

SANDSTROM BUSINESS PARK

4764 SANDSTROM INDUSTRIAL CIR, FORT WORTH, TX 76179

LOT 2 : 10,200 SF ON 1.7 AC

AVAILABLE NOVEMBER 2026



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO PROVIDE A GENERAL REPRESENTATION OF THE PROPOSED PROJECT. SOFFIT DOWN LIGHTING IS NOT INCLUDED IN THE BASE BUILDING BUT CAN BE ADDED UPON REQUEST FOR AN ADDITIONAL COST. CERTAIN FEATURES AND ELEMENTS SHOWN MAY NOT BE TO EXACT SCALE AND ARE SUBJECT TO CHANGE. PLEASE CONTACT OUR TEAM FOR THE OFFICIAL SITE PLAN, BUILDING SPECIFICATIONS, AND THE MOST CURRENT PROJECT INFORMATION.

ZACH NAPIER

817.915.6438

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STEVE SAGERSON

817.876.1716

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AVONDALE
DEVELOPMENT GROUP



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FRONT ELEVATION



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SIDE ELEVATION



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PROPERTY FEATURES

Price Guidance : CONTACT FOR DETAILS

Yard Space : Available

Lot Size : +/- 1.7 Acres

Overall Building Dimension : +/- 60' x 170'

Overall Building SqFt : +/- 10,200 SF

Total Building Height : +/- 28' to 24'

Overall Property Dimension : +/- 244' x 212'

Roll up Door Dimension : (3) 14' x 16'H

Lot SqFt : +/- 50,965 Sf

Best Use : Industrial, Flex, Warehousing,
Manufacturing, Distribution, Etc.

Utilities : Water Well, Septic, 3- Phase Available

IMPORTANT INFO :

Avondale has Similar On and Off market Locations within close proximity to this property. They can provide office finshout, or improve the yard area. The Soffit down lighting is not included in the base building but can be added upon request for an additional cost. Please contact our team for the official site plan, building specifications, and the most current project information.

Road Frontage : Culdesac Access

Zoning : NO ZONING

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INTERIOR CONCEPT



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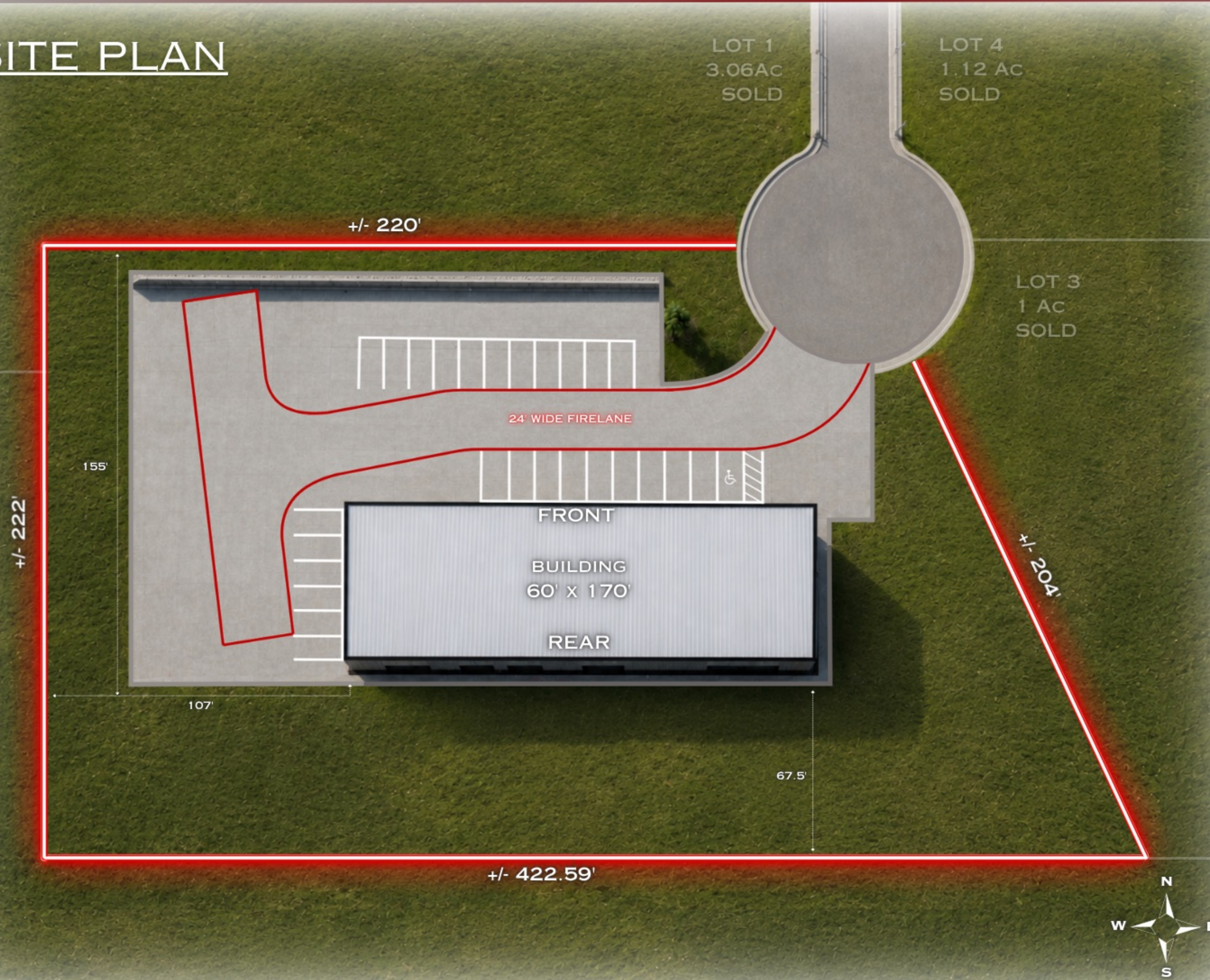
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SITE PLAN



LOT 2 10,200 SF ON 1.7 AC

- LOT #2 IN SANDSTROM BUSINESS PARK ACCOMMODATES THE DIVERSE NEEDS FOR BUSINESSES.
- THE BUILDING IS 60' X 170' AND HAS THE ABILITY TO ACCOMMODATE A 2ND FLOOR. THE SITE ALSO COMES WITH +/- 26 PARKING SPACES.
- THIS 1.7 AC SITE IS 220' X 222' X 422'. UTILIZE THE REMAINING LAND FOR YARD SPACE, OR ADDITIONAL PARKING.
- THE PROPERTY OFFERS THE FLEXIBILITY AND SPACE REQUIRED FOR ALL OPERATIONS.
- CONTACT: *NOT ALL FLATWORK SHOWN ON PLAN IS INCLUDED AT THE PROPOSED SALE PRICE *

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ALLIANCE GATEWAY EXPANSION - FORT WORTH MTP



LOCATION HIGHLIGHTS

- **BUS-287** - 2 MILES
- **US-287** - 4 MILES
- **FM 718** - 4 MILES
- **FM 156** - 7 MILES
- **BNSF** - 7 MILES
- **I-35W** - 8 MILES
- **HWY 114** - 11 MILES
- **DFW** - 20 MILES

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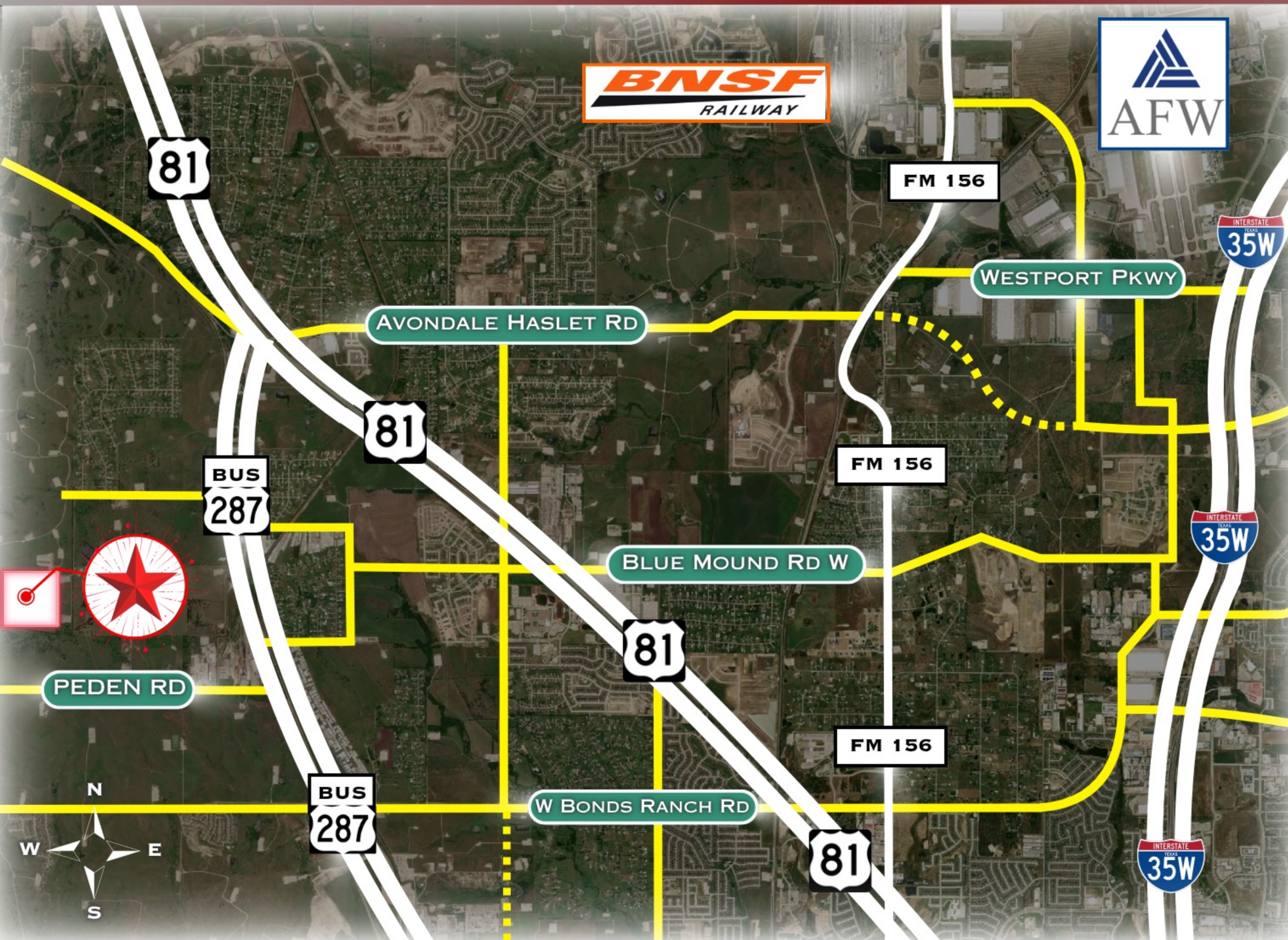
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- 3 LOTS REMAIN, LOT SIZES RANGING FROM 1.70 AC - 4 AC
- AVONDALE OFFERS CUSTOM OFFICE/WAREHOUSE SPACES, CONTACT US TO GET STARTED ON YOUR NEXT PROJECT

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FOR MORE INFORMATION

ADGland.com



SCAN OUR QR CODE

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