

25,986 SF on 3.62 AC

FOR SALE OR LEASE

4809 Century Dr

Forest Hill, TX 76140

WAREHOUSE / OFFICE / OUTSIDE STORAGE



Contact us:

Matt Blackburn

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Connor Land

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STREAM[®]

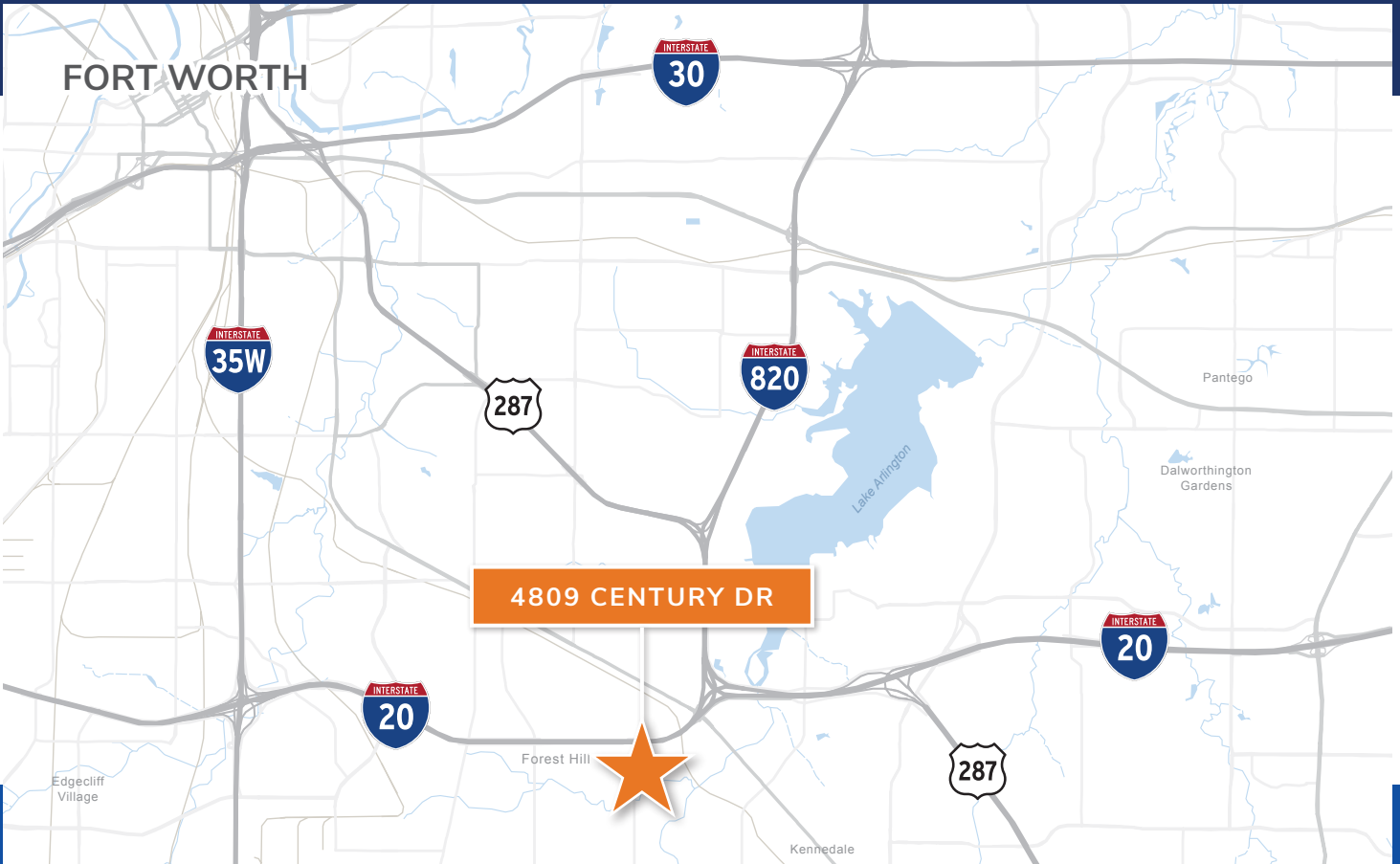
LOCATION & ACCESS

0.25 miles
I-20

4.5 miles
I-35W

8 miles
I-30

11 miles
Downtown Fort Worth

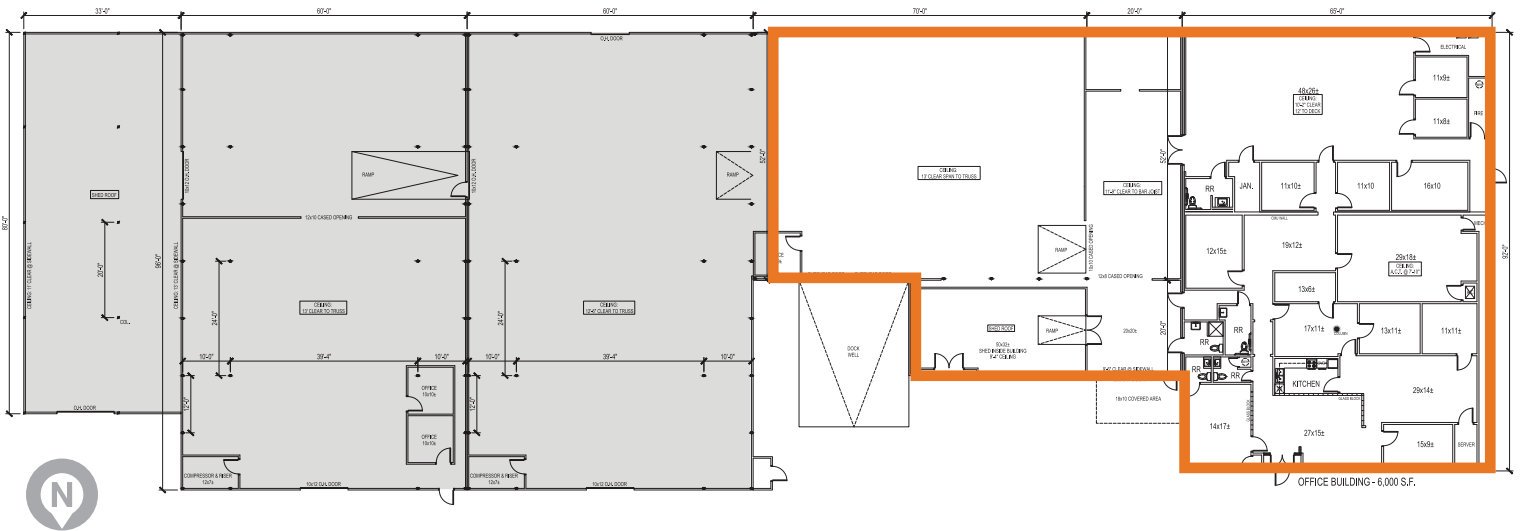


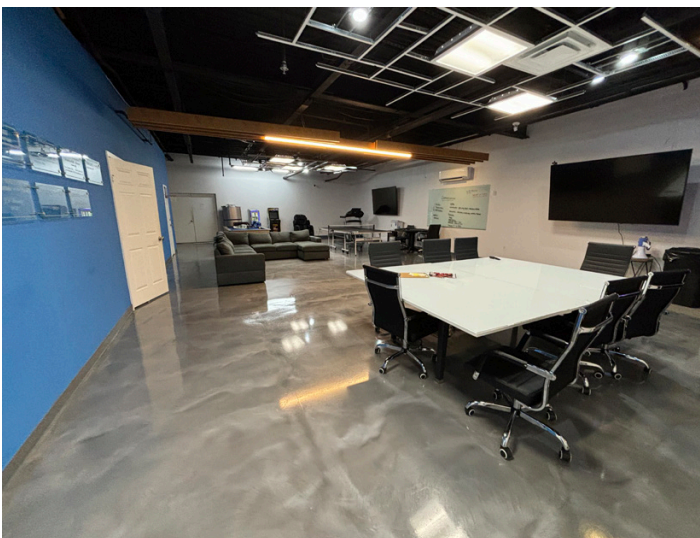
DEMISED OPTION A — 11,826 SF ON 1.2 AC

Office / Warehouse with Dock & Grade Loading
 High Visibility Road Frontage with Outside Storage



- 11,826 SF Total
 - 4,750 SF Office
 - 1,250 SF HVAC Production Space
 - 5,826 SF Warehouse
- 13' Clear Height
- 0.68 AC of Outside storage
- One (1) Grade Door
- Two (2) Dock High Doors
- 3 Phase power





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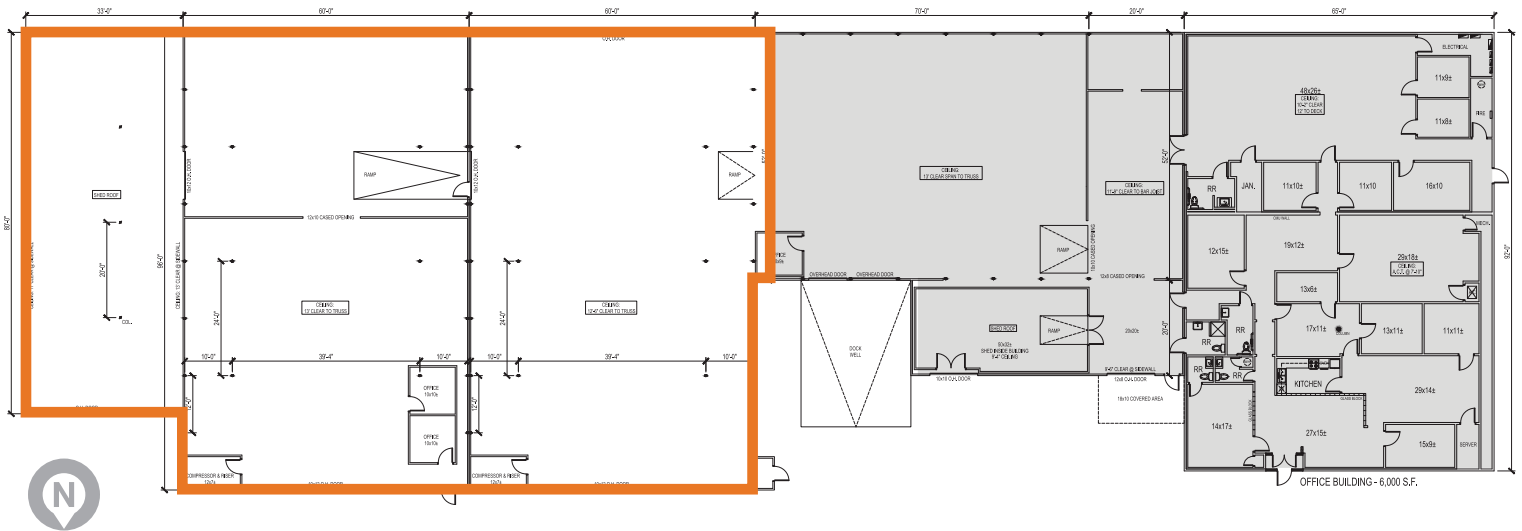


DEMISED OPTION B — 14,160 SF ON 2.42 AC

Warehouse with Expansive Yard — Ideal for Contractors, Equipment Storage, and Outdoor Operations



- 14,160 SF Total
 - 200 SF Office
 - 13,960 SF Warehouse
- 13' - 16' Clear Height
- 2.14 AC of Outside storage
- Three (3) Grade Doors
- 3 Phase power



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