

# FOR SALE OR LEASE

## 15,000 SF WAREHOUSE | 11,000 SF COVERED STORAGE

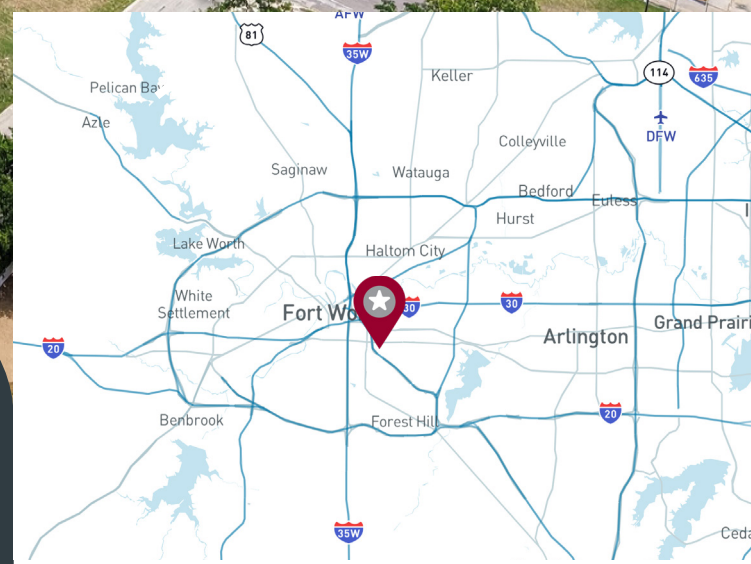


**2106  
E. RICHMOND**  
15,000 SF  
2.29 AC

### 2106 E RICHMOND AVE. FORT WORTH

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**BECKY THOMPSON**  
817.600.0935 | bthompson@lee-associates.com



# 2106 E. Richmond Ave

FORT WORTH, TX 76104

**15,000 SF + 11,000 SF  
COVERED STORAGE**

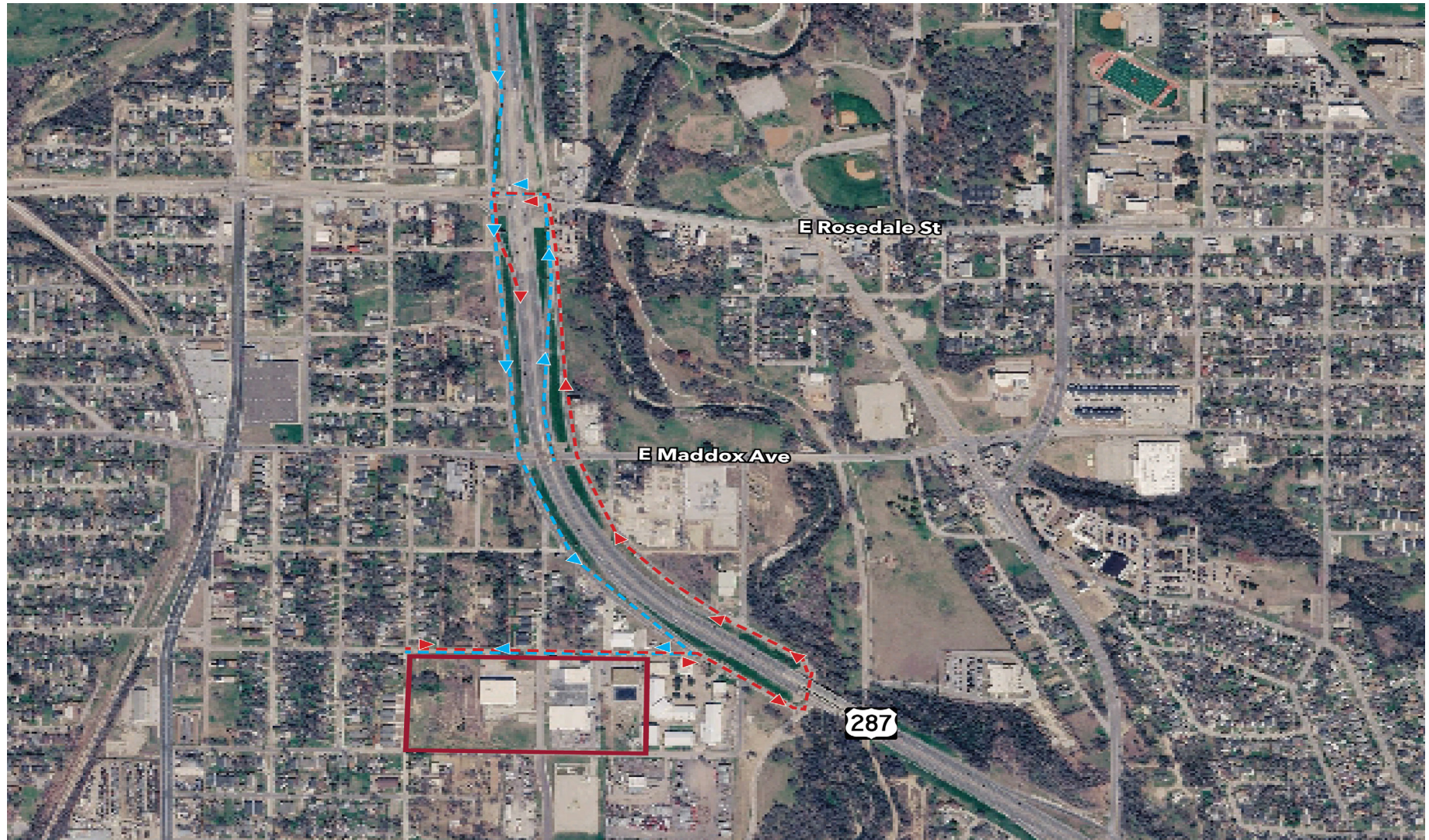
## SINGLE OR MULTITENANT WAREHOUSE

|                      |                                                                                                                                    |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Total SF:</b>     | 15,000 SF (Total of 3 Suites)<br>11,040 SF Free Span, Covered Storage                                                              |
| <b>Office SF:</b>    | 600 SF (Suite B)<br>Mezzanine with Storage                                                                                         |
| <b>Clear Height:</b> | 15' in Warehouse<br>18-22' in Sloped, Free Span, Covered Storage                                                                   |
| <b>Loading:</b>      | 3 Dock High Doors (North Side)<br>3 Oversized Drive In Doors (South Side)                                                          |
| <b>Power:</b>        | 240v, 3-Phase, 1200 Amps                                                                                                           |
| <b>Acreage:</b>      | 2.29 Acres                                                                                                                         |
| <b>Parking:</b>      | 12 Paved Spaces                                                                                                                    |
| <b>Notes:</b>        | <ul style="list-style-type: none"><li>• Partitioned into three suites</li><li>• Fiber</li><li>• Mag Lock Personnel Doors</li></ul> |

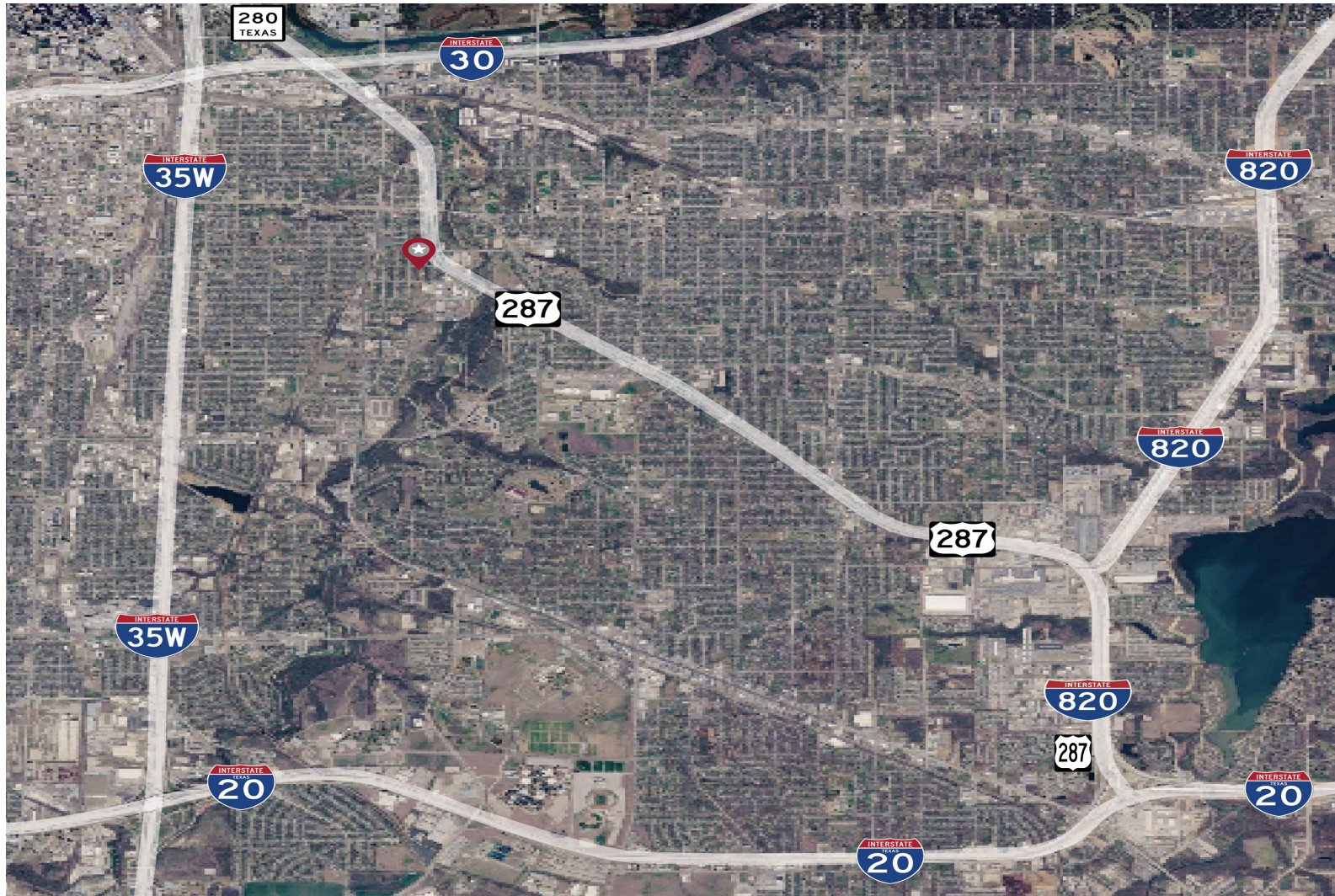


# Immediate Access to Freeway

## Ingress and Egress



# Central Location Immediate Freeway Access



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