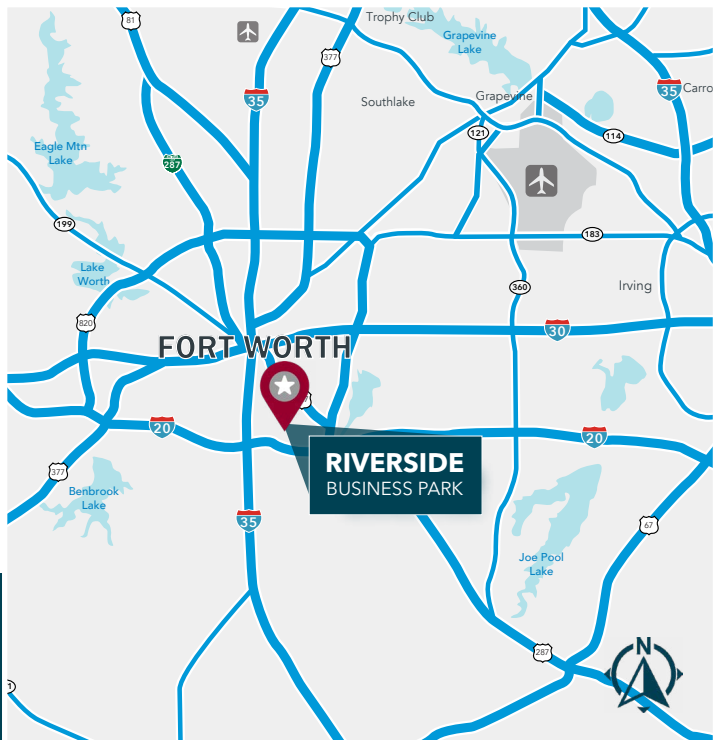


A 69,800 SF BUSINESS PARK WITH 1.45 ACRES OF OUTSIDE STORAGE IN THE HEART OF FORT WORTH.

AVAILABLE
FOR LEASE

RIVERSIDE BUSINESS PARK

2463 S RIVERSIDE DRIVE
FORT WORTH, TX 76104



PROPERTY HIGHLIGHTS

- 69,800 SF Business Park with 1.45 Acres of Outside Storage in the Heart of Fort Worth
- 2025 Major Business Park Renovation Including:
 - Full roof replacement
 - Upgraded lighting
 - Updated exterior façade
 - Make-ready office and restroom spaces
 - White-boxed warehouse spaces



VIDEO TOUR

- Fully fenced and stabilized outside storage available
- Multi-tenant park setting
- Heavy power available
- 14'-17' clear heights
- Building 2517 is fully sprinklered
- Located in an Economic Incentive Zone-qualifying tenants and owners may be eligible for tax benefits, grants, or other financial incentives*

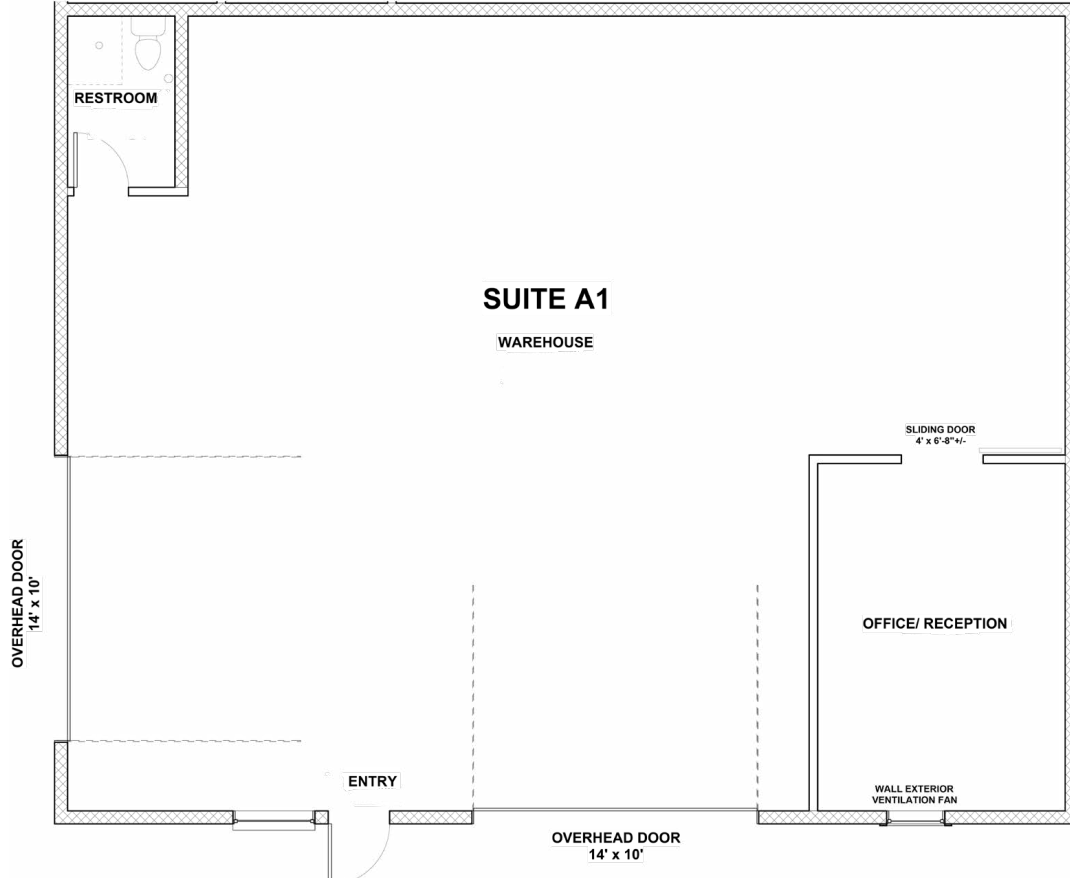
* Interested Parties Should Consult with the City of Fort Worth or a Tax Professional to Determine Specific Eligibility and Benefits

FOR MORE INFORMATION:

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rbassinger@lee-associates.com

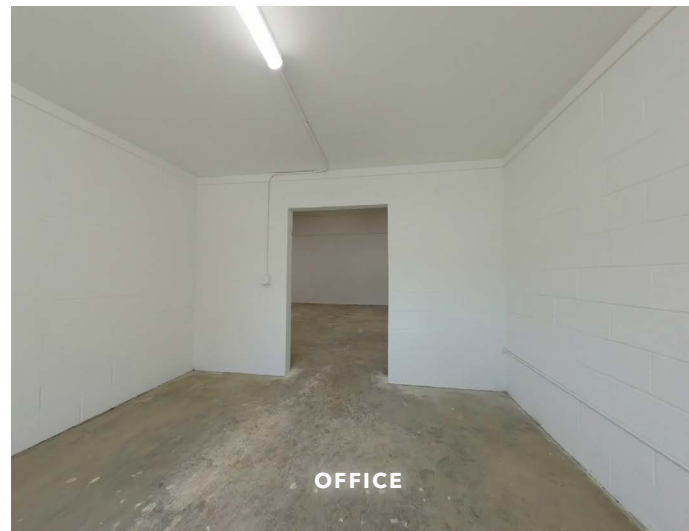
JEREMY MOJICA
806.786.2263
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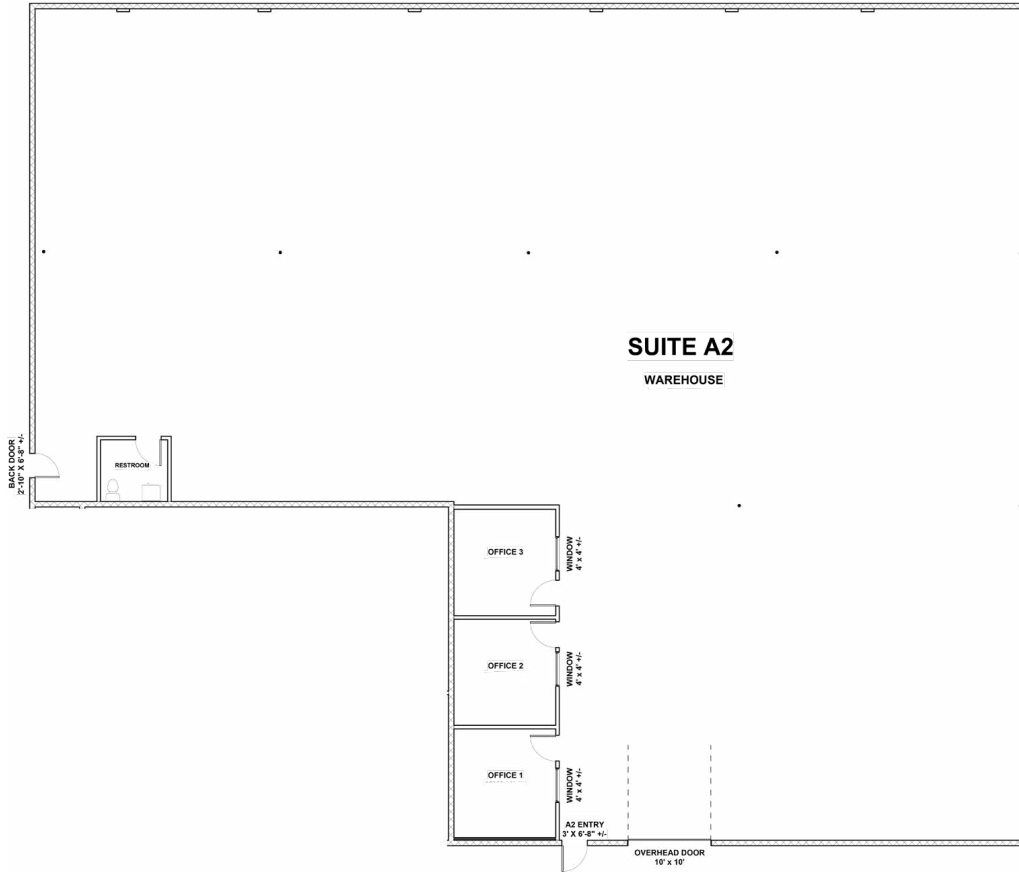
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



SUITE A-1

- 2,450 SF
- ±230 SF Office
- One (1) Restroom
- One (1) 14' x 10' Overhead Door
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space

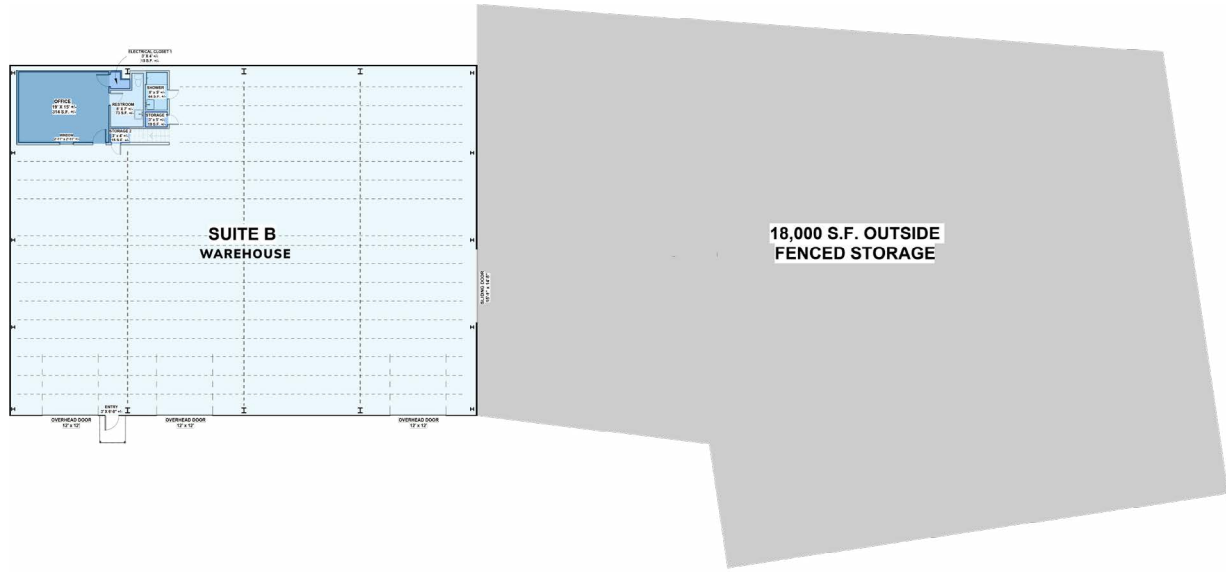




SUITE A-2

- 9,575 SF
- 491 SF - 3 Private Offices
- One (1) Restroom
- One (1) 10' x 10' Overhead Door
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space
- Electrical Drops in Place
- Welding Stations

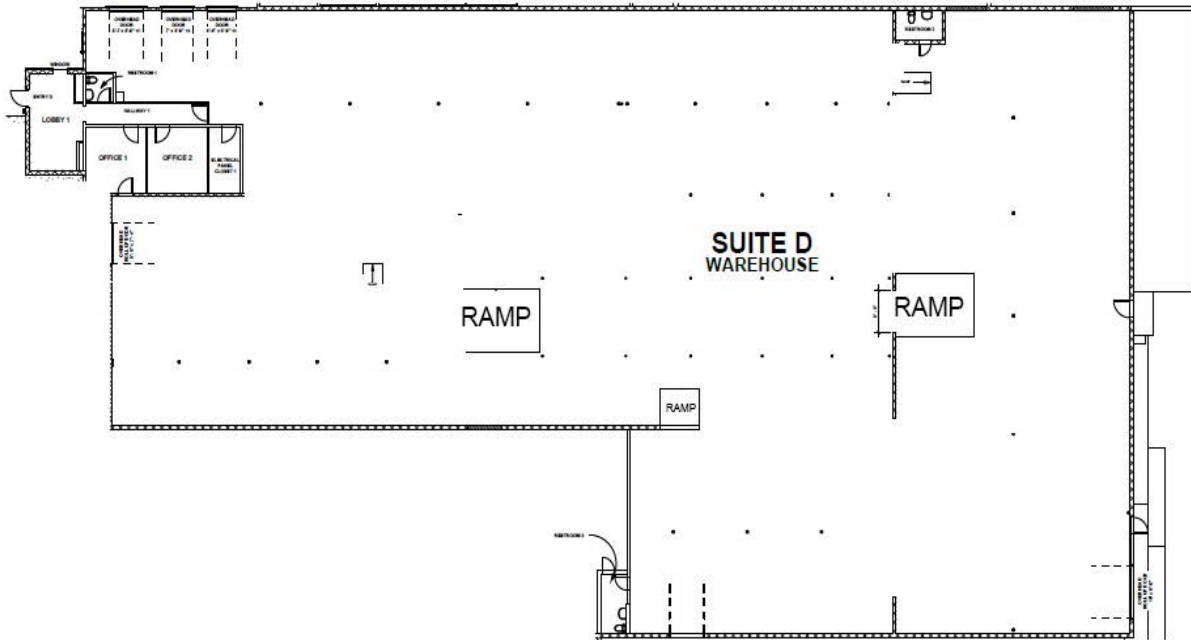




SUITE B

- ±7,558 SF
- 480 SF Office + ±18,000 SF of Outside Storage
- One (1) Restroom
- Three (3) 12' x 12' Overhead Doors
- One (1) Large 16' x 14.5' Sliding Door
- 3 Phase Power
- 17' Clear Height

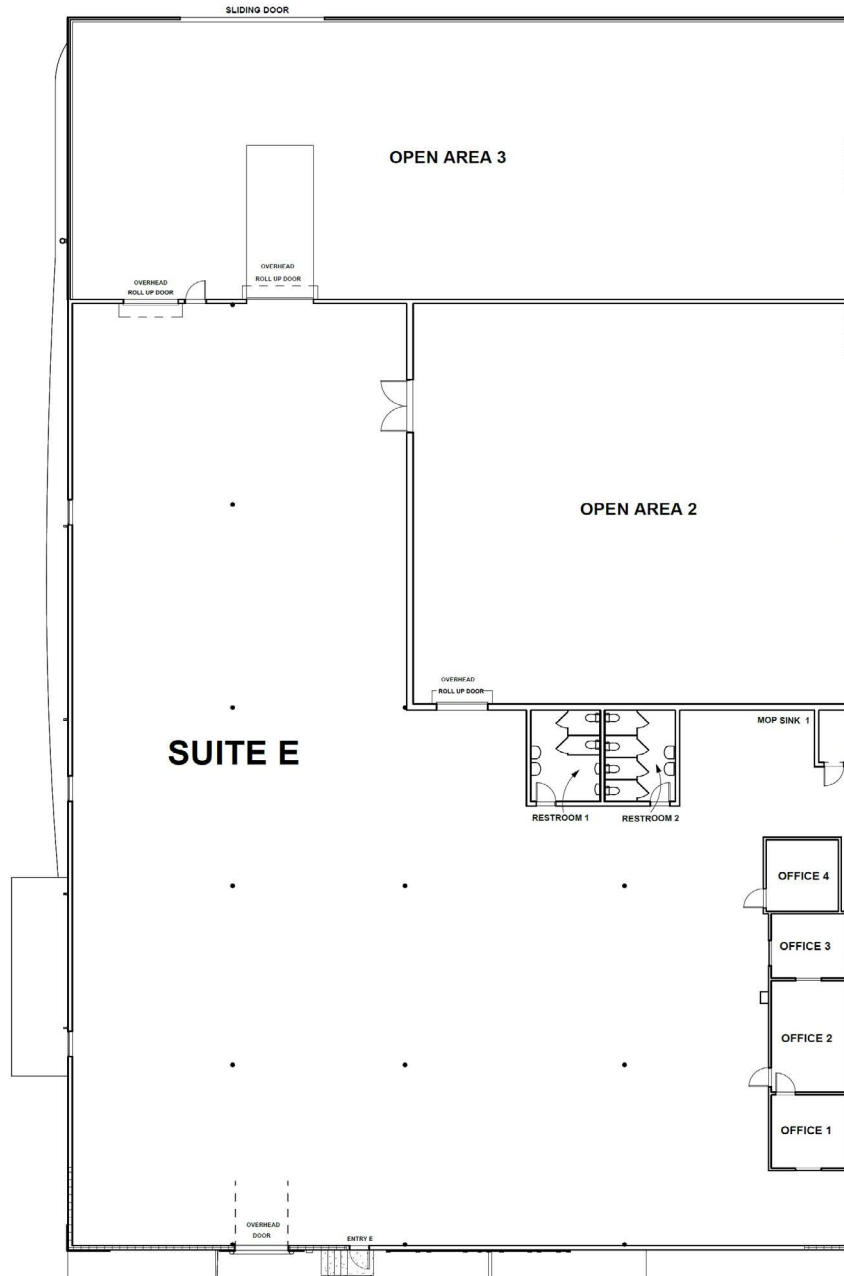




SUITE D

- ±20,099 SF
- Two (2) Private Offices
- Three (3) Restrooms
- Three (3) Dock Doors
- 3 Phase Power / 280 Volts / 400 Amp Power
- One (1) Acre of Outside Storage





SUITE E


- ±22,393 SF
- One (1) Acre of Outside Storage
- Four (4) Private Offices
- Two (2) Restrooms
- 1 (One) Dock Door Available
- One (1) Ramp
- 3 Phase / 280 Volts/ 400 Amps Power

LOCATION OVERVIEW

**RIVERSIDE
BUSINESS PARK**



DRIVE DISTANCES

-  HWY 287: 1 Mile
-  I-30: 2 Miles
-  I-35W: 2 Miles
-  I-20 / Loop 820: 5 Miles
-  Fort Worth CBD: 4 Miles
-  DFW Airport: 24 Miles
-  Dallas CBD: 33 Miles



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