

**FOR LEASE OR SALE**



6001 OLD DECATUR RD, FORT WORTH, TX 76179



**Delivering Q1 2027 - Three Buildings w/ Ability to Accommodate 18,000 to 383,250 SF Users**

**Forrest Cook**  
forrest.cook@streamrealty.com  
817.877.1310

**Jeff Rein**  
jeff.rein@streamrealty.com  
817.877.1309

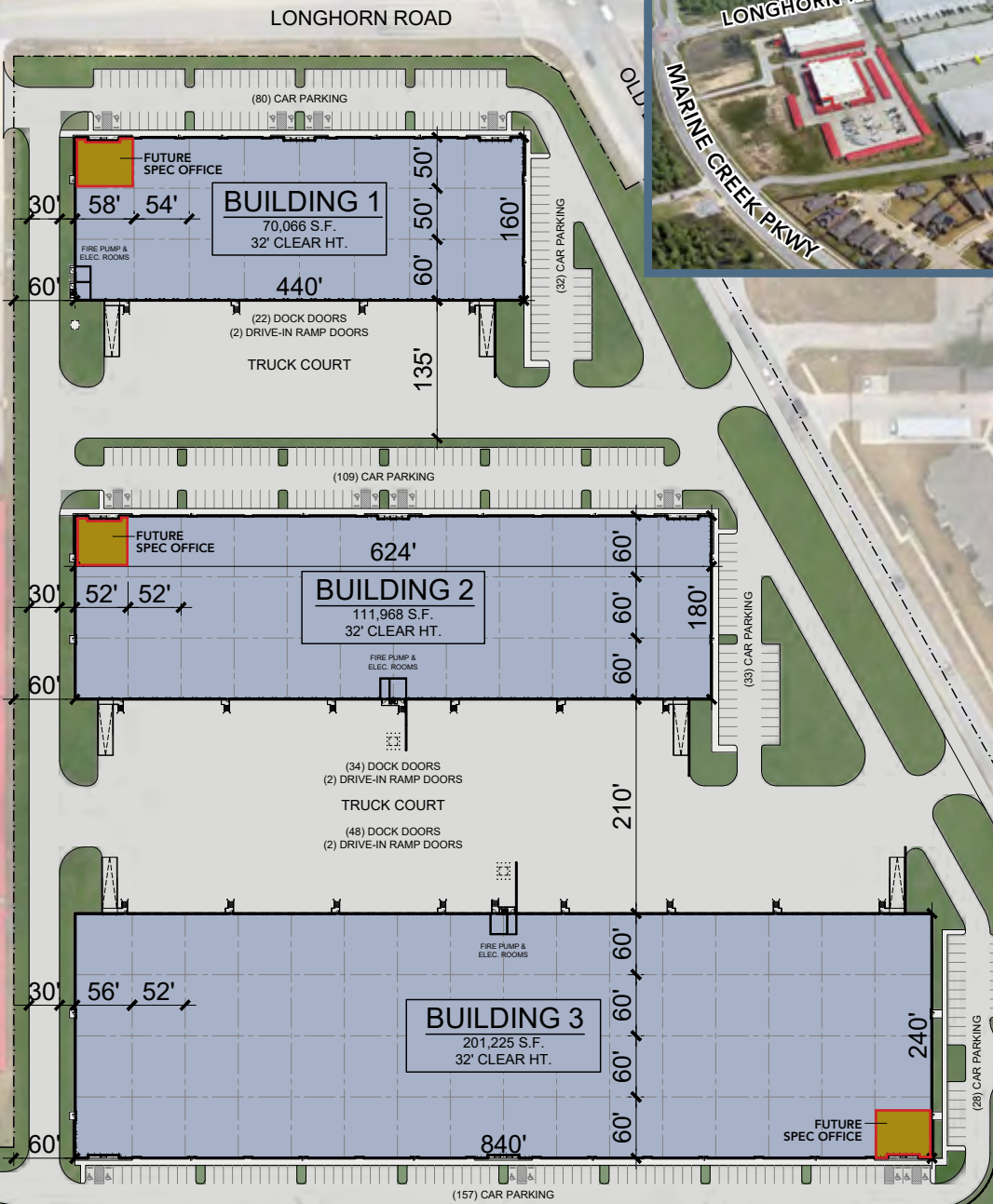
**Cheyenne Mungaray**  
cheyenne.mungaray@streamrealty.com  
817.396.5234

Institutional Owner:



Leased By:





## BUILDING 1

|                         |                                      |
|-------------------------|--------------------------------------|
| <b>Total Available</b>  | 70,066 SF<br>Divisible to: 18,000 SF |
| <b>Future Office</b>    | 2,500 SF                             |
| <b>Configuration</b>    | Rear Load                            |
| <b>Building Depth</b>   | 160'                                 |
| <b>Clear Height</b>     | 32'                                  |
| <b>Truck Court</b>      | 135'                                 |
| <b>Dock Doors</b>       | 22 (9'x10')                          |
| <b>Oversized Doors</b>  | 2 (12'x14')                          |
| <b>Column Spacing</b>   | 54' x 50'                            |
| <b>Car Parks</b>        | 112                                  |
| <b>Fire Suppression</b> | ESFR                                 |
| <b>Power</b>            | Up to 2,500 amps (3-phase)           |

## BUILDING 2

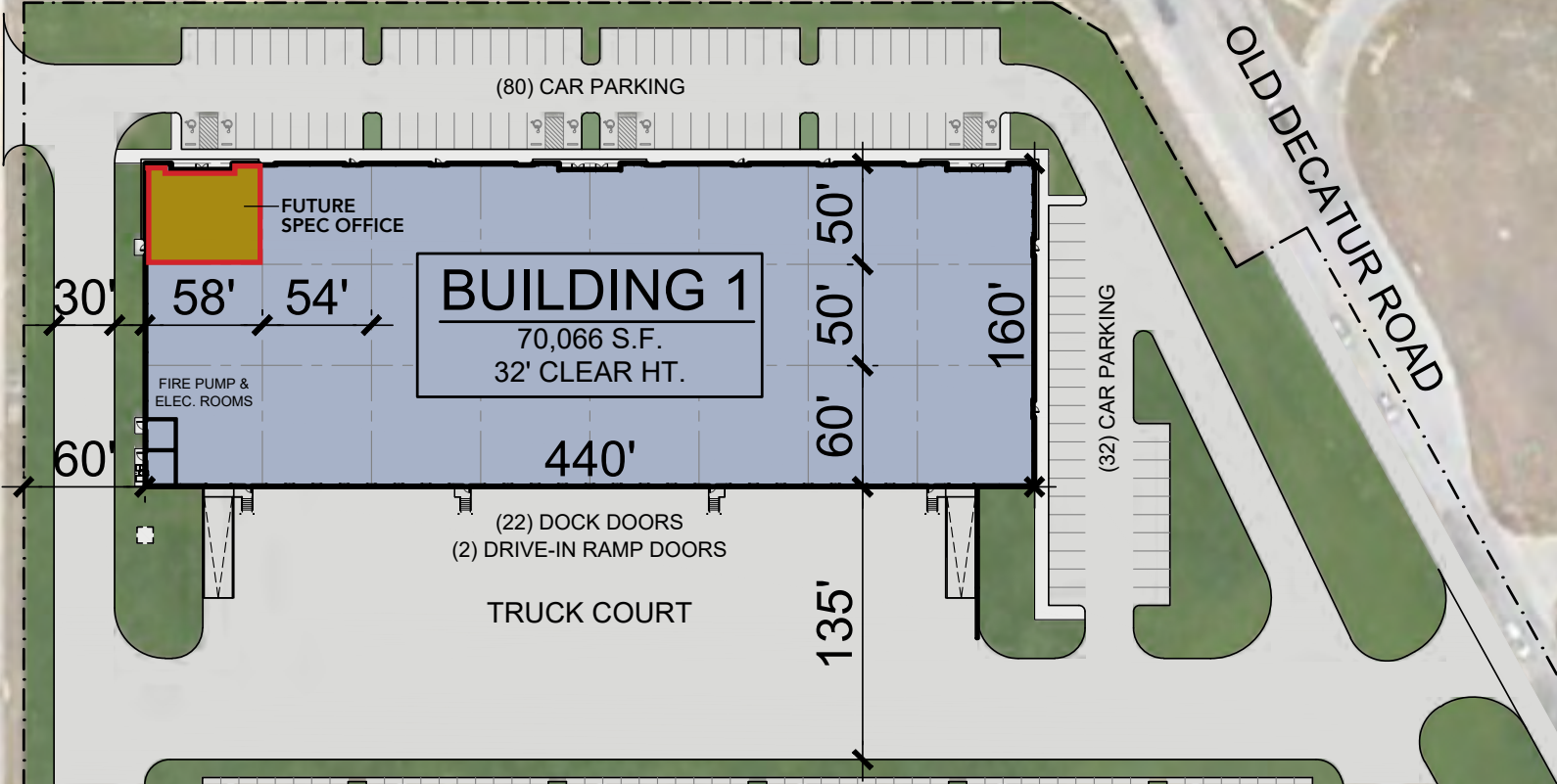
|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Total Available</b>  | 111,968 SF<br>Divisible to: 28,000 SF |
| <b>Future Office</b>    | 2,500 SF                              |
| <b>Configuration</b>    | Rear Load                             |
| <b>Building Depth</b>   | 180'                                  |
| <b>Clear Height</b>     | 32'                                   |
| <b>Truck Court</b>      | 210'                                  |
| <b>Dock Doors</b>       | 34 (9'x10')                           |
| <b>Oversized Doors</b>  | 2 (12'x14')                           |
| <b>Column Spacing</b>   | 52' x 60'                             |
| <b>Car Parks</b>        | 142                                   |
| <b>Fire Suppression</b> | ESFR                                  |
| <b>Power</b>            | Up to 3,000 amps (3-phase)            |

## BUILDING 3

|                         |                                       |
|-------------------------|---------------------------------------|
| <b>Total Available</b>  | 201,225 SF<br>Divisible to: 63,000 SF |
| <b>Future Office</b>    | 3,500 SF                              |
| <b>Configuration</b>    | Rear Load                             |
| <b>Building Depth</b>   | 240'                                  |
| <b>Clear Height</b>     | 32'                                   |
| <b>Truck Court</b>      | 240'                                  |
| <b>Dock Doors</b>       | 48 (9'x10')                           |
| <b>Oversized Doors</b>  | 2 (12'x14')                           |
| <b>Column Spacing</b>   | 52' x 60'                             |
| <b>Car Parks</b>        | 185                                   |
| <b>Fire Suppression</b> | ESFR                                  |
| <b>Power</b>            | Up to 3,000 amps (3-phase)            |



LONGHORN ROAD



**BUILDING 1  
SPECIFICATIONS**  
6065 OLD DECATUR RD

|                        |                                      |
|------------------------|--------------------------------------|
| <b>Total Available</b> | 70,066 SF<br>Divisible to: 18,000 SF |
| <b>Future Office</b>   | 2,500 SF                             |
| <b>Configuration</b>   | Rear Load                            |
| <b>Building Depth</b>  | 160'                                 |
| <b>Clear Height</b>    | 32'                                  |
| <b>Truck Court</b>     | 135'                                 |

|                         |                               |
|-------------------------|-------------------------------|
| <b>Dock Doors</b>       | 22 (9'x10')                   |
| <b>Oversized Doors</b>  | 2 (12'x14')                   |
| <b>Column Spacing</b>   | 54' x 50'                     |
| <b>Car Parks</b>        | 112                           |
| <b>Fire Suppression</b> | ESFR                          |
| <b>Power</b>            | Up to 2,500 amps<br>(3-phase) |

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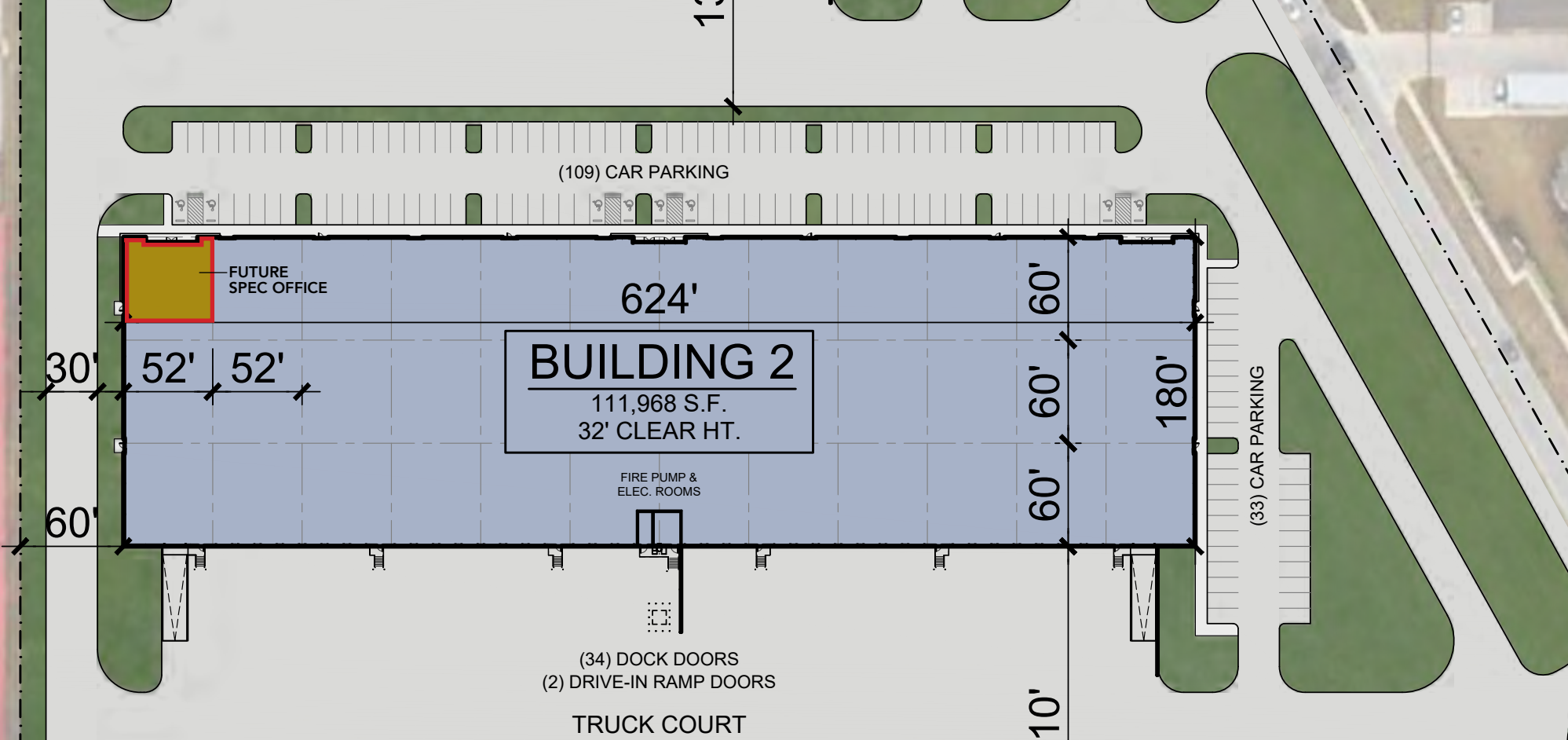
**Cheyenne Mungaray**  
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Institutional Owner:



Leased By:





# BUILDING 2 SPECIFICATIONS

6033 OLD DECATUR RD

|                        |                                       |
|------------------------|---------------------------------------|
| <b>Total Available</b> | 111,968 SF<br>Divisible to: 28,000 SF |
| <b>Future Office</b>   | 2,500 SF                              |
| <b>Configuration</b>   | Rear Load                             |
| <b>Building Depth</b>  | 180'                                  |
| <b>Clear Height</b>    | 32'                                   |
| <b>Truck Court</b>     | 210'                                  |

|                         |                               |
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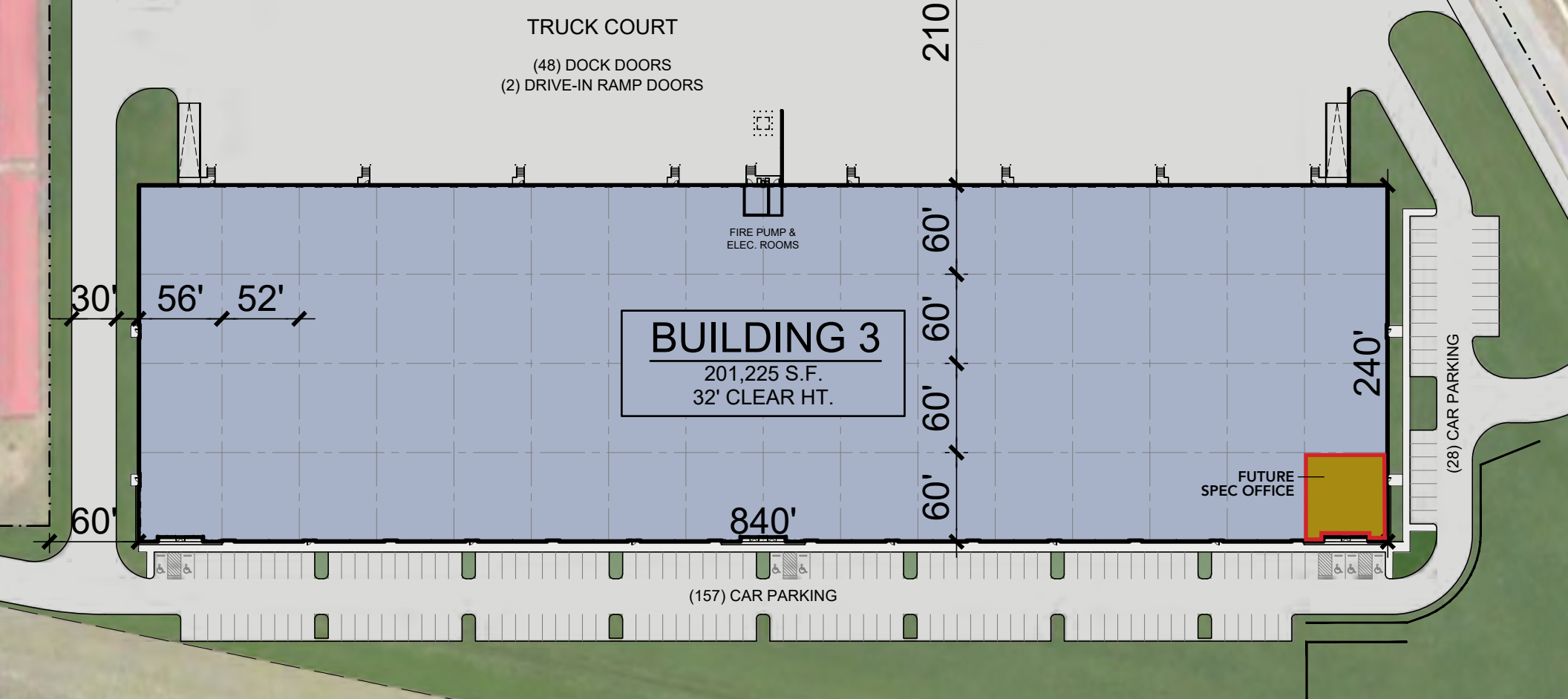
Institutional Owner:

GREYSTAR®

RIDGE  
REAL ESTATE PARTNERS

Leased By:

STREAM®



# BUILDING 3 SPECIFICATIONS

6001 OLD DECATUR RD

|                        |                                       |                         |                               |
|------------------------|---------------------------------------|-------------------------|-------------------------------|
| <b>Total Available</b> | 201,225 SF<br>Divisible to: 63,000 SF | <b>Dock Doors</b>       | 48 (9'x10')                   |
| <b>Future Office</b>   | 3,500 SF                              | <b>Oversized Doors</b>  | 2 (12'x14')                   |
| <b>Configuration</b>   | Rear Load                             | <b>Column Spacing</b>   | 52' x 60'                     |
| <b>Building Depth</b>  | 240'                                  | <b>Car Parks</b>        | 185                           |
| <b>Clear Height</b>    | 32'                                   | <b>Fire Suppression</b> | ESFR                          |
| <b>Truck Court</b>     | 240'                                  | <b>Power</b>            | Up to 3,000 amps<br>(3-phase) |

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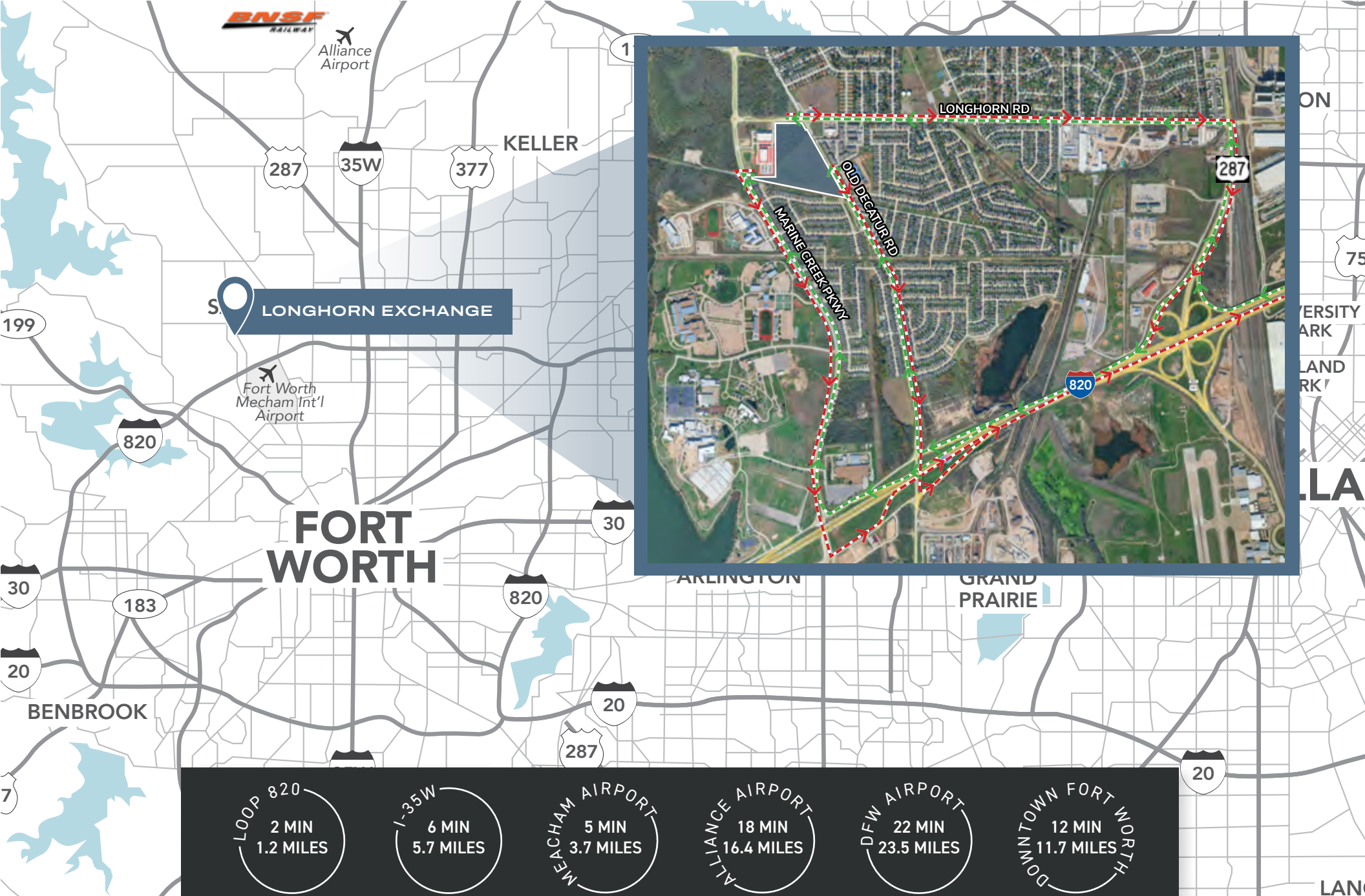
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