

FOR SALE OR LEASE

**134,094 SF Available**  
Divisible to 20,000 SF

**101 W. RISINGER RD.**  
Fort Worth, TX



For information please contact:

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**NEWMARK**





## SITE PLAN



### 101 W. Risinger Rd.

- » 134,094 SF New Construction
- » Rear Load Configuration
- » Divisible to 20k SF
- » 32' clear
- » 3,028 SF of spec office



### Site

- » 156 Car Parks
- » 130' Truck Court
- » 5" thick concrete paving in auto parking areas
- » 6" thick concrete in standard passenger vehicle drive aisles
- » 7" heavy-duty concrete in truck drive aisles, loading courts, and apron areas



### Shell

- » 6" Slab
- » 38 dock-high overhead doors (9' x 10')
- » 4 oversized drive-in doors (12' x 14') with ramps
- » ESFR fire sprinkler system
- » White-box warehouse interior
- » (2) 40,000 lb capacity dock levelers
- » LED high-bay lighting
- » Sealed concrete floors with durable Diamond Hard finish
- » Premium joint sealing system
- » Treated slab joints
- » Mechanical ventilation system. Exhaust fans for one air change per hour
- » Dock Face with Clerestory Windows



### Power

- » High-capacity power with 1,500 kVA transformer and 3,000-amp service

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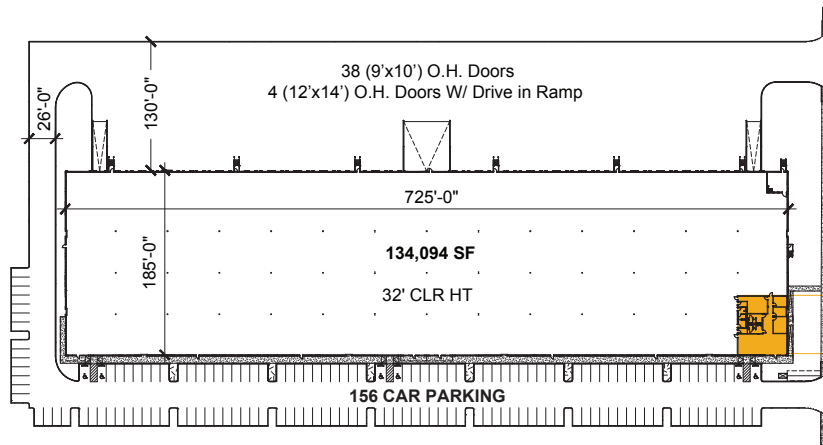


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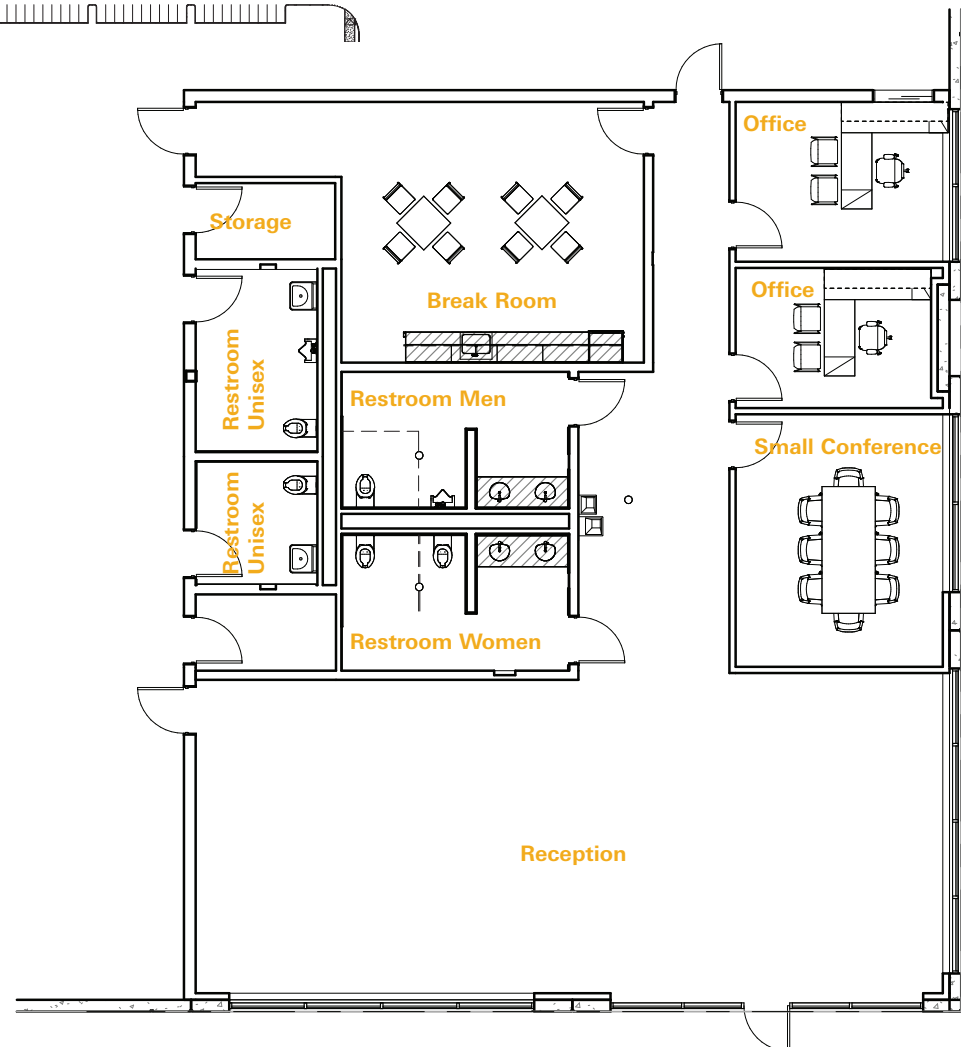
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SPEC  
OFFICE  
PLAN

NEWMARK



OFFICE ±3,028 SF



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ACCESS

NEWMARK



— Ingress  
— Egress

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CORPORATE  
NEIGHBORS

NEWMARK



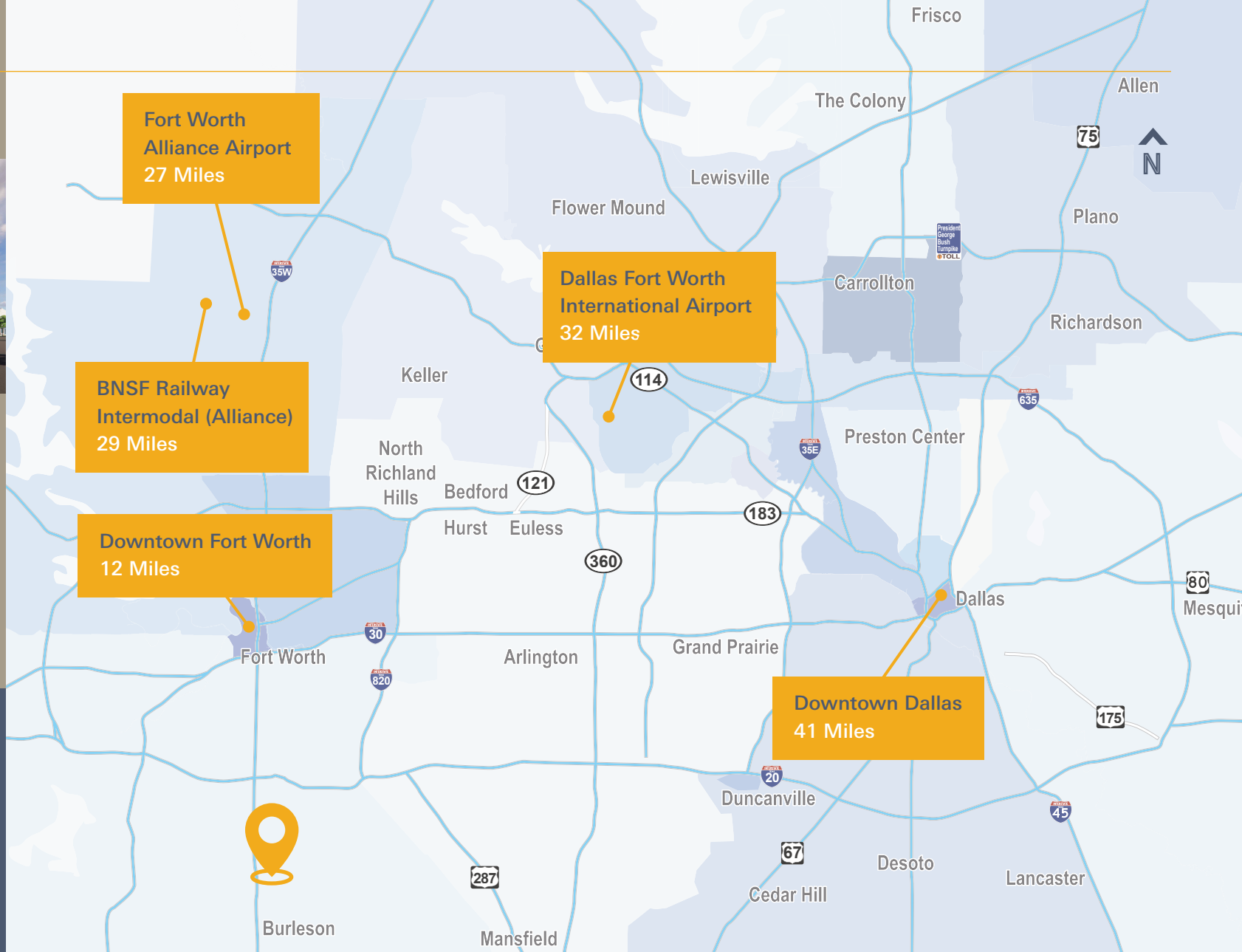
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DRIVING  
DISTANCES



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