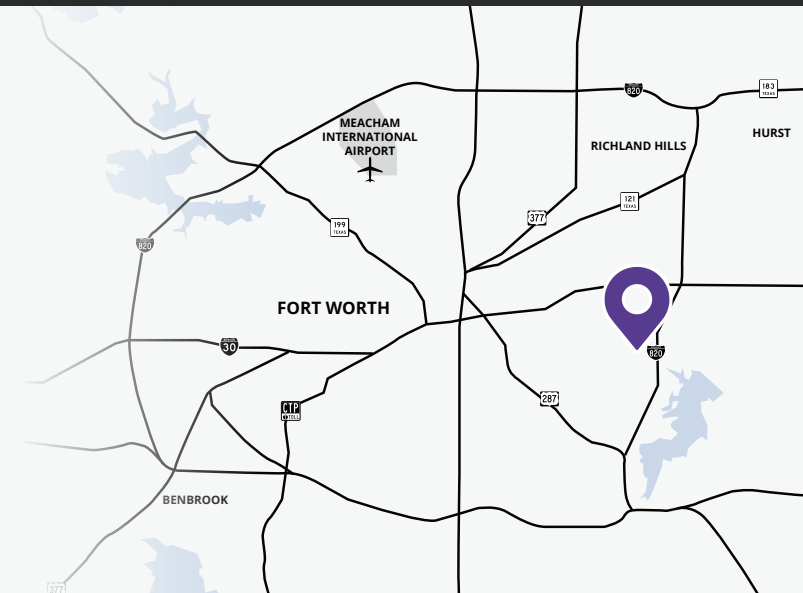


LOCATED AT EAST LOOP 820 SOUTH & EAST ROSEDALE STREET IN FORT WORTH

PROPERTY FEATURES

- 31 buildings totaling 589,022 SF
- Currently available: 2,400 – 21,907 SF
- Dock-high and/or grade-level loading
- 16' - 19' clear height
- Concrete tilt wall construction
- Made ready spaces!

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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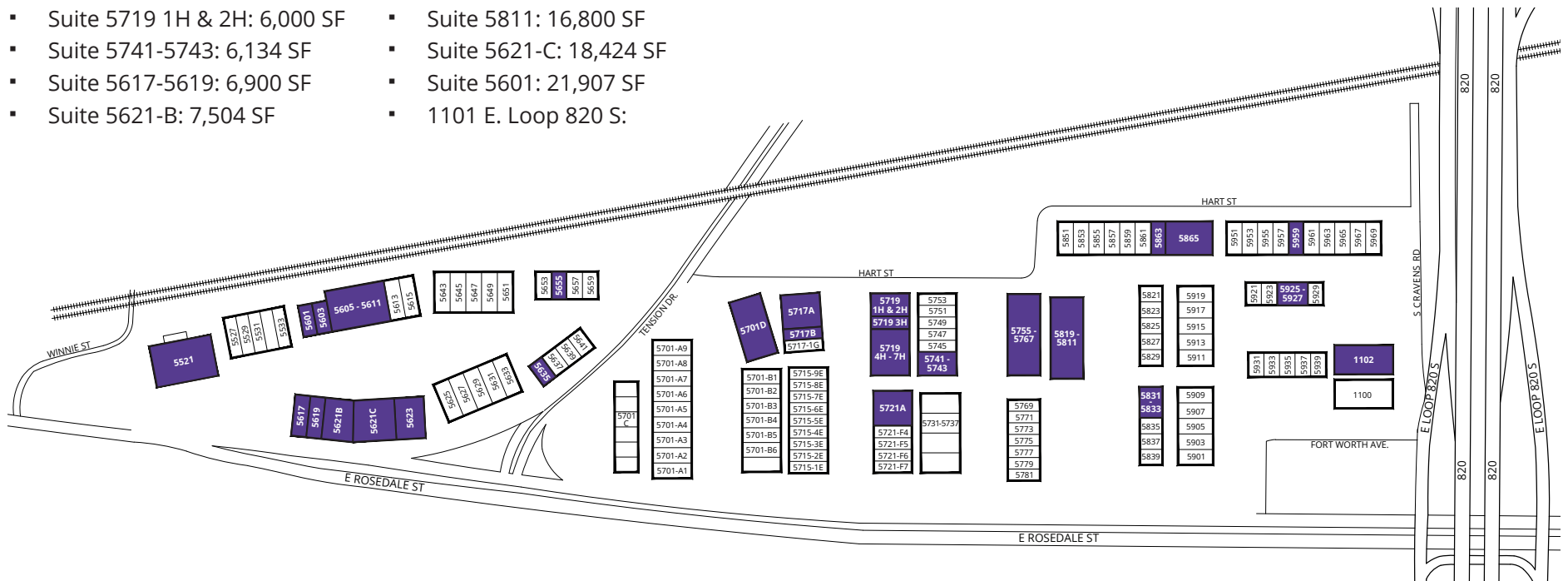
Panther City Industrial Park

AVAILABLE SUITES

- Suite 5635: 2,400 SF
- Suite 5655: 2,600 SF
- Suite 5719 3H: 3,000 SF
- Suite 5959: 3,200 SF
- Suite 5863: 3,200 SF
- Suite 5831-5833: 4,800 SF
- Suite 5925-5927: 4,800 SF
- Suite 5719 1H & 2H: 6,000 SF
- Suite 5741-5743: 6,134 SF
- Suite 5617-5619: 6,900 SF
- Suite 5621-B: 7,504 SF
- Suite 5721-A: 9,000 SF
- Suite 5865: 9,600 SF
- Suite 5717-A: 12,000 SF
- Suite 5719 4H-7H: 12,000 SF
- Suite 5701-D: 13,000 SF
- Suite 5521: 16,000 SF
- Suite 5752: 16,800 SF
- Suite 5811: 16,800 SF
- Suite 5621-C: 18,424 SF
- Suite 5601: 21,907 SF
- 1101 E. Loop 820 S:

PROPERTY HIGHLIGHTS

- Triple Freeport Tax Exemption
- On-site property management & leasing
- Direct access to E. Loop 820 S.
- Easy access to I-35 & I-30
- Minutes from Downtown Fort Worth



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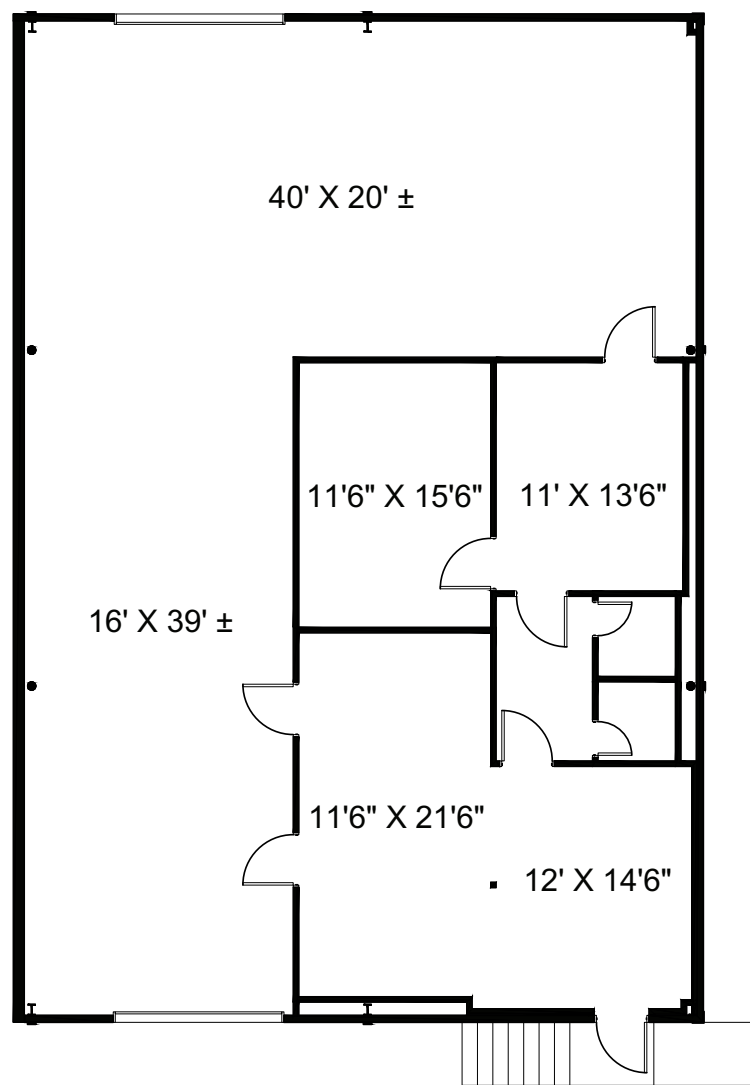
Panther City Industrial Park

2,400 SF FOR LEASE

5635 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5635

- 2,400 SF
- 942 SF office
- One (1) dock door
- Two (2) restrooms
- 3-phase power
- 17' clear height



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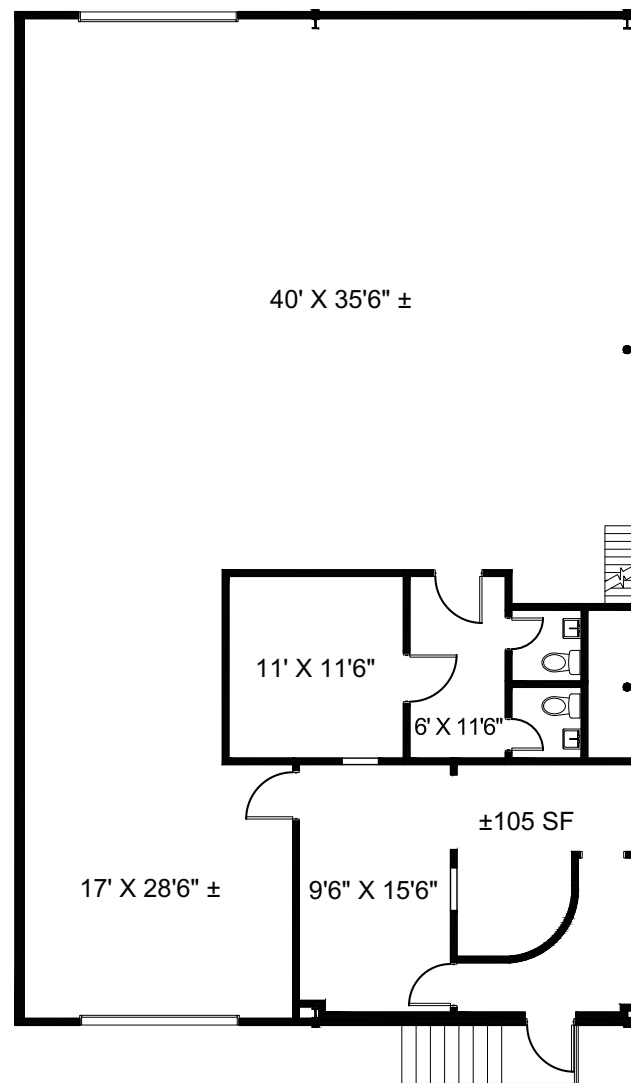
Panther City Industrial Park

2,600 SF FOR LEASE

5655 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5655

- 2,600 SF
- 736 SF office
- One (1) dock door
- Two (2) restrooms
- 3-phase power
- 17' clear height



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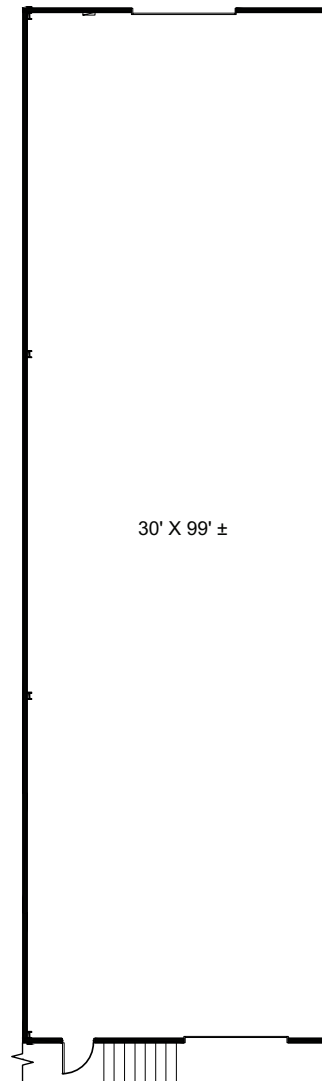
3,000 SF FOR LEASE

5719-3H E Rosedale Street | Fort Worth, Texas 76112

SUITE 5719-3H

- 3,000 SF
- One (1) dock door
- 19' clear height

MAKE READY IN PROGRESS



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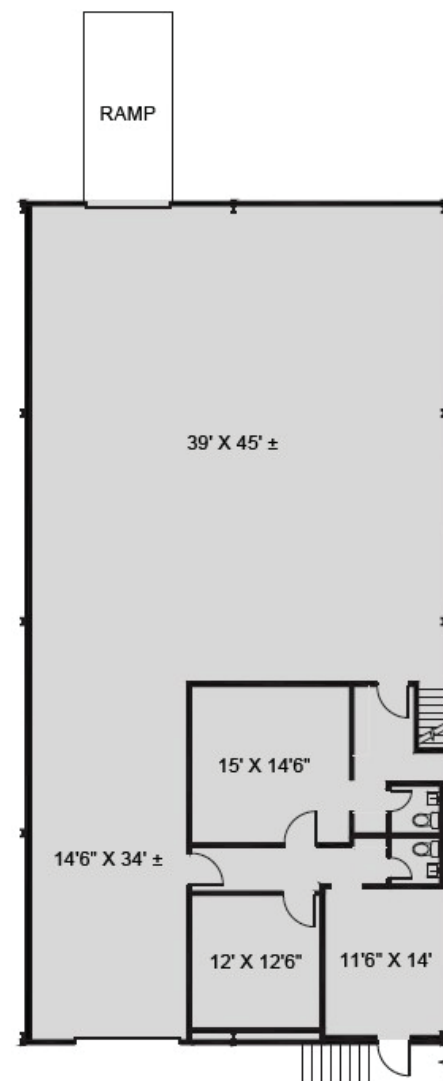
Panther City Industrial Park

3,200 SF FOR LEASE

5959 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5959

- 3,200 SF
- 772 SF office
- One (1) ramped door
- One (1) dock door
- Two (2) restrooms
- 3-phase power
- 19' clear height



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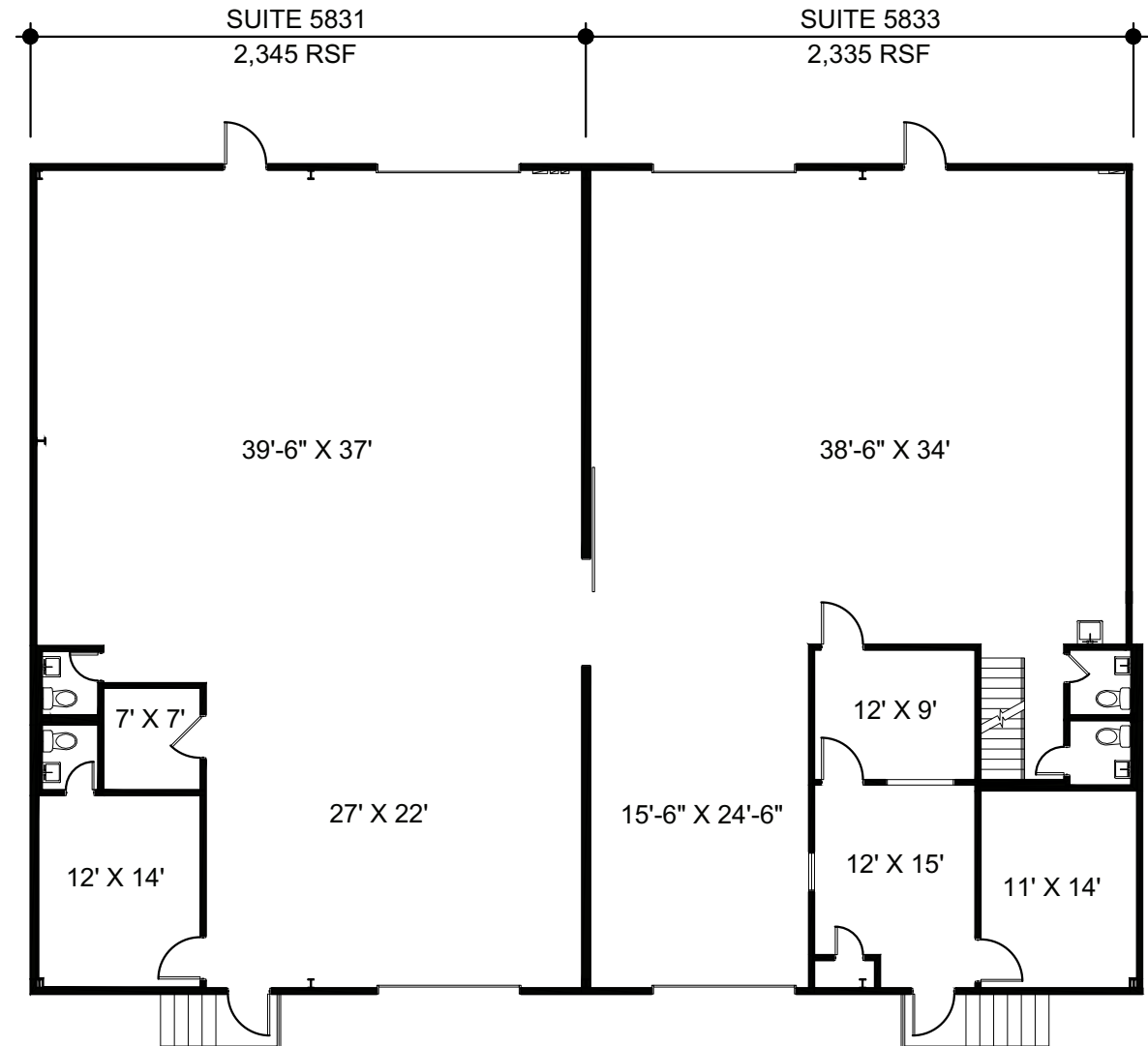
Panther City Industrial Park

4,800 SF FOR LEASE

5831-5833 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5831-5833

- 4,800 SF
- 1,056 SF office
- Two (2) dock doors
- Four (4) restrooms
- 3-phase power
- 19' clear height



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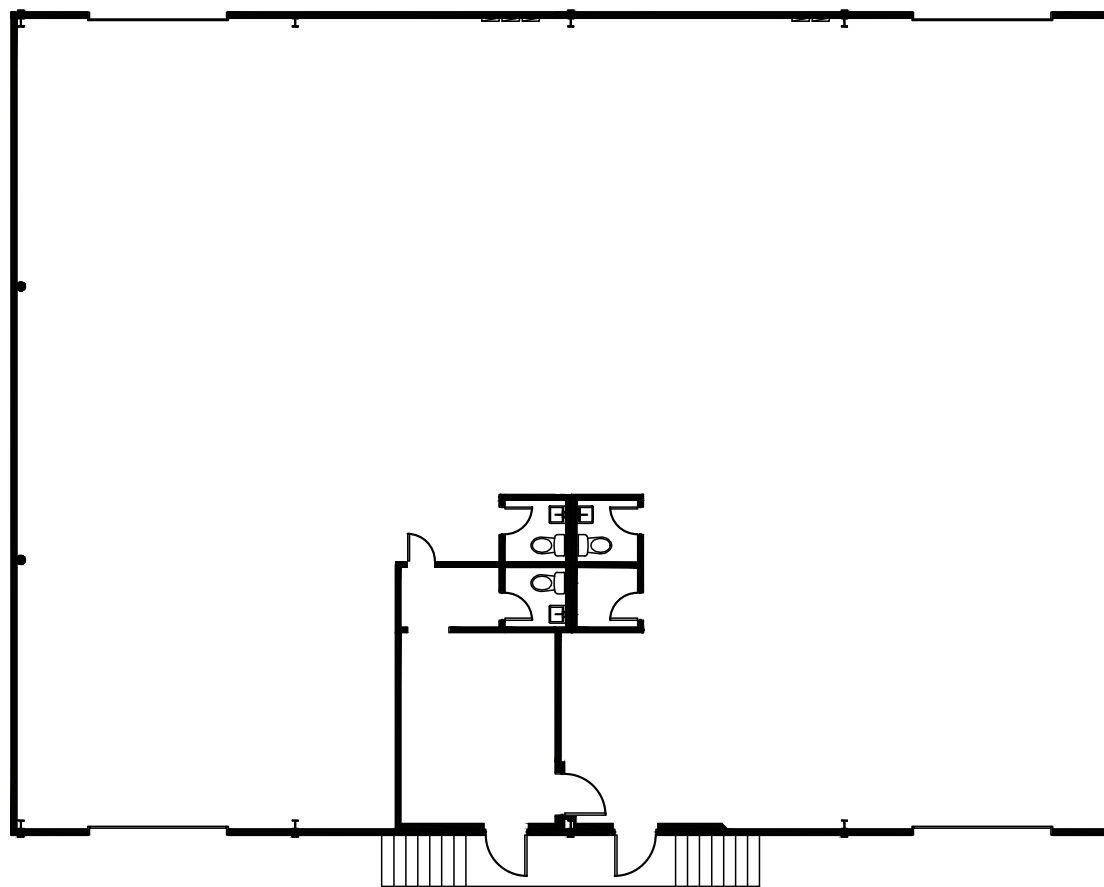
4,800 SF FOR LEASE

5925-5927 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5925-5927

- 4,800 SF
- 154 SF office
- Two (2) grade-level doors
- Two (2) dock doors
- Three (3) restrooms
- 3-phase power
- 19' clear height

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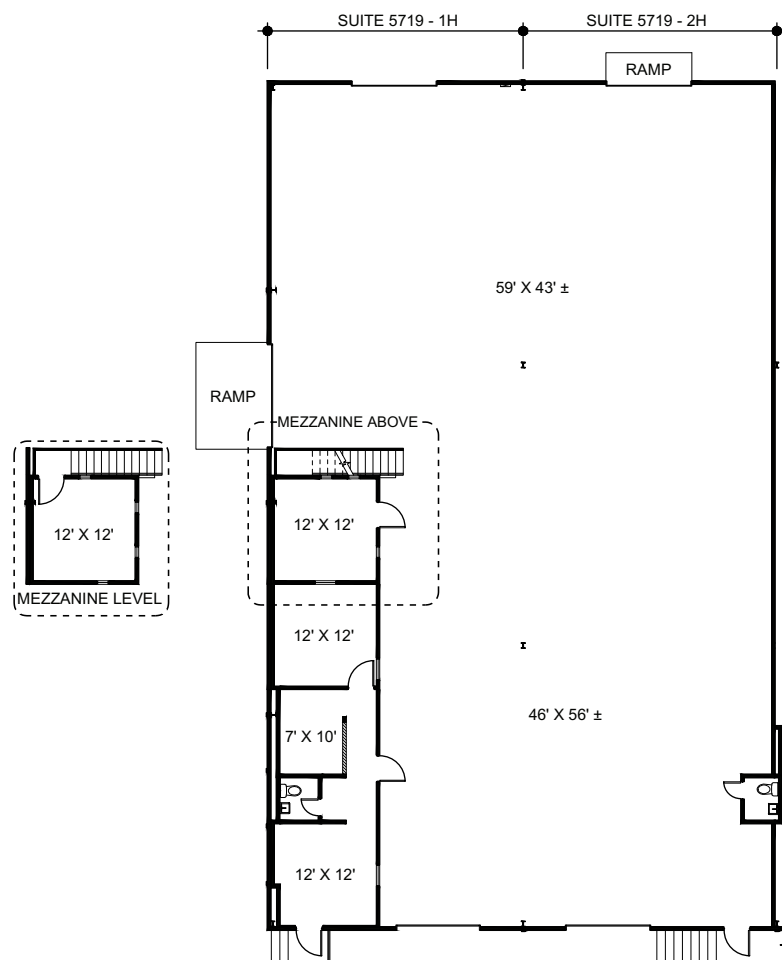
6,000 SF FOR LEASE

5719-1H & 2H E Rosedale Street | Fort Worth, Texas 76112

SUITE 5719-1H & 2H

- 6,000 SF
- 638 SF office
- One (1) grade level door
- One (1) semi-high dock door
- One (1) dock door
- Two (2) restrooms
- 3-phase power
- 19' clear height

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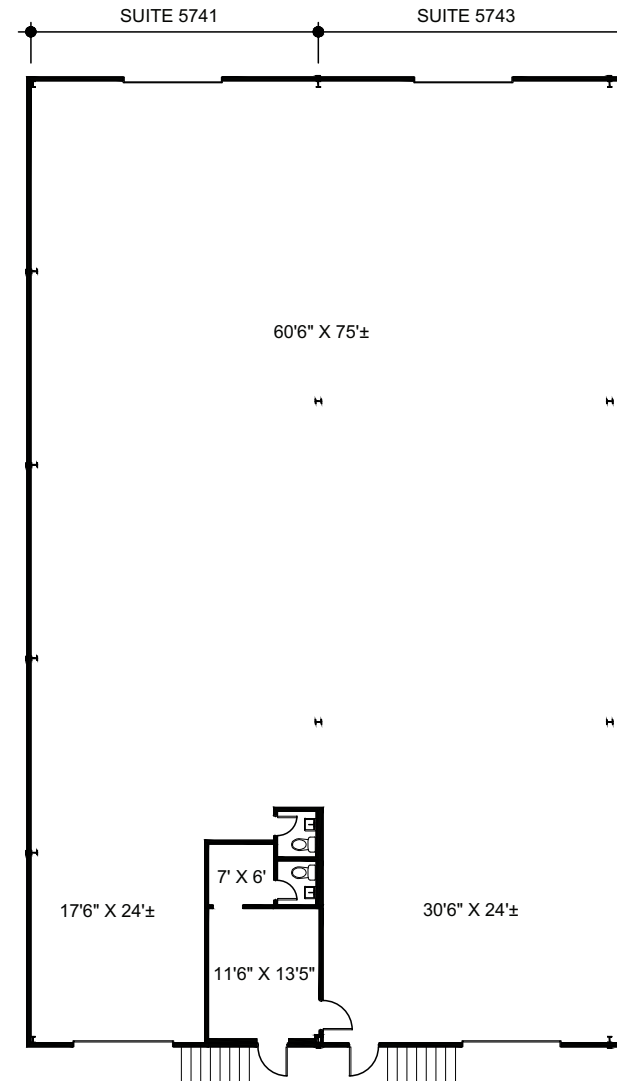
Panther City Industrial Park

6,134 SF FOR LEASE

5741-5743 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5741-5743

- 6,134 SF
- 240 SF office
- Two (2) dock doors
- Two (2) restrooms
- 3-phase power
- 19' clear height



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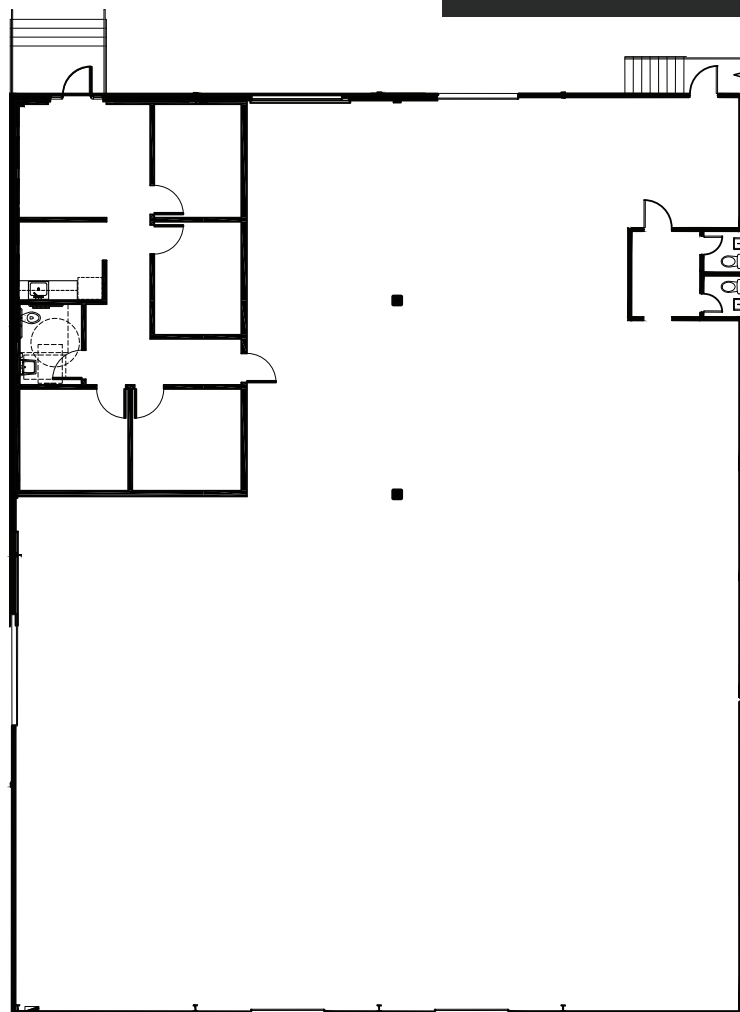
6,900 SF FOR LEASE

5617-5619 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5617-5619

- 6,900 SF
- 1,014 SF office
- Two (2) dock doors
- One (1) 10' x 12' grade level door
- Two (2) restrooms
- 3-phase power
- 19' clear height

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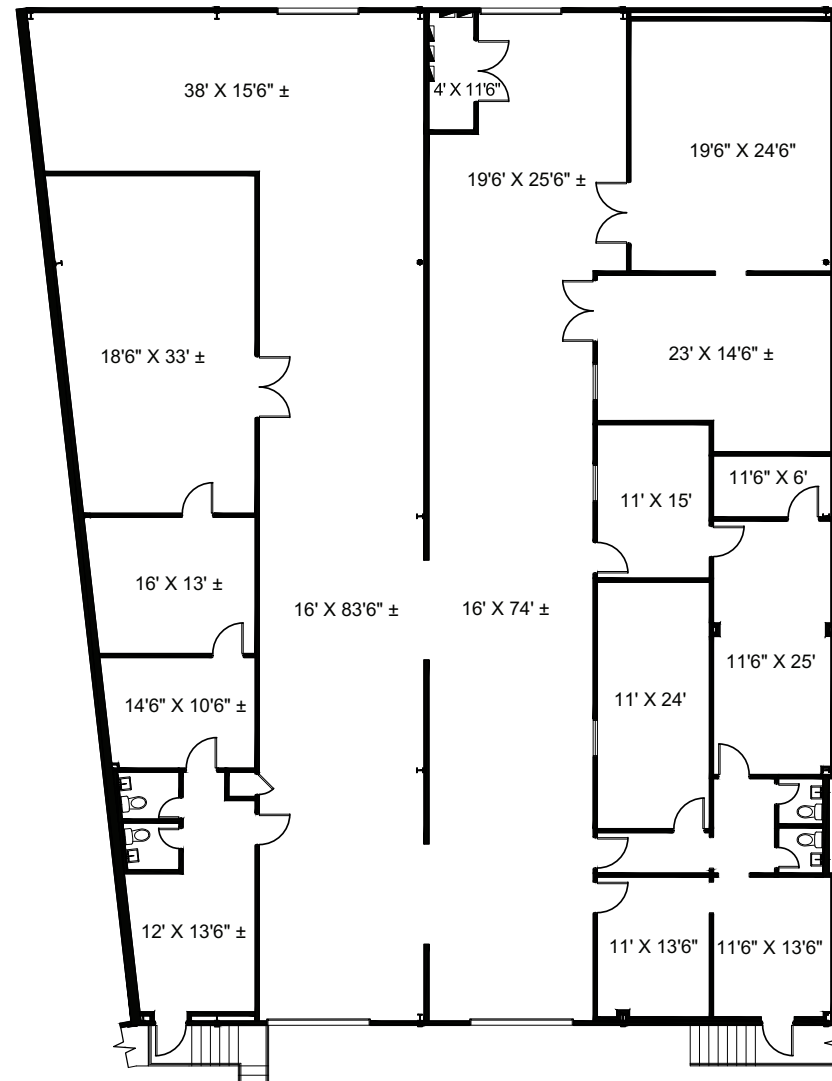
Panther City Industrial Park

7,504 SF FOR LEASE

5621-B E Rosedale Street | Fort Worth, Texas 76112

SUITE 5621-B

- 7,504 SF
- 4,800 SF office
- Two (2) dock doors
- Four (4) restrooms
- 19' clear height



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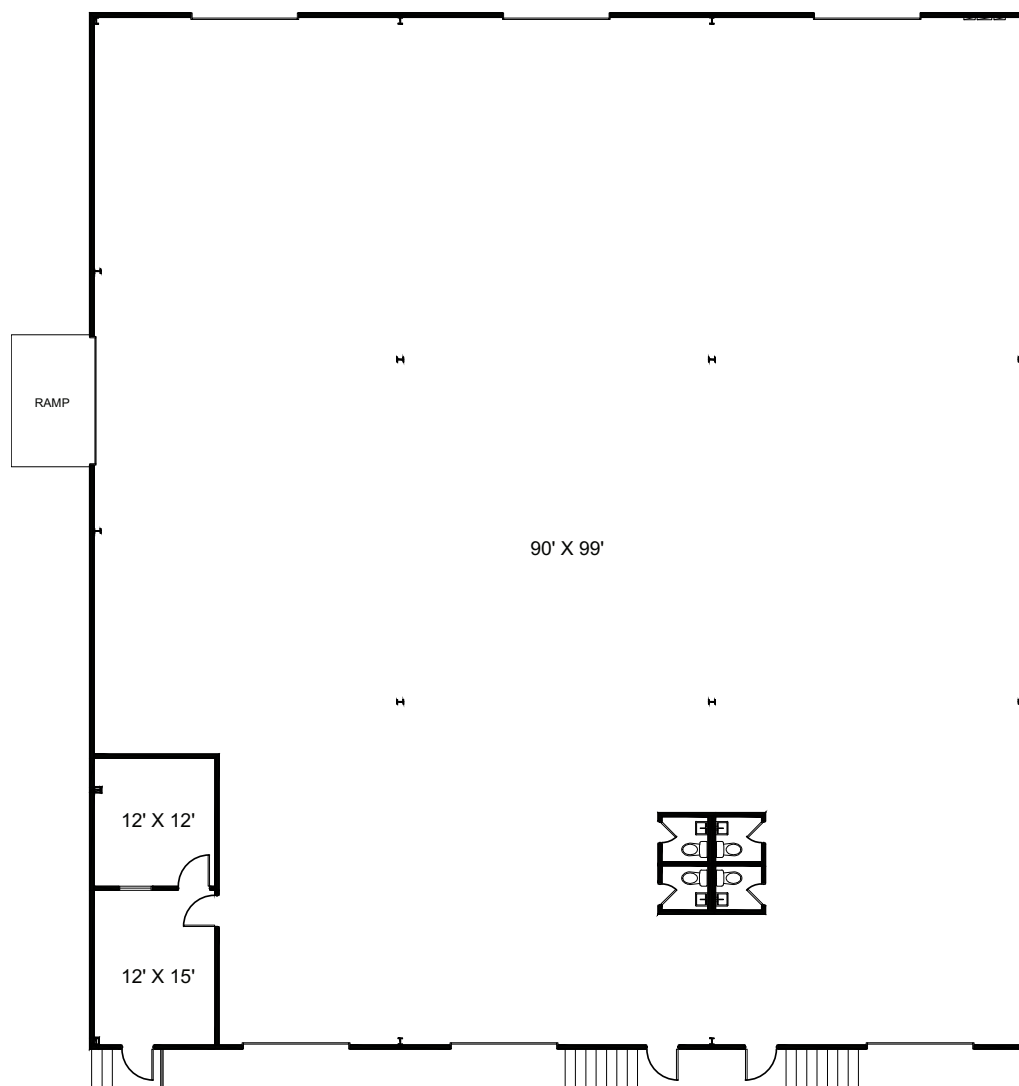
Panther City Industrial Park

9,000 SF FOR LEASE

5721-A E Rosedale Street | Fort Worth, Texas 76112

SUITE 5721-A

- 9,000 SF
- 323 SF Office
- One (1) grade level door
- Three (3) dock doors
- Four (4) restrooms
- 3-phase power
- 19' clear height



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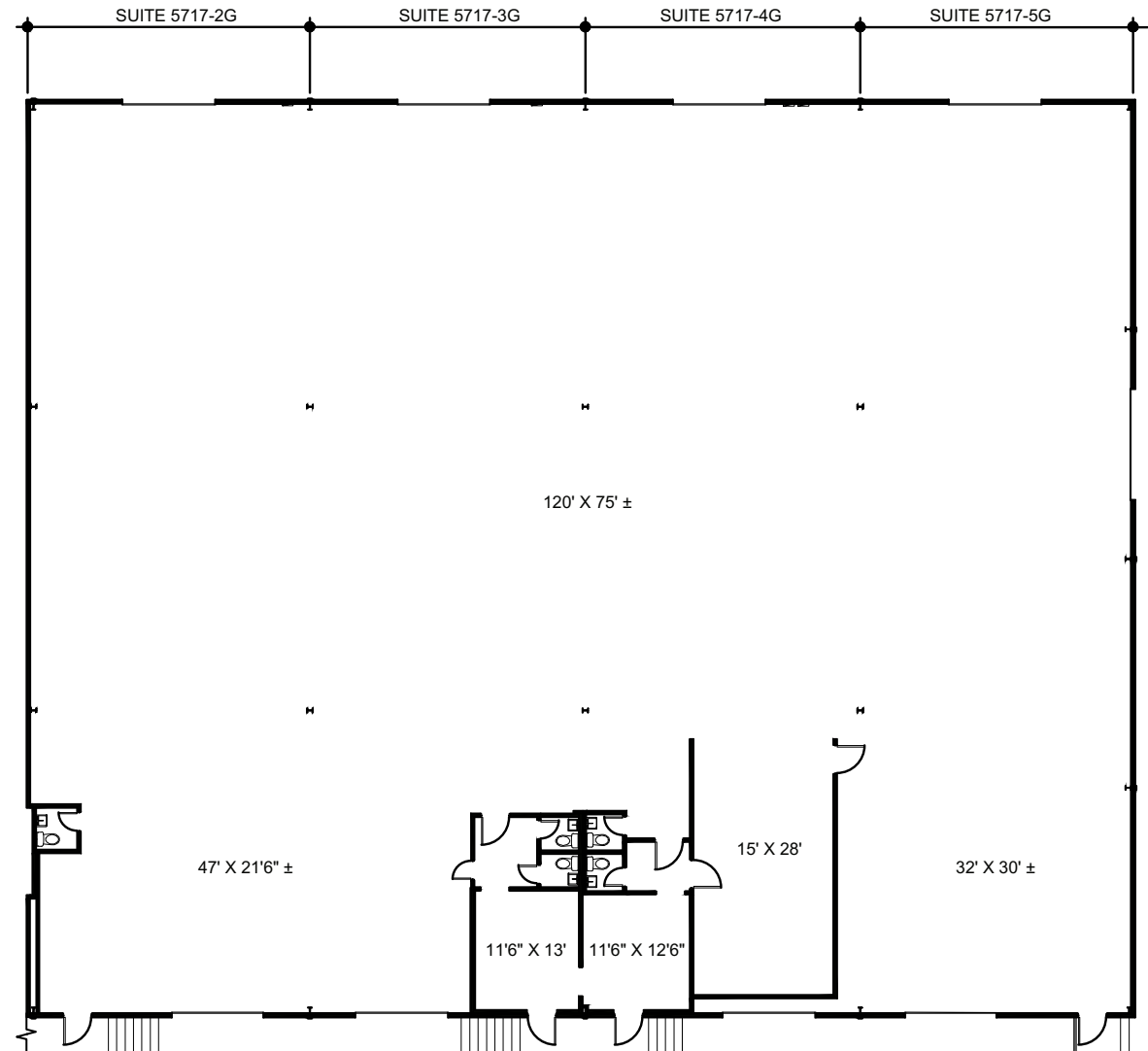
Panther City Industrial Park

12,000 SF FOR LEASE

5717-A E Rosedale Street | Fort Worth, Texas 76112

SUITE 5717-A

- 12,000 SF
- 1,012 SF office
- One (1) grade level door
- One (1) semi-high dock door
- Three (3) dock doors
- Four (4) restrooms
- 3-phase power
- 19' clear height



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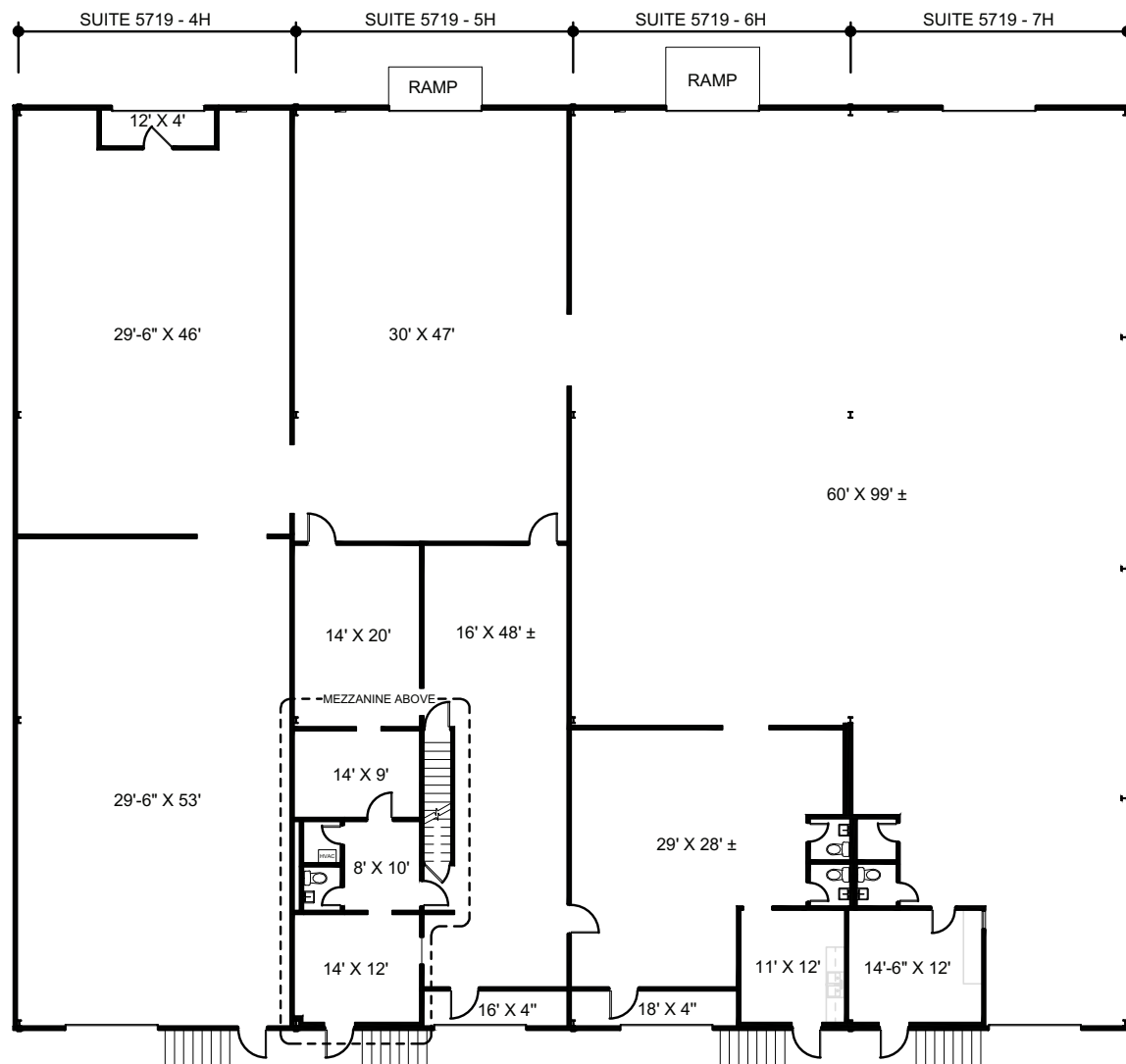
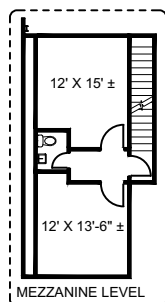
Panther City Industrial Park

12,000 SF FOR LEASE

5719-4H-7H E Rosedale Street | Fort Worth, Texas 76112

SUITE 5719-4H-7H

- 12,000 SF
- 2,723 SF office
- Two (2) dock doors
- Five (5) restrooms
- 3-phase power
- 19' clear height



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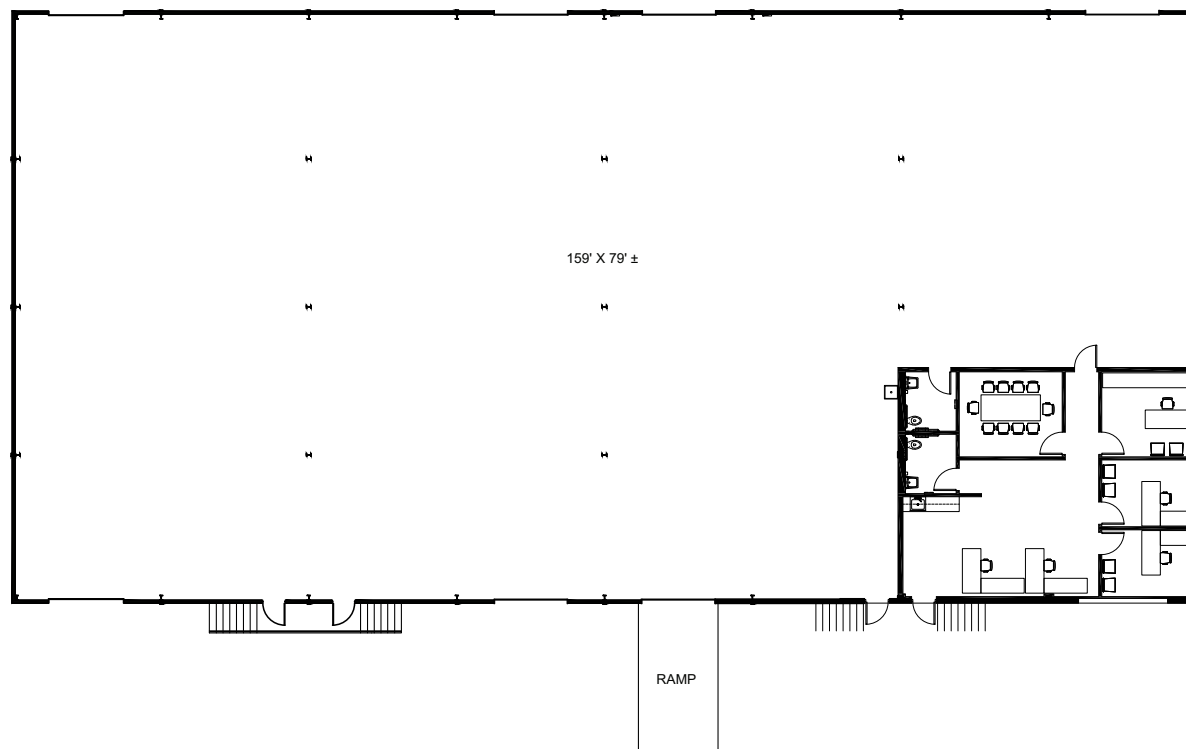
13,000 SF FOR LEASE

5701-D E Rosedale Street | Fort Worth, Texas 76112

SUITE 5701-D

- 13,000 SF
- 1,285 SF office
- One (1) ramped door
- Two (2) dock doors
- Four (4) restrooms
- 3-phase power
- 17-19' clear height

MAKE READY IN PROGRESS



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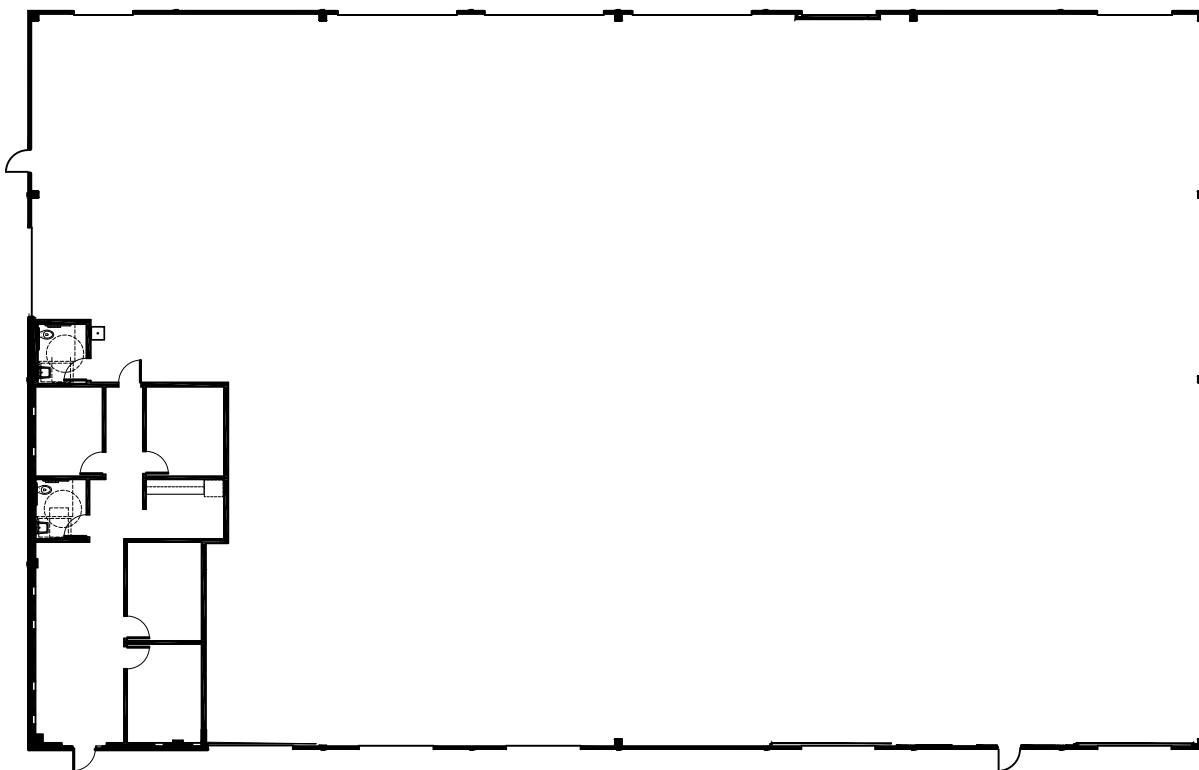
16,000 SF FOR LEASE

5521 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5521

- 16,000 SF
- 1,304 SF office
- One (1) semi-high dock door
- Four (4) dock doors
- One (1) 10' x 12' grade level door
- Two (2) restrooms
- 3-phase power
- 16' clear height
- 0.2 acres of outdoor storage

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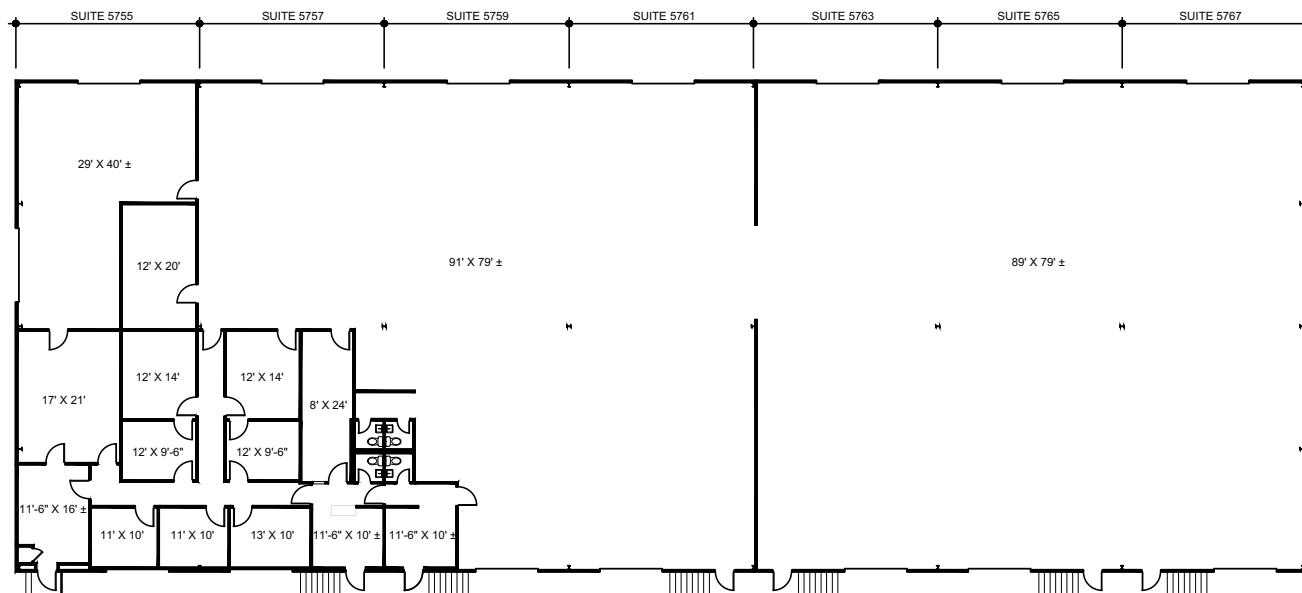
Panther City Industrial Park

16,800 SF FOR LEASE

5757 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5757

- 16,800 SF
- 2,657 SF office
- One (1) grade-level door
- Five (5) dock doors
- Four (4) restrooms
- 3-phase power
- 19' clear height



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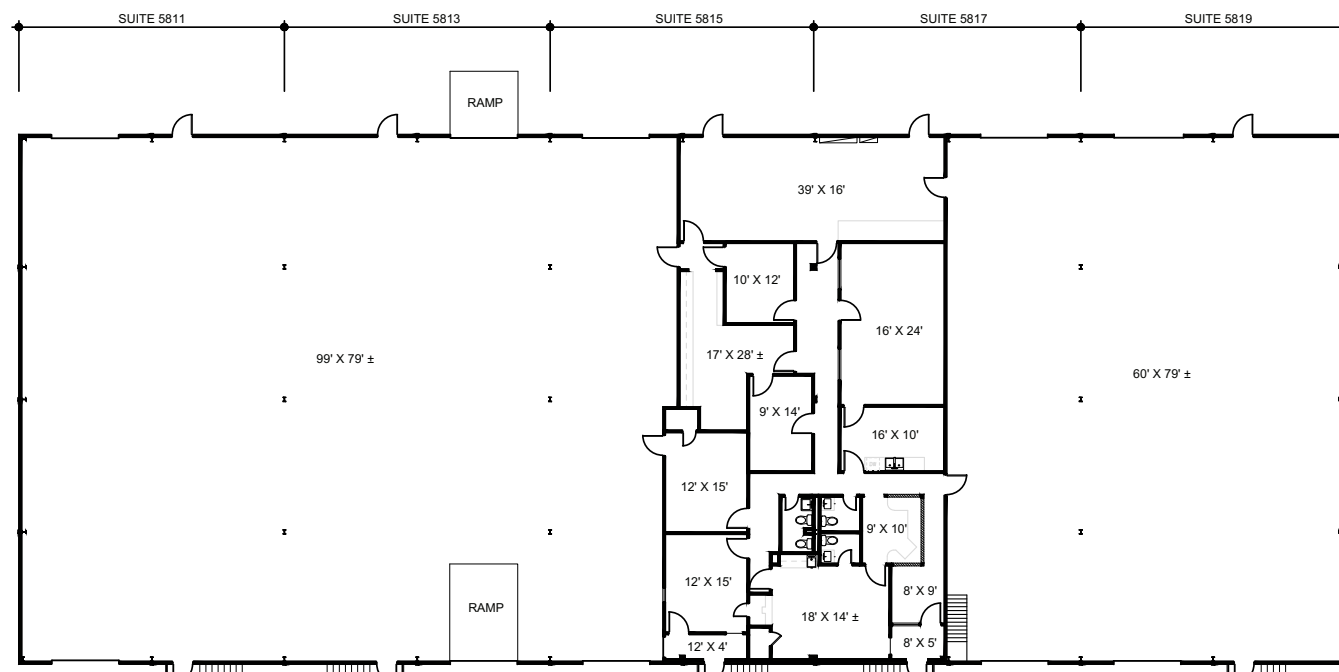
Panther City Industrial Park

16,800 SF FOR LEASE

5811 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5811

- 16,800 SF
- 3,210 SF office
- One (1) grade level door
- Five (5) dock doors
- Three (3) restrooms
- 3-phase power
- 19' clear height



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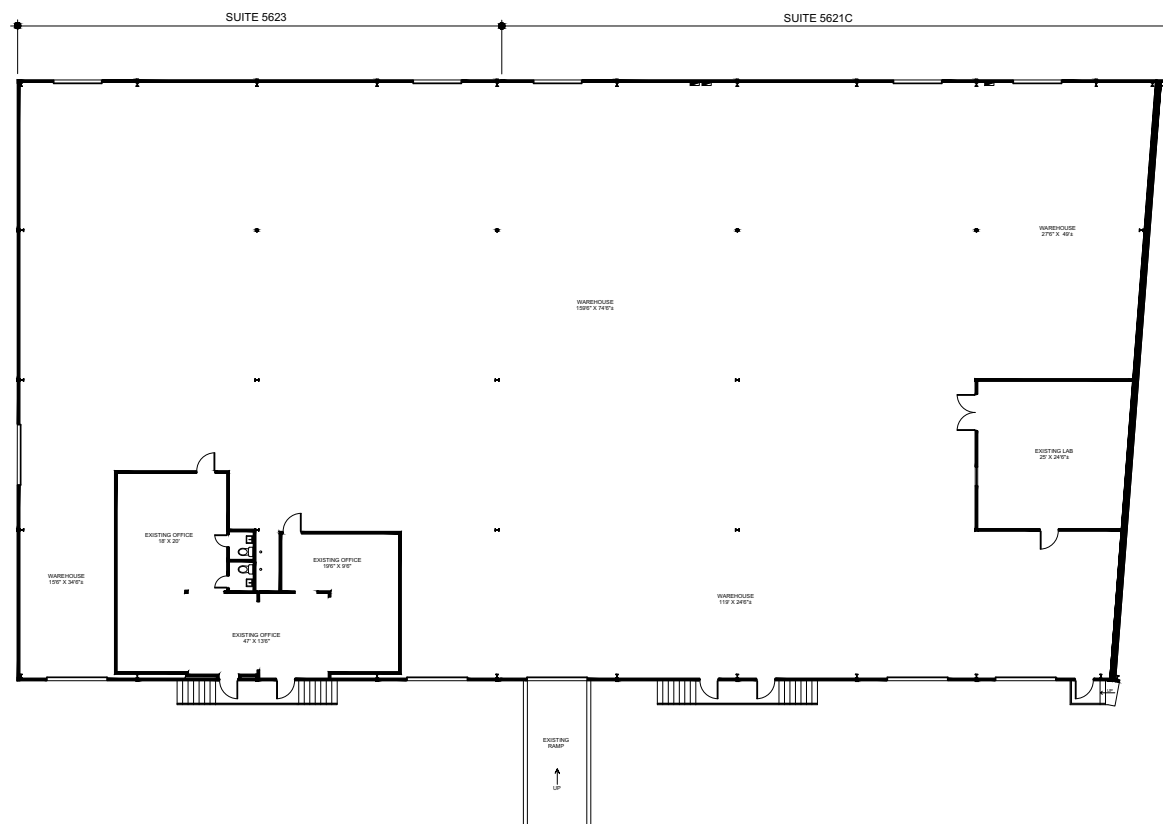
Panther City Industrial Park

18,424 SF FOR LEASE

5621-C E Rosedale Street | Fort Worth, Texas 76112

SUITE 5621-C

- 18,424 SF
- 1,793 SF office
- Four (4) dock doors
- One (1) ramped door
- Two (2) restrooms
- 3-phase power
- 19' clear height



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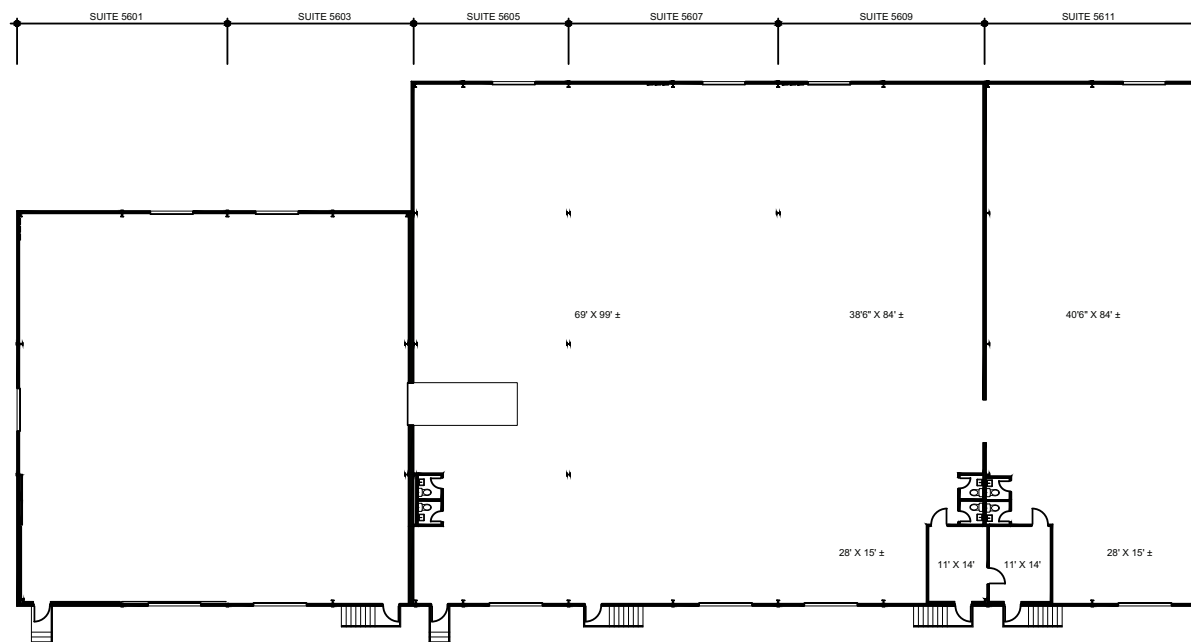
21,907 SF FOR LEASE

5601 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5601

- 21,907 SF
- 2,308 SF office
- Six (6) dock high doors
- One (1) 10' x 12' grade level door
- Eight (8) restrooms
- 3-phase power
- 19' clear height

MAKE READY IN PROGRESS



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Panther City Industrial Park

XXX SF FOR LEASE

5863 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5863

UPDATE

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Panther City Industrial Park

XXX SF FOR LEASE

5865 E Rosedale Street | Fort Worth, Texas 76112

SUITE 5865

UPDATE

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Panther City Industrial Park

XXX SF FOR LEASE

1100 E Loop 820 N | Fort Worth, Texas 76112

SUITE ??

UPDATE

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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

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Phone

Mario Zandstra

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Designated Broker of Firm

License No.

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Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone