

For Lease

4909 Kaltenbrun Road
Fort Worth, TX 76119



NAI Robert Lynn
Industrial

Todd Hubbard
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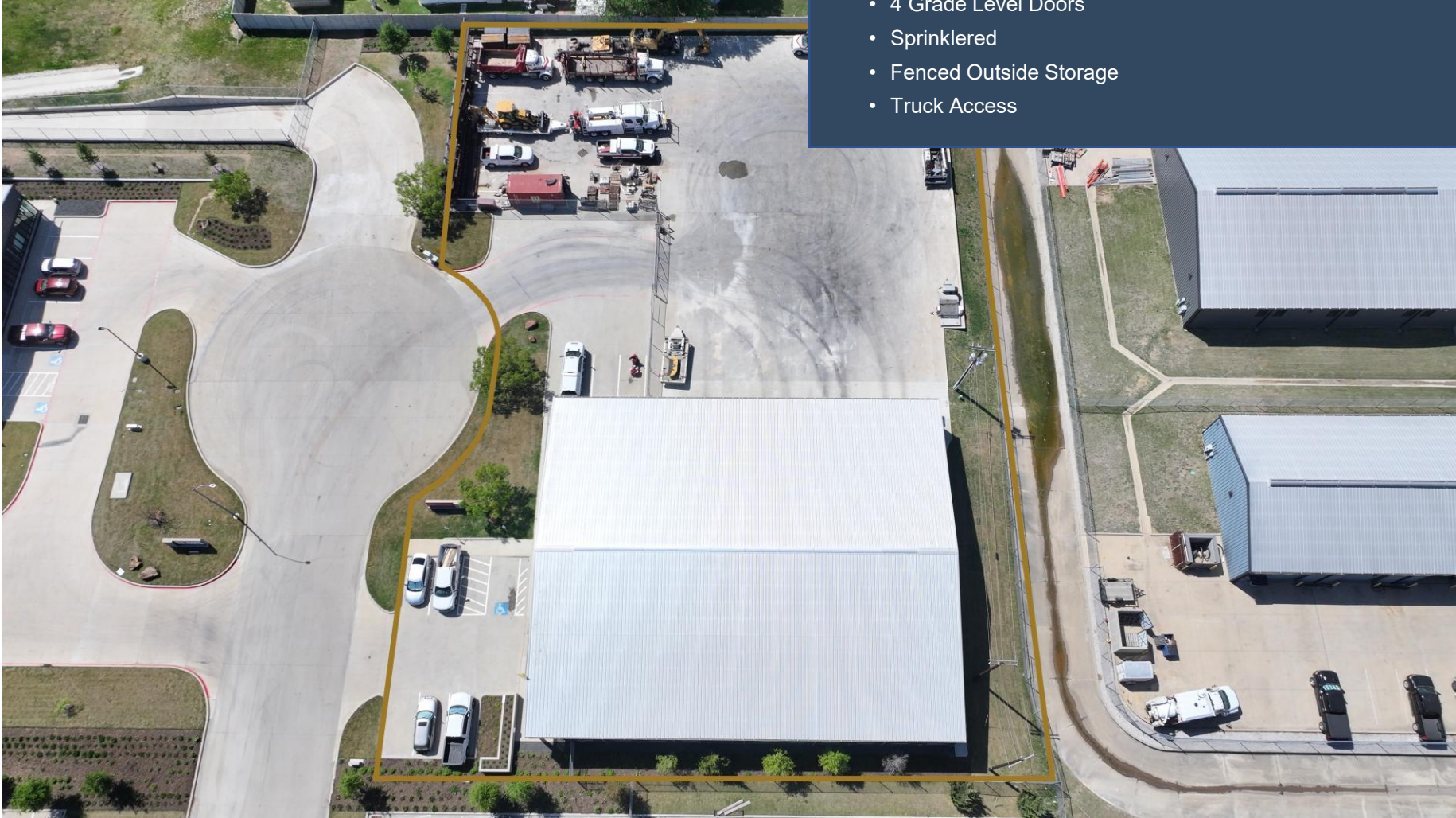
EMPIRE HOLDINGS

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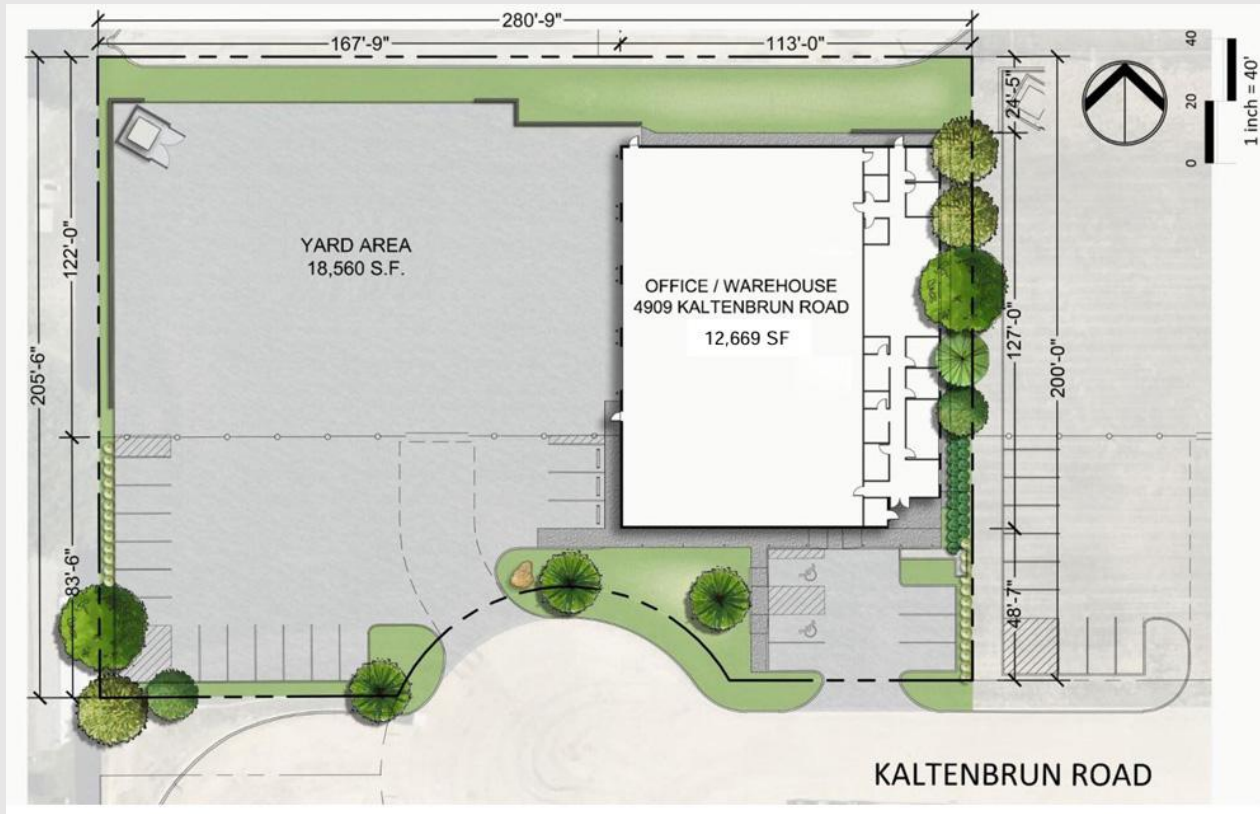
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Property Overview

- Building: \pm 12,669 SF
- Office: \pm 2,500 SF
- Clear Height: \pm 16'-25'
- 4 Grade Level Doors
- Sprinklered
- Fenced Outside Storage
- Truck Access



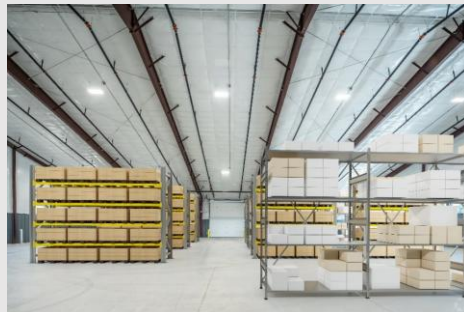
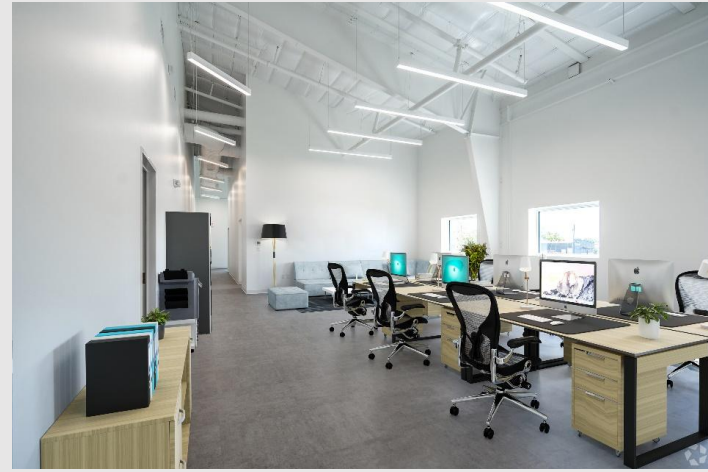
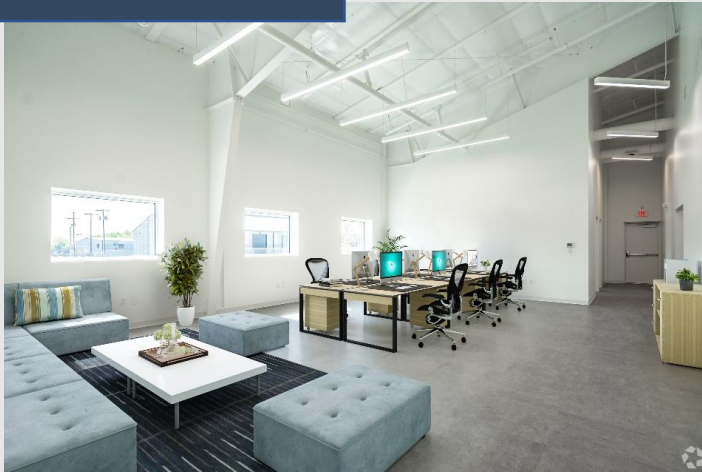
SITE PLAN



GALLERY



GALLERY



GALLERY





Simply put, we are building what we could never find in the industrial market.

We know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business.

As former owners of one of the nation's largest specialty construction companies, we know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business. Empire Holdings has a 40-year track record in the development of over 85 properties totaling more than 1,100,000 square feet and 230 acres in Dallas/Fort Worth and a variety of major markets in the United States. Our current portfolio of facilities is occupied by a mix of local, national, and international companies. We are focused on the greater Fort Worth market with over 200,000 square feet of flex industrial space in the planning and construction process.



SUN VALLEY INDUSTRIAL PARK

DRIVE TIME

15

BLUE
15 min

30

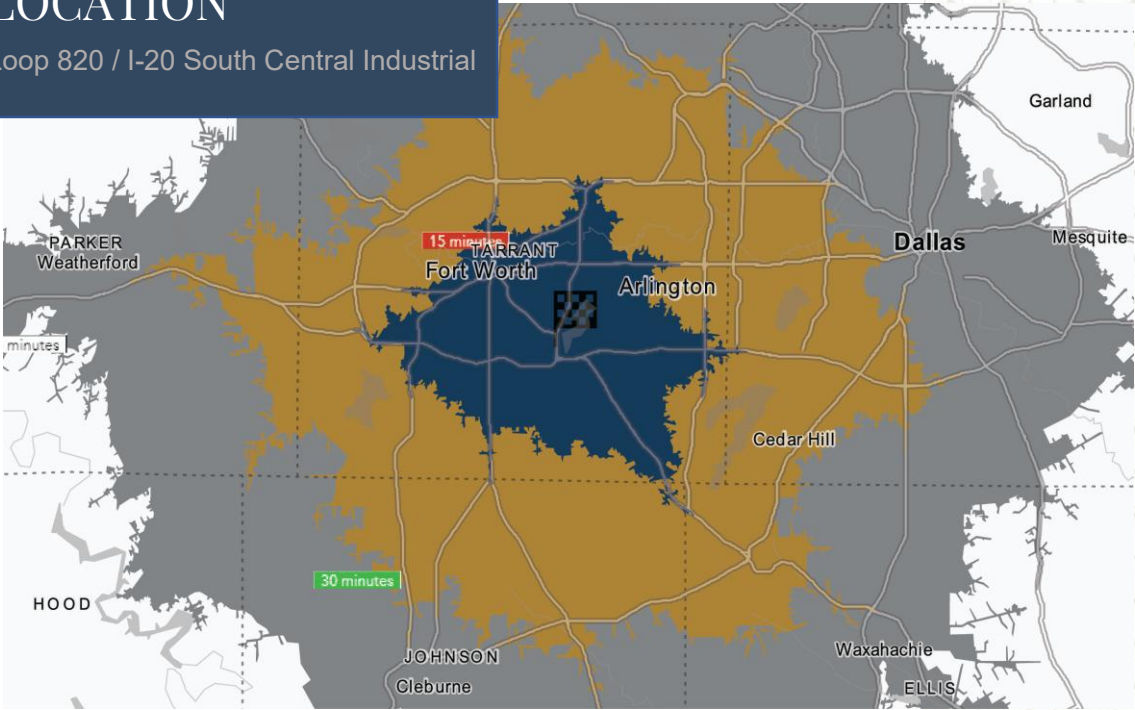
GOLD
30 min

45

GREY
45 min

LOCATION

Loop 820 / I-20 South Central Industrial



Sun Valley Industrial Park

is home to these local and national tenants:

XPOLogistics

Honeywell



MAXIM
Crane Works, L.P.



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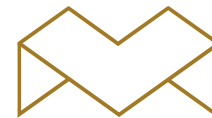
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