

FREEWAY YARDS

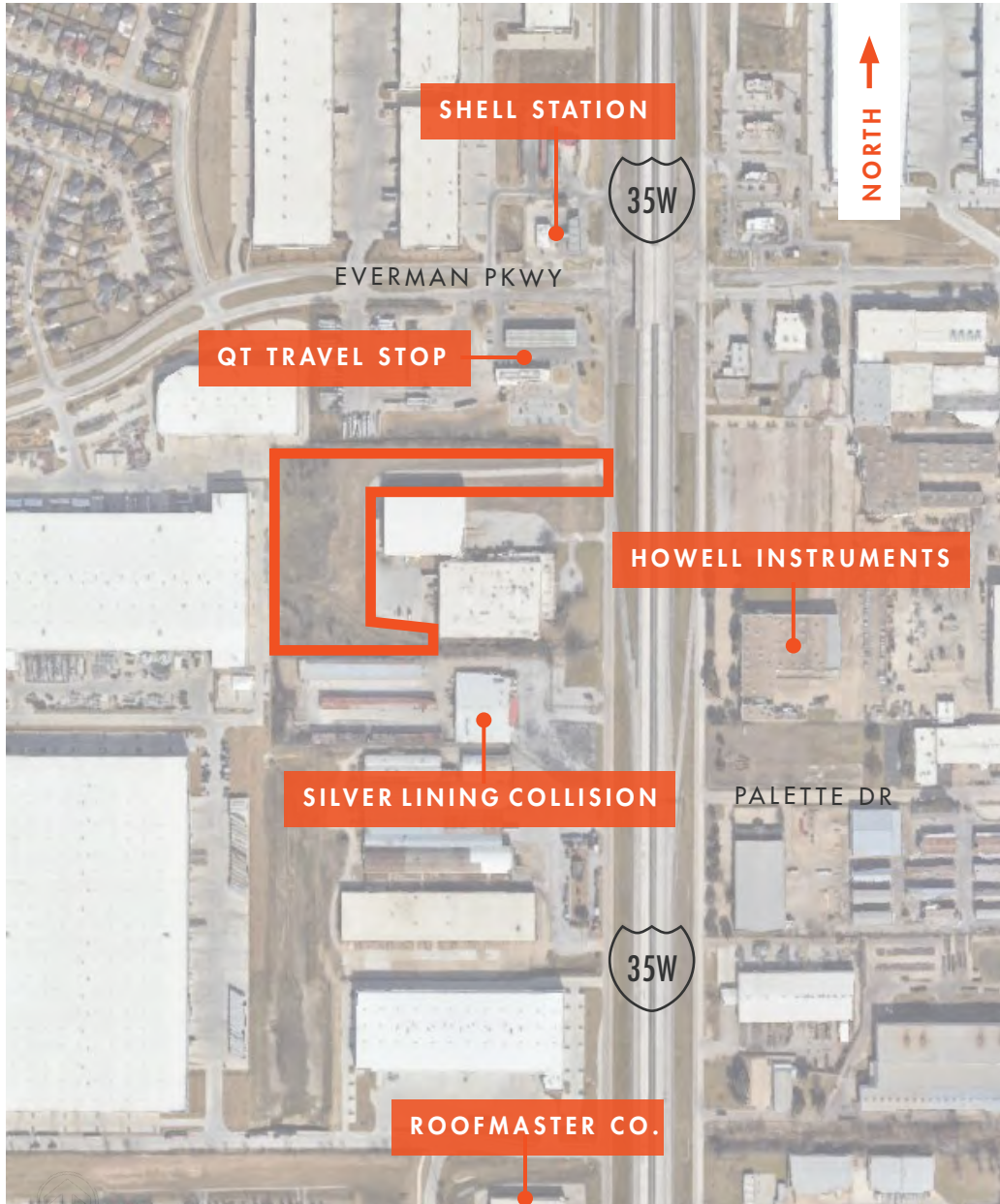
INDUSTRIAL OUTSIDE STORAGE DEVELOPMENT

FOR LEASE

8720 SOUTH FREEWAY, FORT WORTH, TEXAS



PROPERTY OVERVIEW



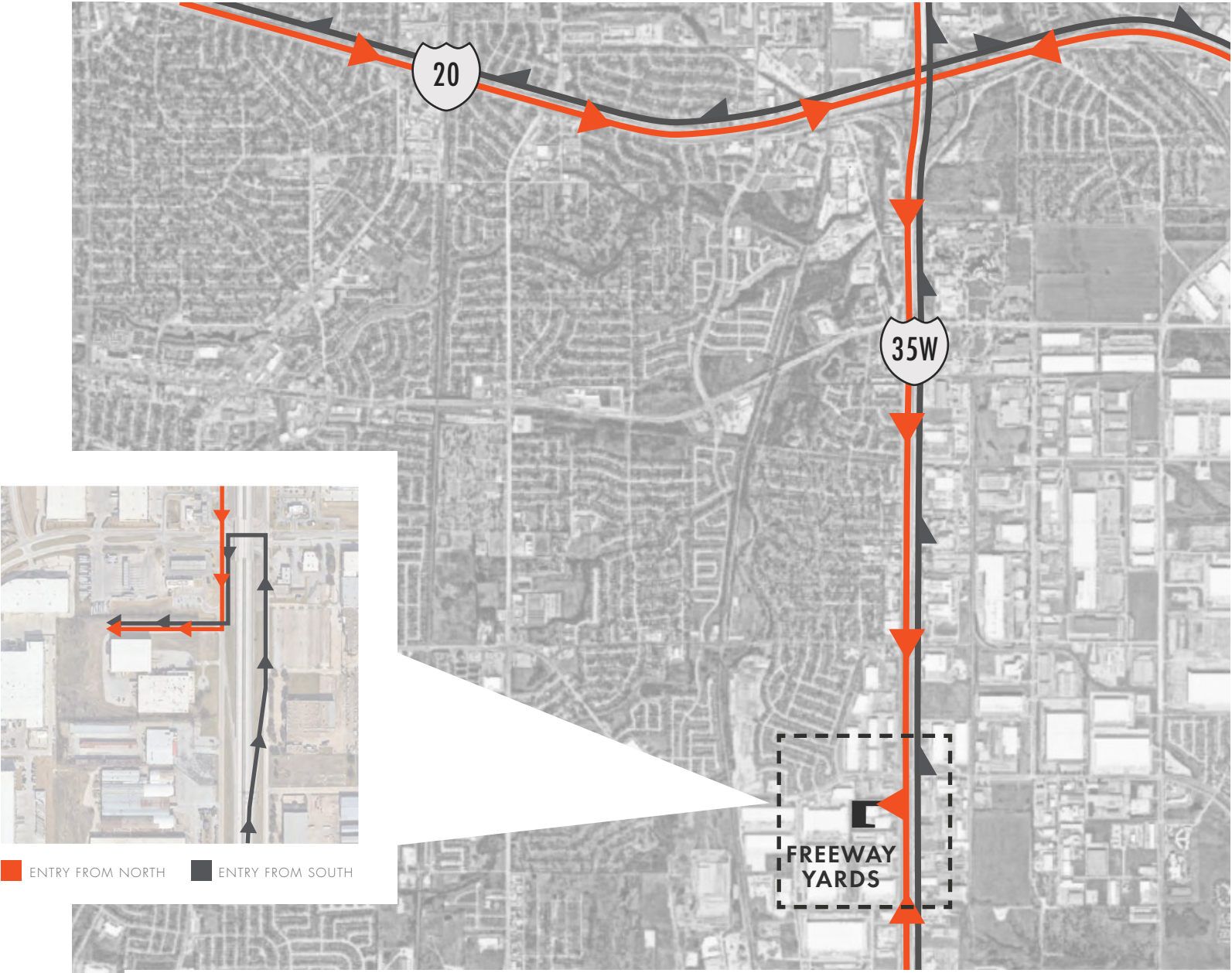
PROPERTY HIGHLIGHTS

- Fully fenced and gated
- Asphalt entry drive
- Fully lit crushed concrete parking area
- LED lighting throughout
- 3 drive through bays with ventilation and storage space
- Conditioned office space with restroom
- Freeway signage opportunity
- Insulated Warehouse R-13
- 2 HVLS Fans

PROPERTY DETAILS

LOCATION	8720 South Freeway, Fort Worth, TX
SITE SIZE	5.3 Usable Acres
ACCESS	Frontage Road, 35W
BAY DOORS	Six 12'x14' Motorized OHD's
ZONING	I: Light Industrial
AVAILABLE	Immediate
CONSTRUCTION	Metal
CLEAR HEIGHT	Pitched Roof: 23.5' (Peak) 17.5' (Eave)
BUILDING	5,200 SF Building
OFFICE	867 SF Office Space

PROPERTY ACCESS



DALLAS/FORT WORTH AREA

TRAVEL TIMES

2.9 Miles to I-20

18.6 Miles to Highway 360

41.2 Miles to Dallas Love Field

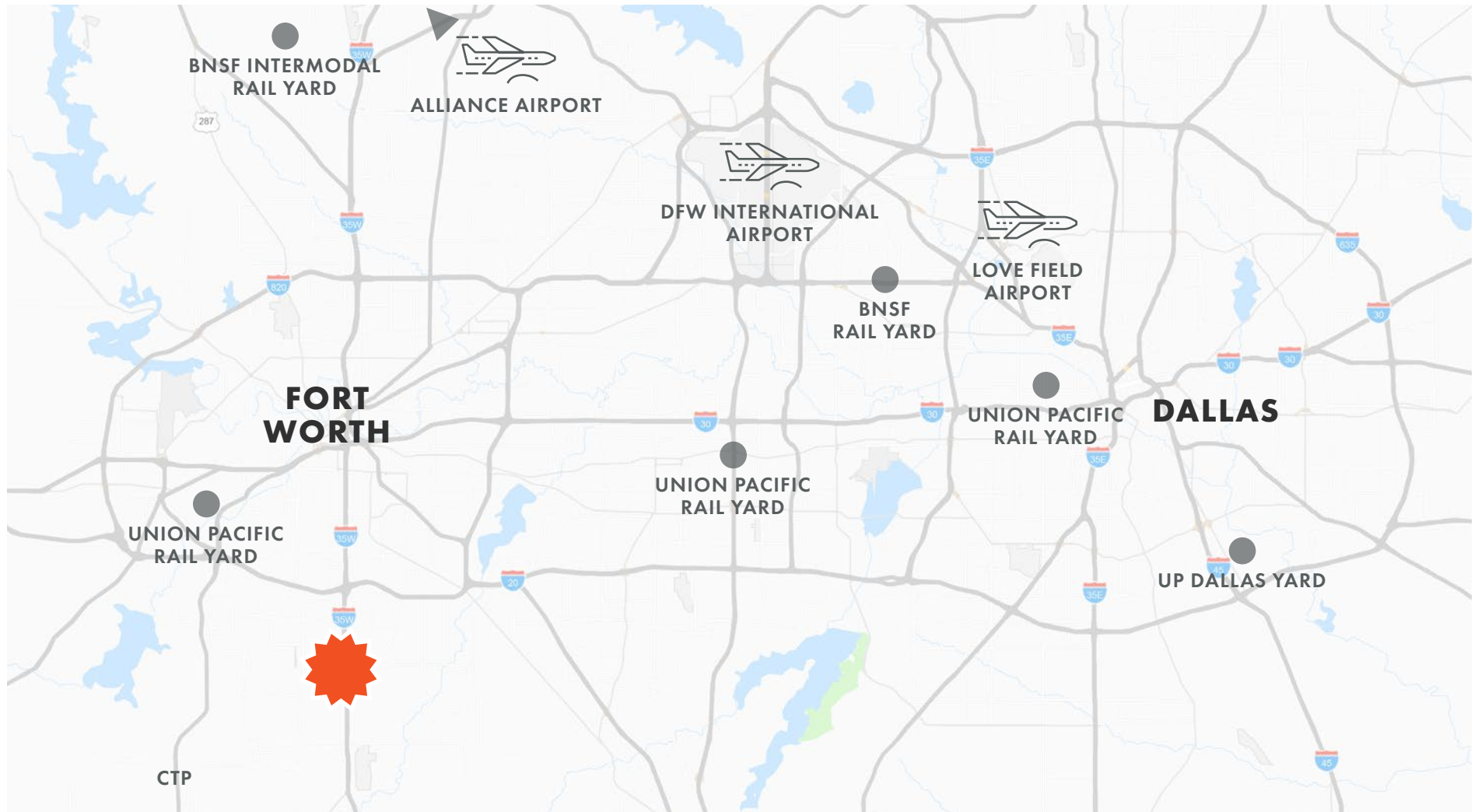
8.7 Miles to I-30

9 Miles to Fort Worth CBD

5.9 Miles to Chisholm Trail Parkway

7.9 Miles to I-820

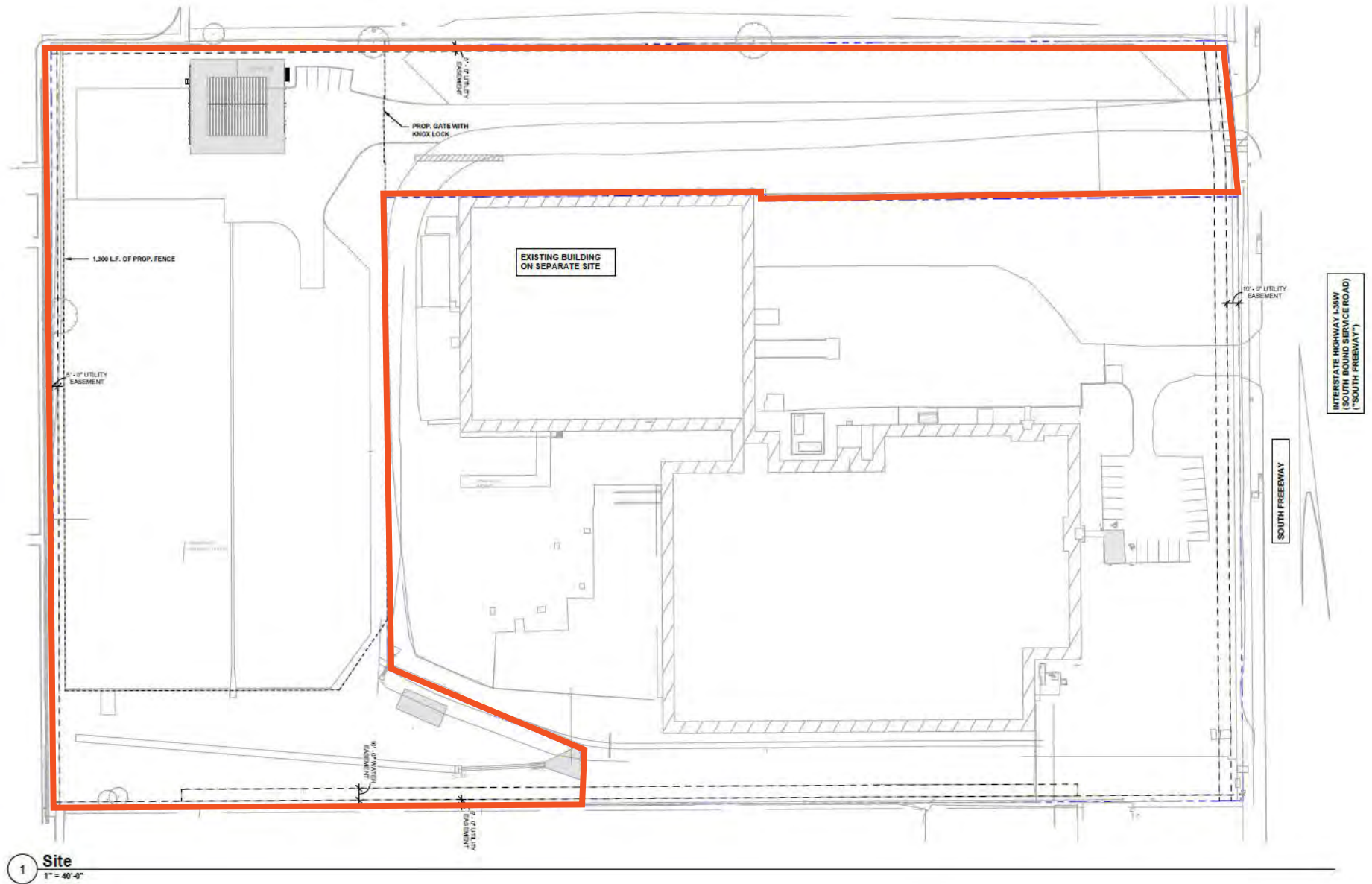
29.1 Miles to DFW Airport



LOCATION & PROXIMITY MAP



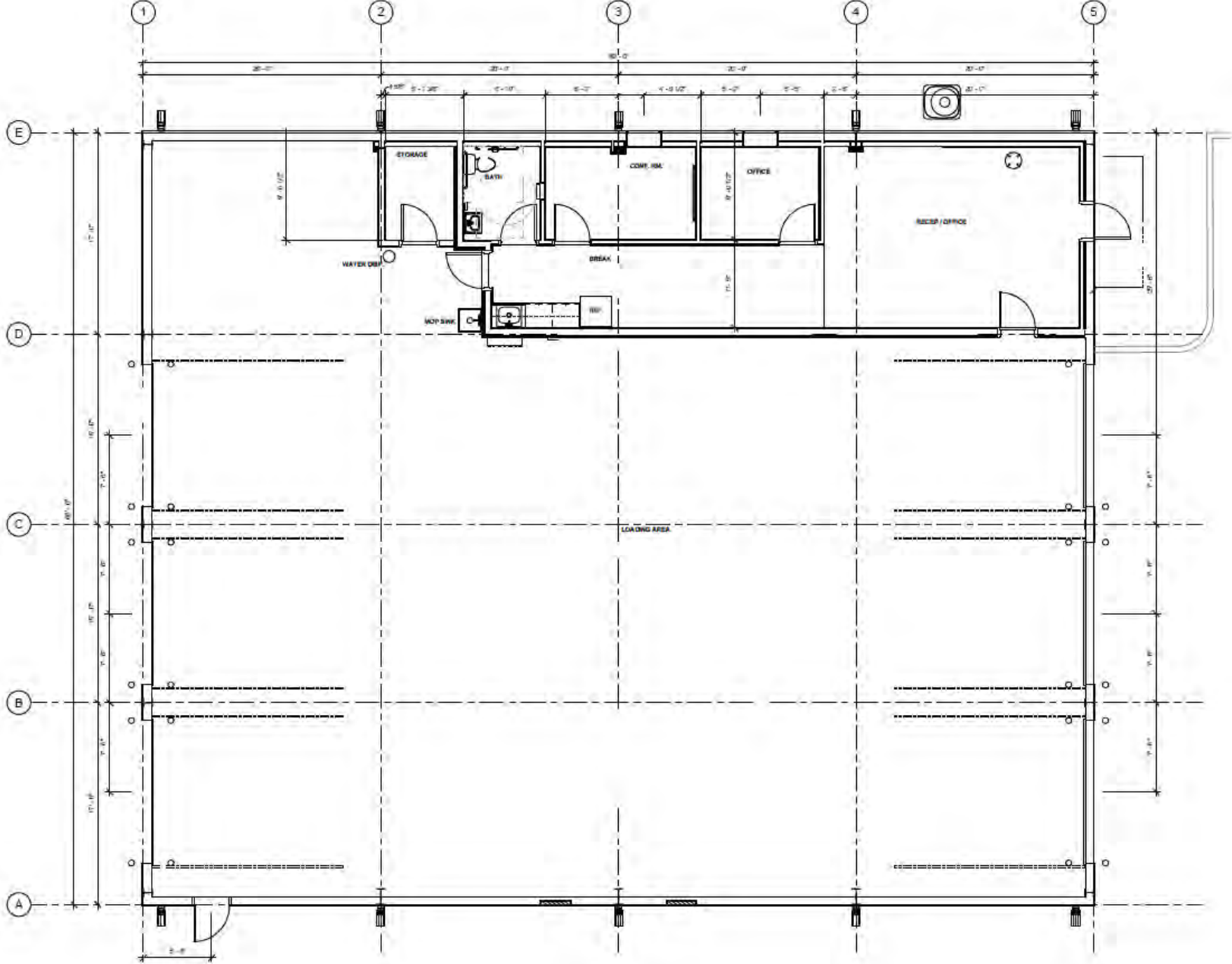
SITE PLAN



BUILDING - EXTERIOR & INTERIOR



BUILDING - FLOOR PLAN



8720 SOUTH FWY
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