

# Northbrook Business Center

32,355 SF – Climate Controlled Warehouse with Office



FOR LEASE



1001 NE Loop 820  
FORT WORTH, TEXAS

# EXCLUSIVELY MARKETED BY

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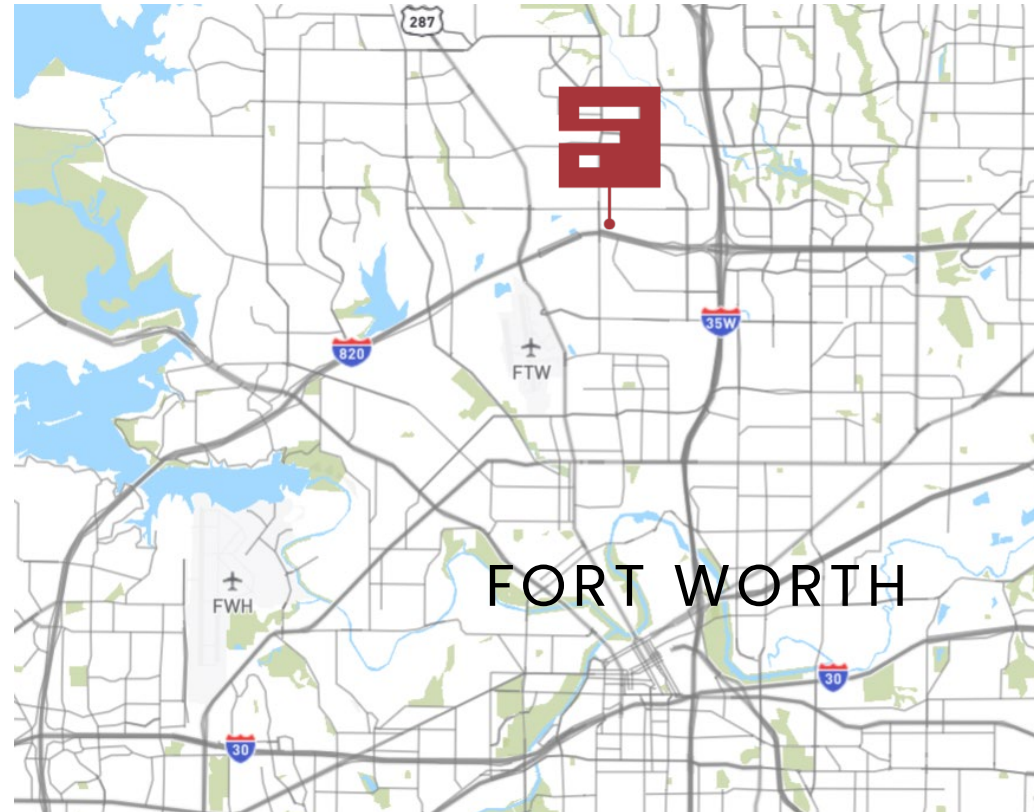
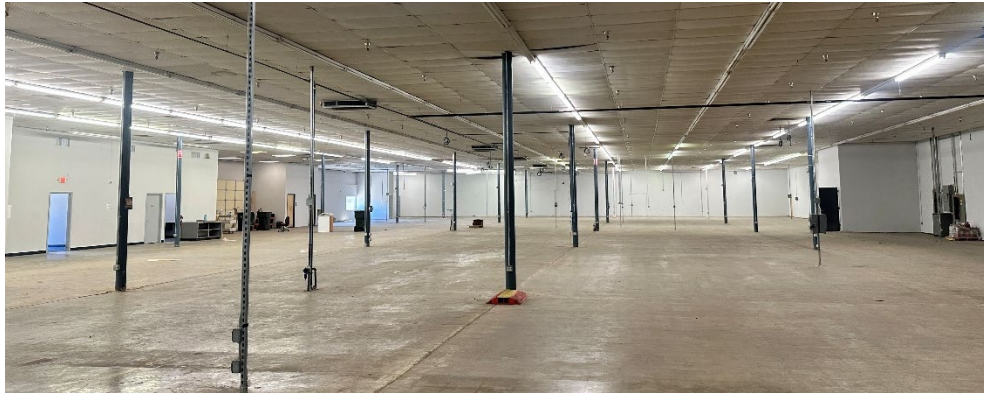
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# PROPERTY OVERVIEW

**±32,355**

Total SF

**Climate  
Controlled**

Warehouse

**2**

Dock Doors

**±3,500**

Office SF

**Wet**

Sprinkler

**\$8.75/SF  
NNN**

Rate

# PROPERTY SUMMARY & FEATURES



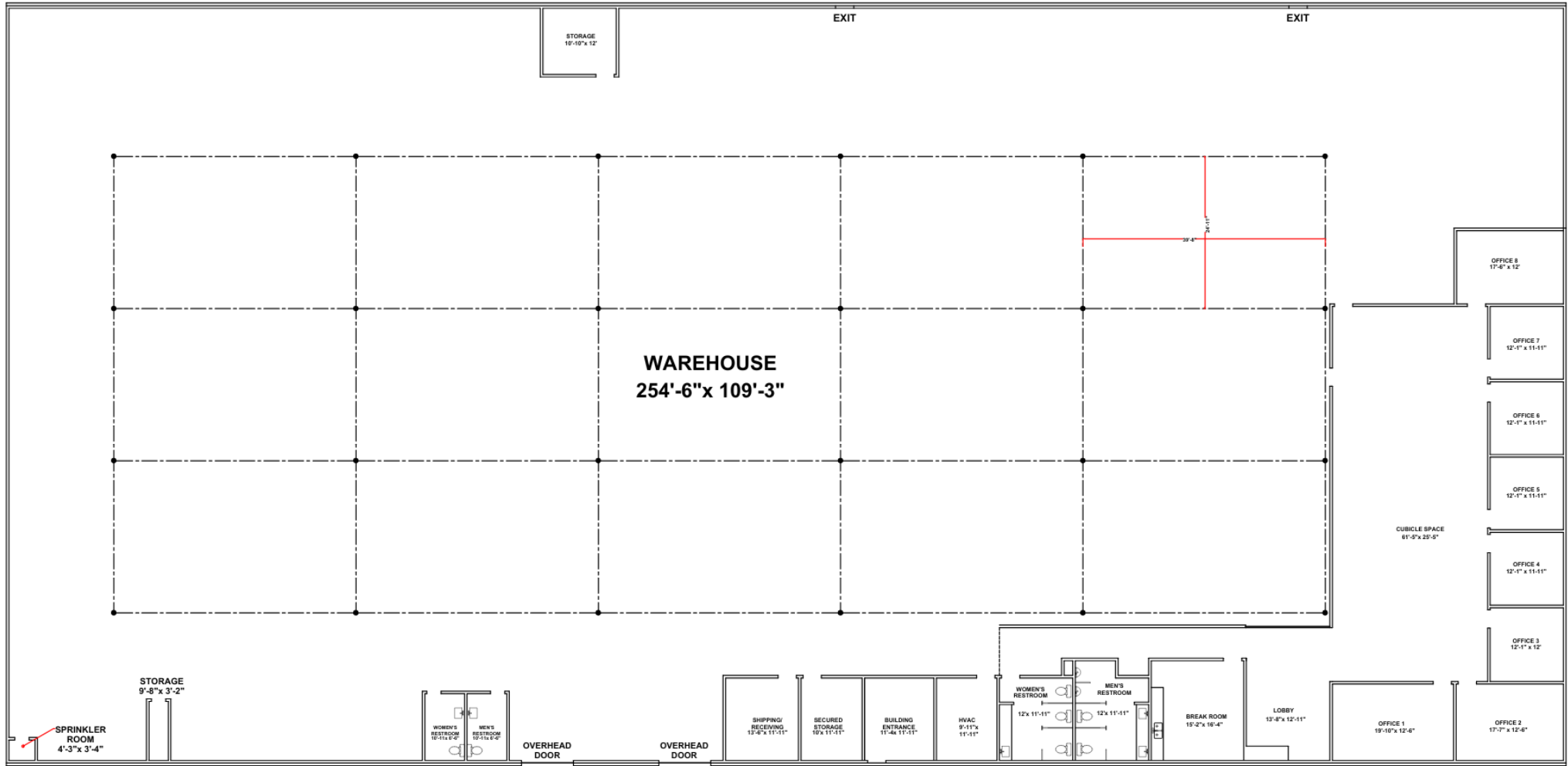
## Features

- ±32,355 SF total
- Climate-controlled warehouse
- Two dock-high overhead doors
- 14' Clear Height and 39'8" x 24' 11" column spacing
- 2000 Amp – 3-Phase Power
- Seven private offices + conference room + break area
- Additional storage and cubicle space in warehouse
- Locally managed multi-tenant complex
- Easy access to NE Loop 820 and I-35W
- Close to Meacham Airport, Alliance, and downtown Fort Worth

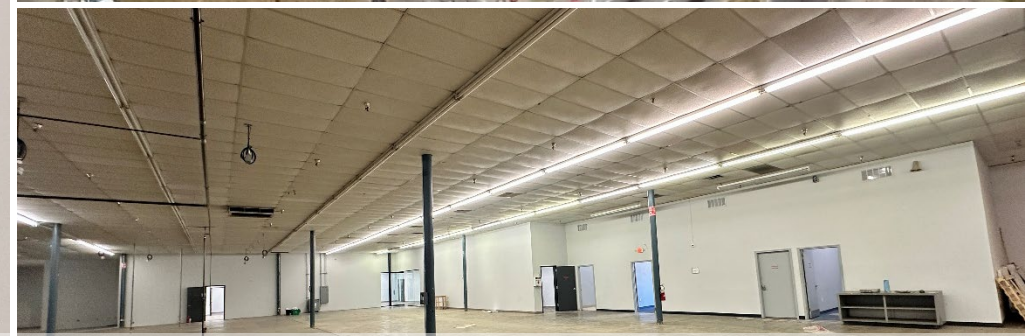
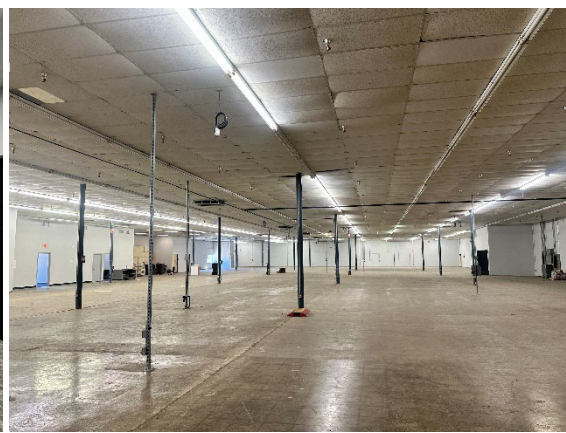
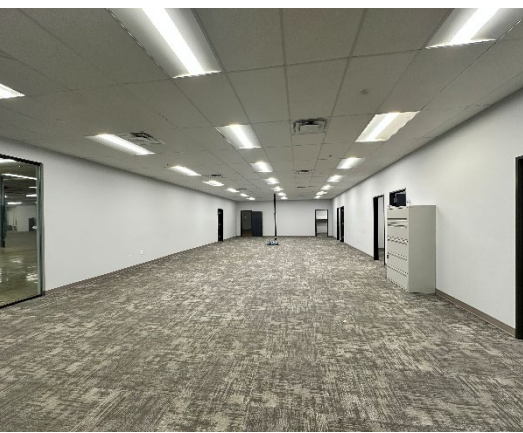
## Climate Controlled Warehouse-Office

Located in Northbrook Business Center, this 32,355-SF flex industrial space offers a smart mix of office and warehouse. The suite includes seven private offices, a large conference room, break area, and extra cubicle or storage rooms within the warehouse. The warehouse itself provides open floor space, two dock-high overhead doors for shipping and receiving, and full climate control—ideal for light distribution, manufacturing, or service operations that need consistent conditions and easy access. Part of a professionally managed multi-tenant complex with direct access to NE Loop 820, Suite 125 offers a practical setup for companies looking to grow or streamline operations in North Fort Worth.

# FLOOR PLAN



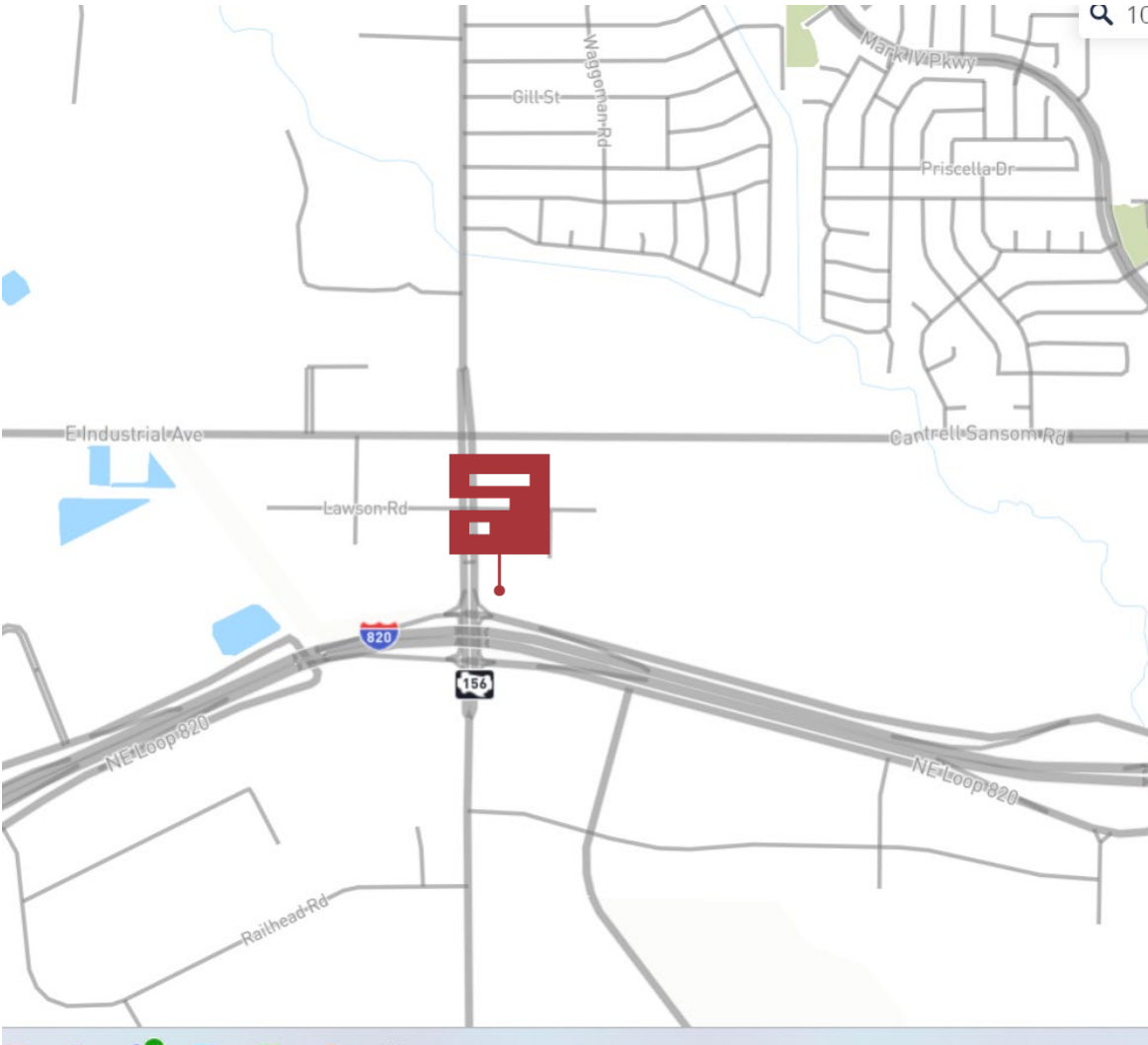
# PROPERTYPHOTOS



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# PROPERTY MAP & AERIAL

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