

Campus Industrial Park
2212 SE Loop 820
Building B
Fort Worth TX 76140



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EMPIRE HOLDINGS

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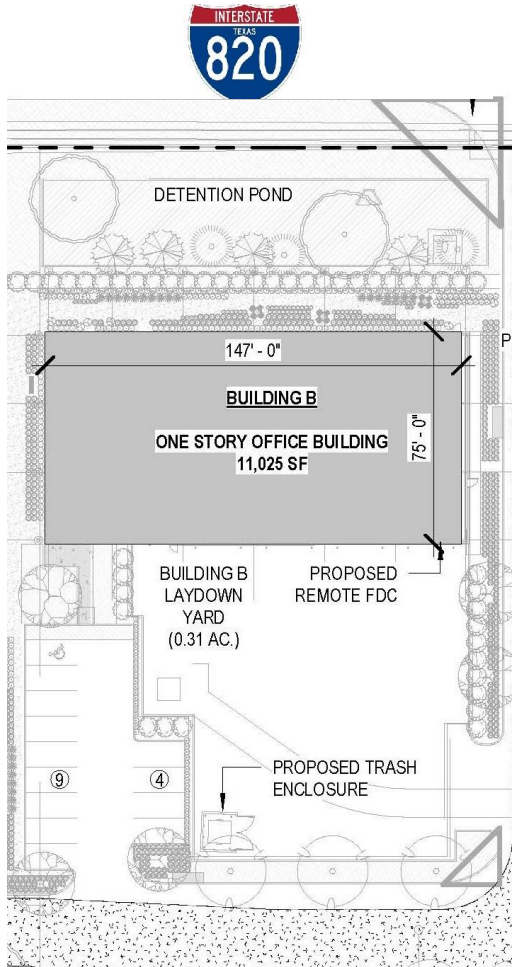
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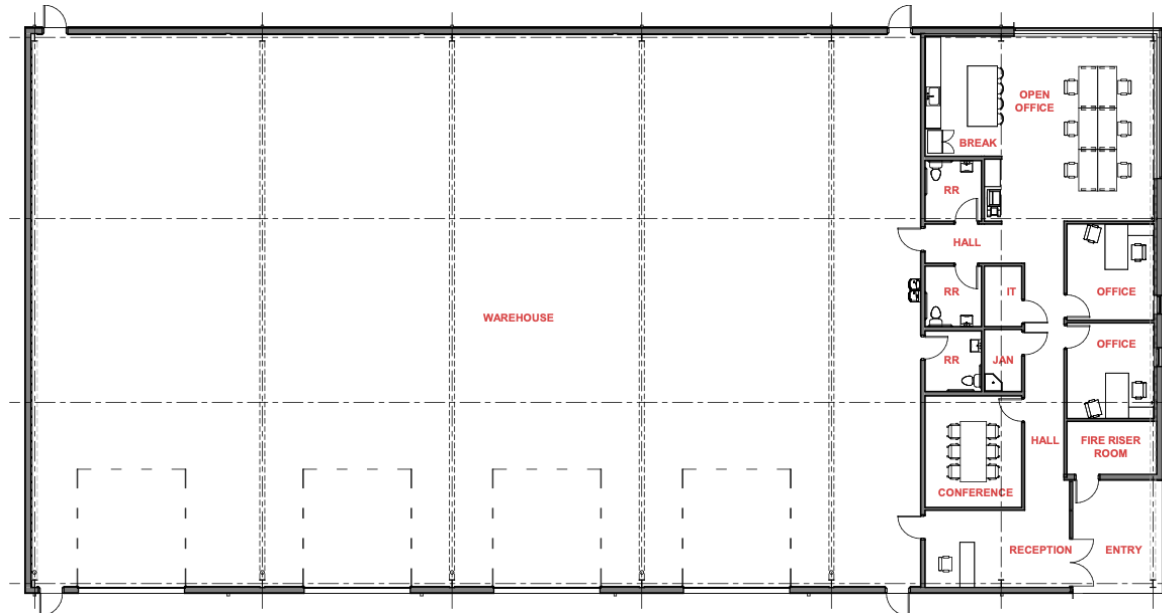
BUILDING B Property Overview

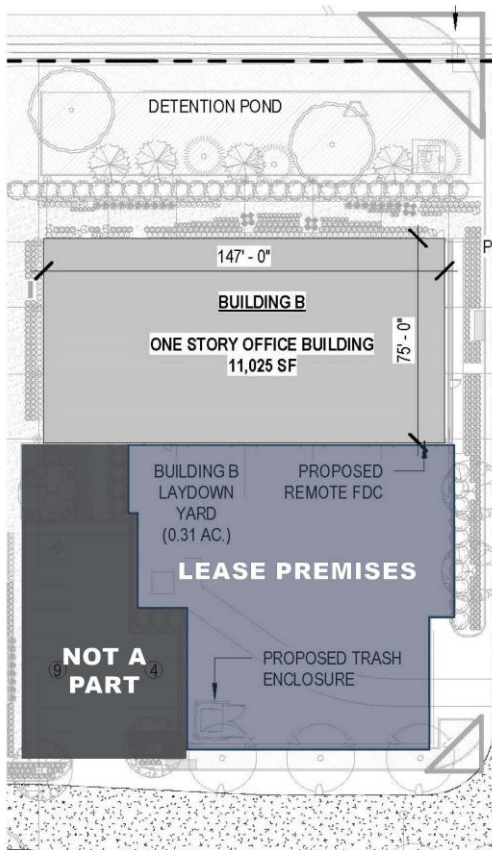
- Delivered and Ready for Occupancy
- SF Building: 11,250 SF
- Office: 2,415 SF
- Power: 625 Amps of 120/208V 3 Phase
- ESFR Sprinklers
- LED Lighting
- Clear Span Warehouse
- Clear Height: 16'-23'
- Year Built: 2024
- Yard Size: 0.32 AC
- Grade Level Doors: 4 (14'x14')



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Warehouse Only Scenario

Campus Industrial Park Buildings B

Features

BUILDING

- Dedicated monument sign
- Abundant and optimal natural light throughout buildings via Cardinal 366 Low-E glass
- High energy efficiency with 100% LED, full-envelope heavy insulation, multi-zone heat pump HVAC with smart thermostats
- 50.4% annual electric savings vs. 2009 construction
- Pole-mounted solar powered lighting for common drives and common areas
- 100% drought resistant native landscaping with drip irrigation for reduced quarterly maintenance and low water usage.
- Water heater with recirculating loop for instant hot water and energy savings
- 500-micron water filtration system for entire building
- Low voltage Cat 6 data cabling already installed for office network, access control, CCTV cameras
- Monitored security and fire alarm

OFFICE

- Modern, flexible “open office” configuration
- Beautiful and thoughtful office layout with elevated finishes used throughout
 - Solid stained wood doors
 - High traffic polished concrete floors
 - Premium dimmable light package combined with excellent natural lighting
 - Tile restrooms
 - Tall, exposed ceilings throughout office
 - Large Low E windows look out on professionally designed landscaping
- Premium breakroom stainless sink, quartz countertops, Miele appliance, soft-close drawers and cabinets
- Floor course in middle open office/conference
- Dedicated monument sign

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Campus Industrial Park Buildings B

Features

WAREHOUSE

- 18-23' clear height and with no interior columns
- Rack-ready ESFR fire sprinkler
- Over-scaled concrete slab
- Warehouse motion sensors for premium led high bay lighting
- Water fountain with water bottle filler
- 3-phase electric and 3-phase HVAC electric service and electrical infrastructure support scaled for industrial use/future expansion
- HVAC-ready fully insulated above code required R30 insulation and insulated overhead doors with zero roof penetrations. Low profile in wall warehouse heaters.
- Clearstory windows in the warehouse and advanced automated high bay lighting system
- Dedicated conditioned warehouse restroom
- Flexible ingress / egress location (customer / employee side entrance with concrete sidewalks (to and from)
- 14' x 14' power insulated overhead doors with smart phone integration
- Abundant power outlet locations throughout
- Passive ventilation via ridge vent and louvres

PARKING/YARD

- Industrial grade paving using extra steel reinforcement and 3500 PSI concrete
- Dedicated single-tenant private parking lot for customers and employees
- Architecturally driven exterior site security lighting
- 100% 8-foot fenced and storage yard/truck court
- Power gate with smart phone integration
- Optional dumpster enclosures
- Modern, flexible "open office" configuration
- Beautiful and thoughtful office layout with elevated finishes used throughout

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Campus Industrial Park

Park Features & Location

PARK

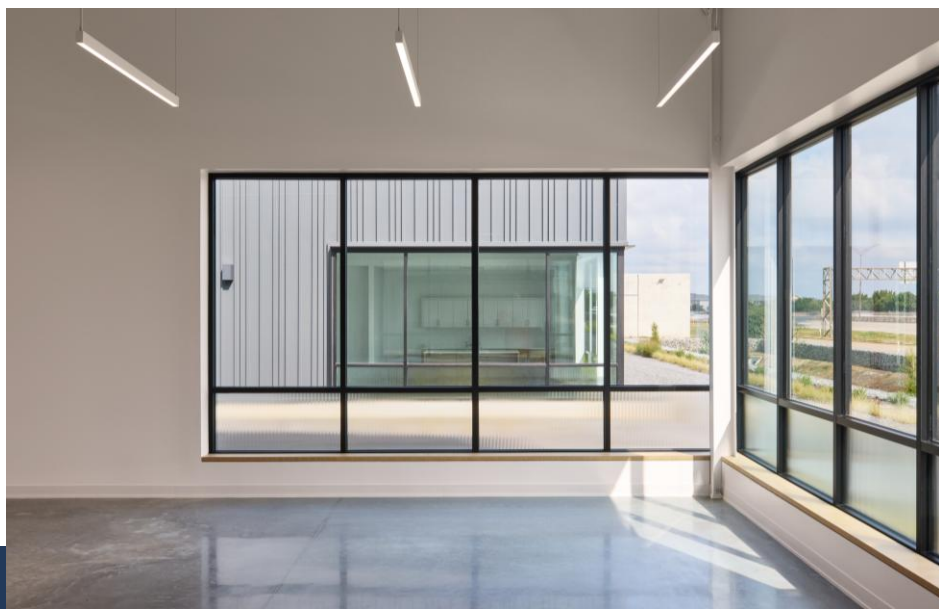
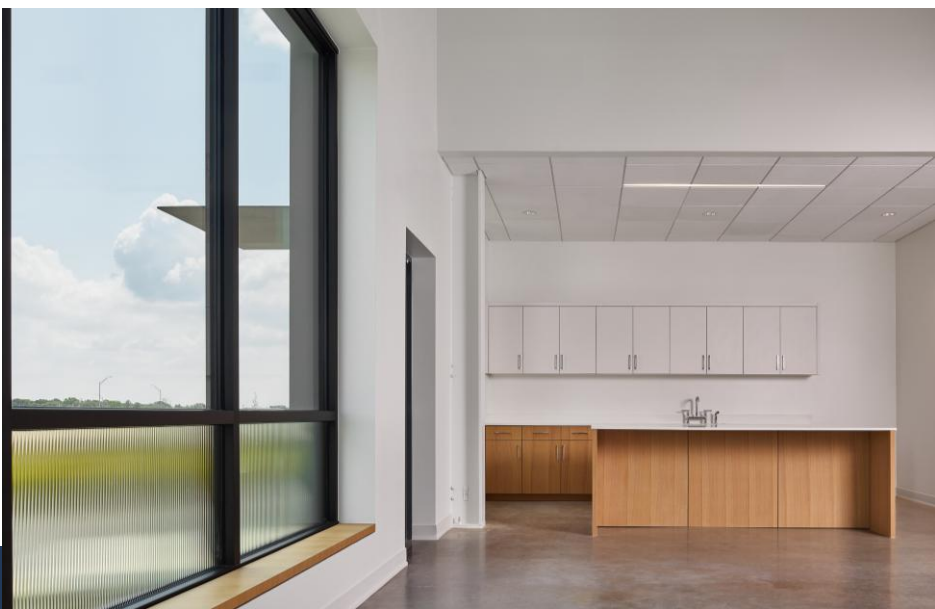
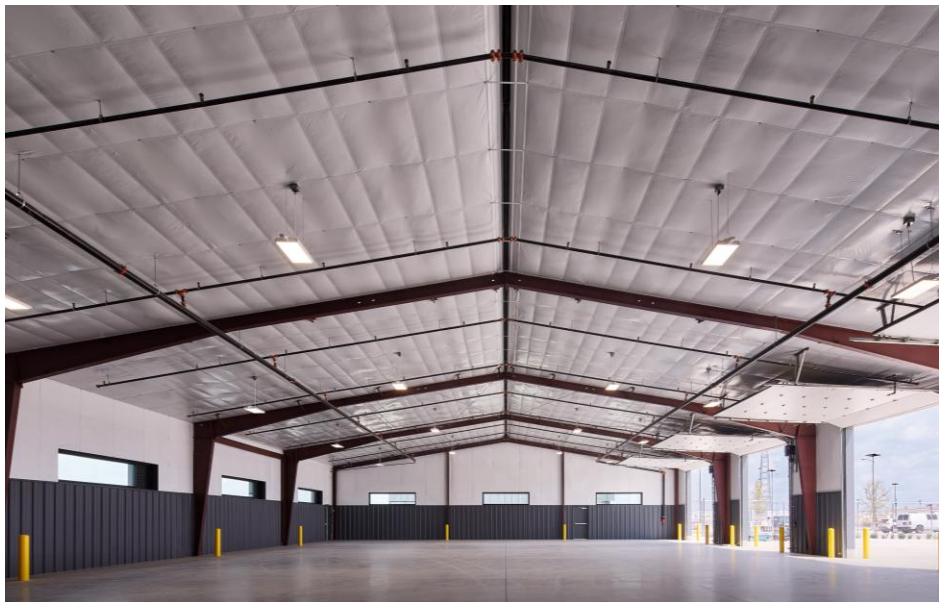
- Master planned flex industrial park designed by experienced user
- Solar sight lighting reducing cam expense
- Master stormwater plan for maximized building and usable yard size and no stormwater storage in parking or yard areas
- Landlord provided maintenance- backflow, pest, fire, sprinkler, alarms, HVAC, and landscaping
- License plate readers at ingress/egress points

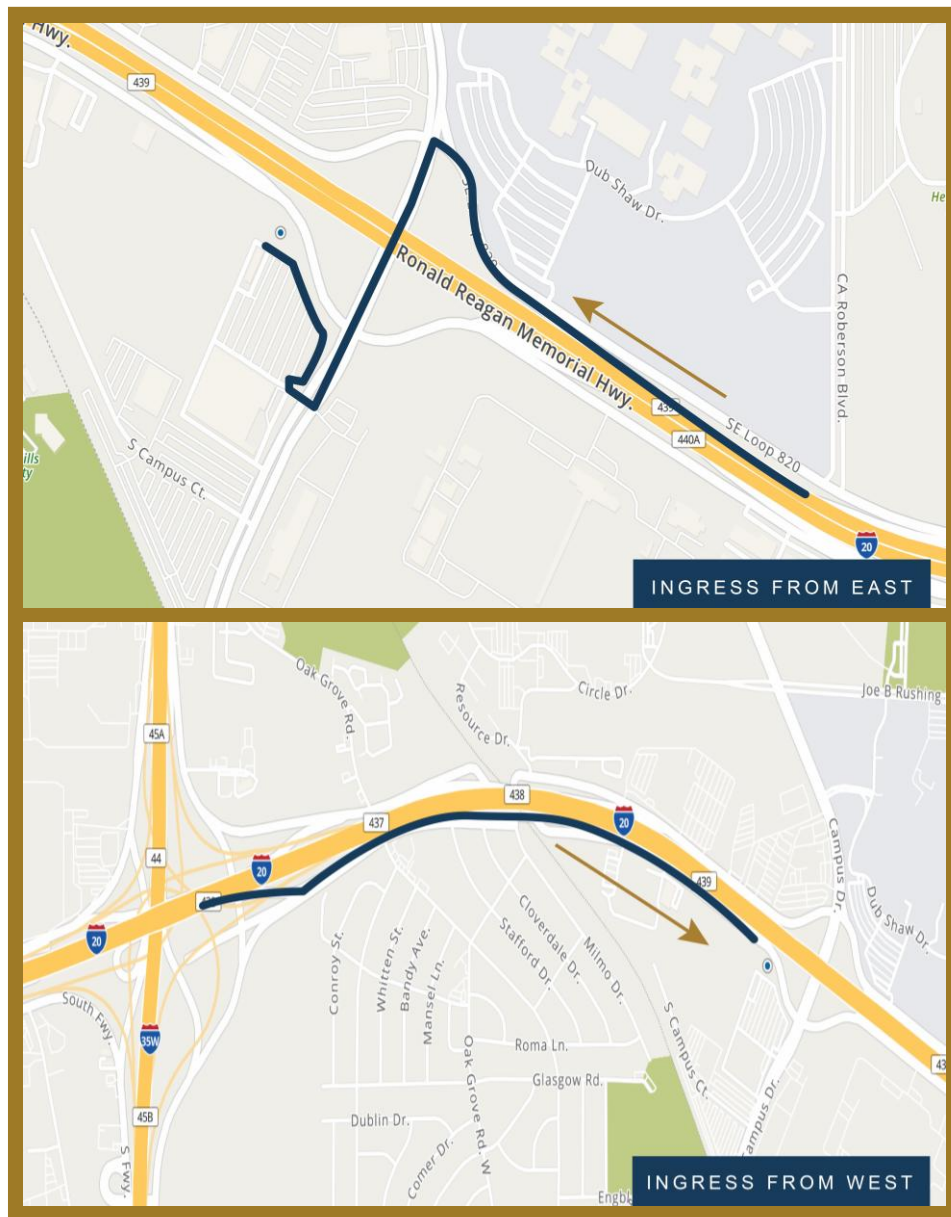
LOCATION

- DFW Metroplex Access: Loop 820, I-20, I-35 and Hwy 287 are 1-5 minutes away for low drive-time highway access to all of Dallas/Fort Worth
- Only 1.6 miles to I-35 Pan American border-to-border highway connecting North America from Nuevo Laredo, Mexico to Winnipeg, Canada via San Antonio, Dallas/Fort Worth, Oklahoma City, Kansas City, Des Moines, and Minneapolis
- Fort Worth central business district only 5.6 miles away
- Located next door to Walmart's E-Commerce distribution.
- High visibility and low highway congestion
 - # 2 daily car count in Tarrant County: 192,549
 - #58 congestion rank out of all Dallas/Fort Worth metro highway segments
 - #11 highest vehicle miles travelled out of all Dallas/Fort Worth metro highway segments
- Trinity Metro bus stop located at the park entrance

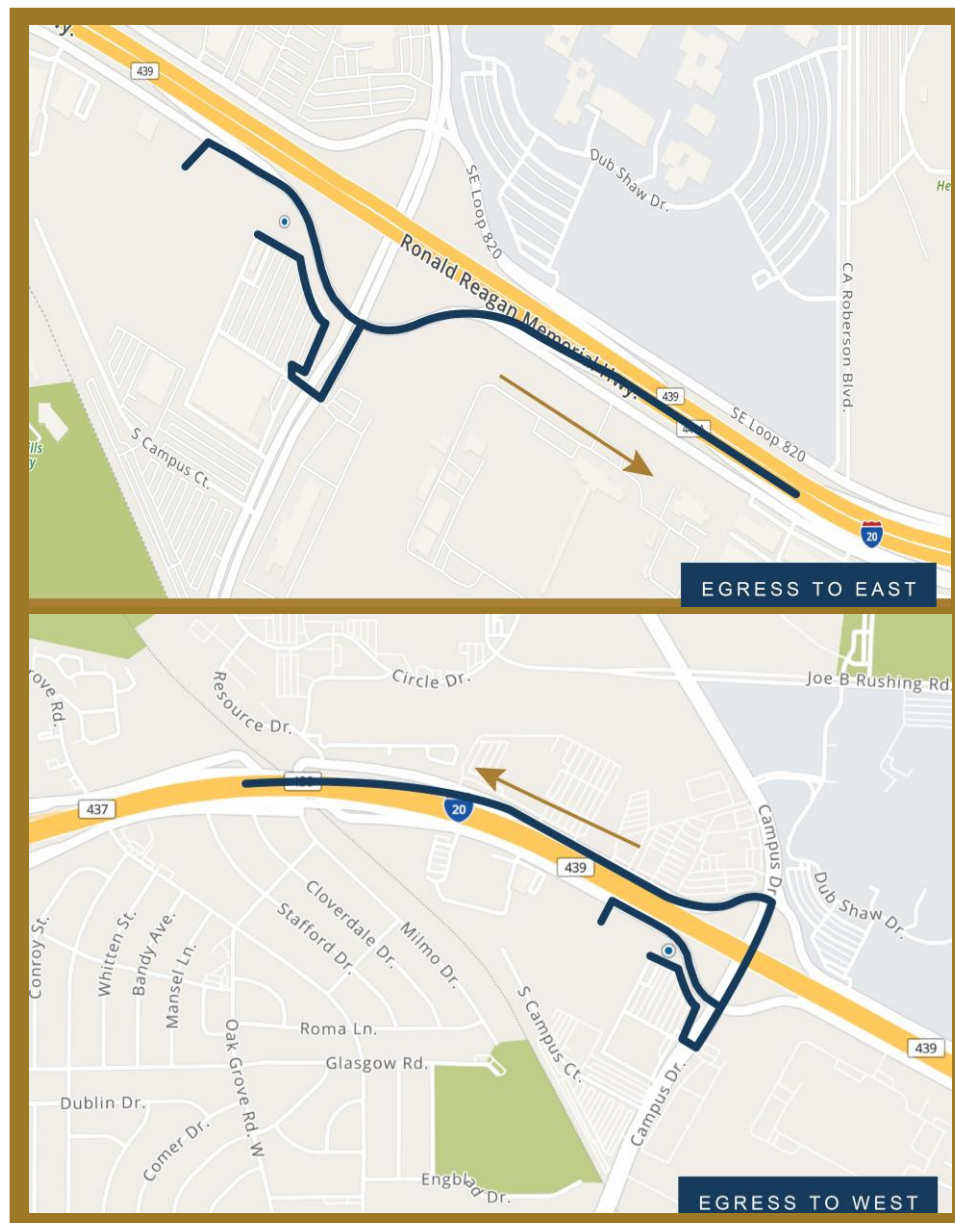
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Ingress Map

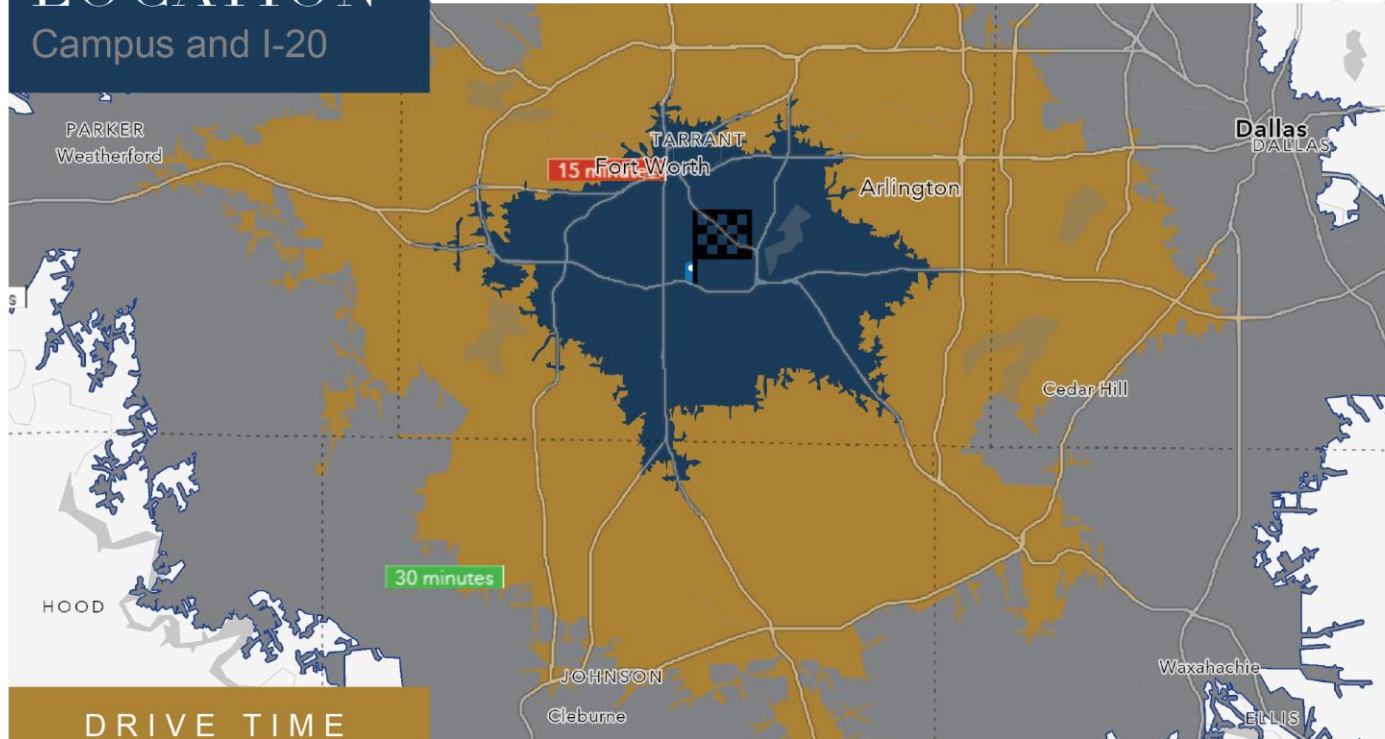


Egress Map

CAMPUS INDUSTRIAL PARK

LOCATION

Campus and I-20



DRIVE TIME

15

Blue 15 min

30

Gold 30 min

45

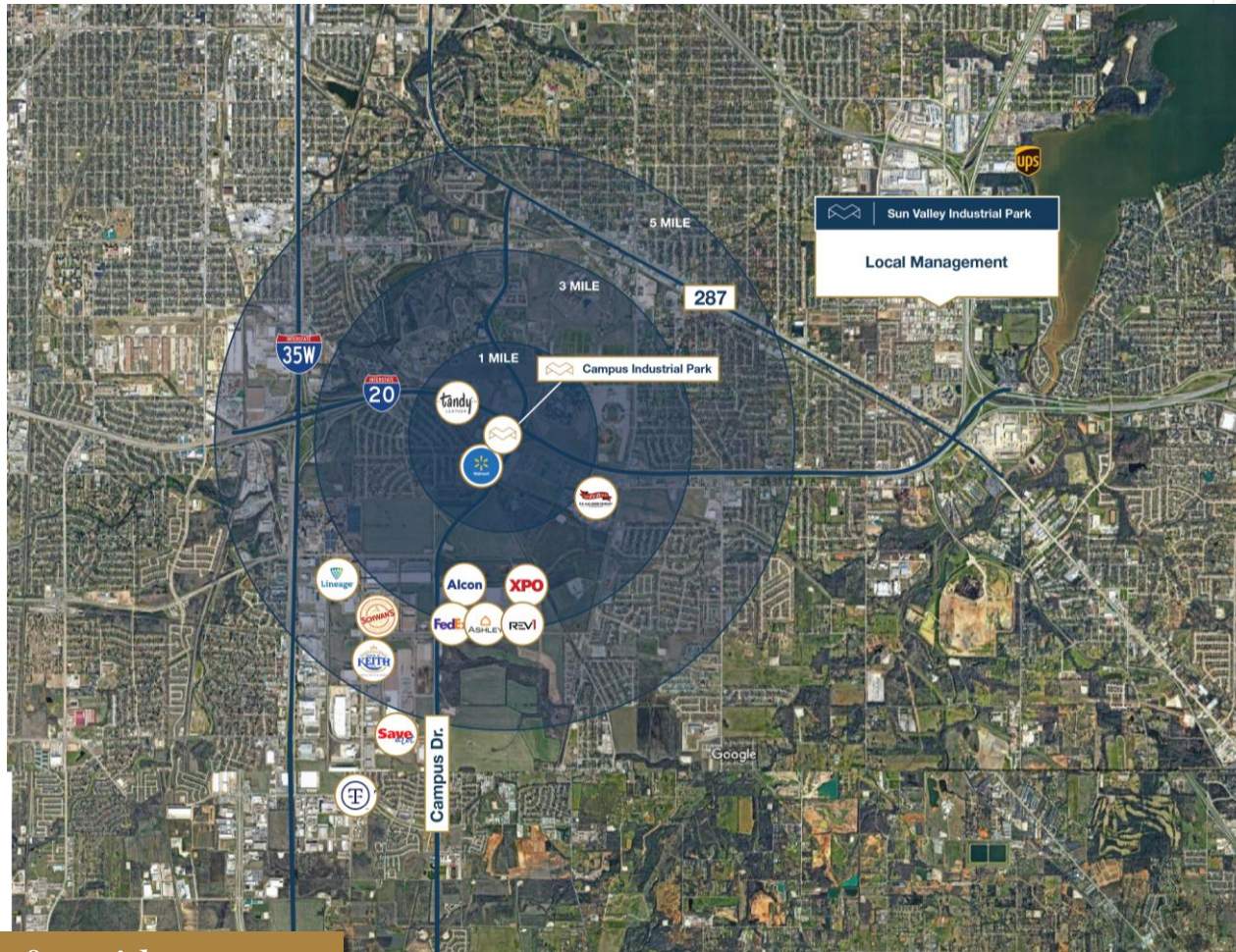
Grey 45 min

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CAMPUS INDUSTRIAL PARK

SURROUNDING TENANTS



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ENERGY COST SUMMARY

41.7%

HVAC Utility Savings with
Current Design vs. 2009
Construction

52%

Lighting and Electric
Equipment Utility Savings
with Current Design vs.
2009 Construction

50.4%

Total Electric Utility
Savings with Current
Design vs. 2009
Construction

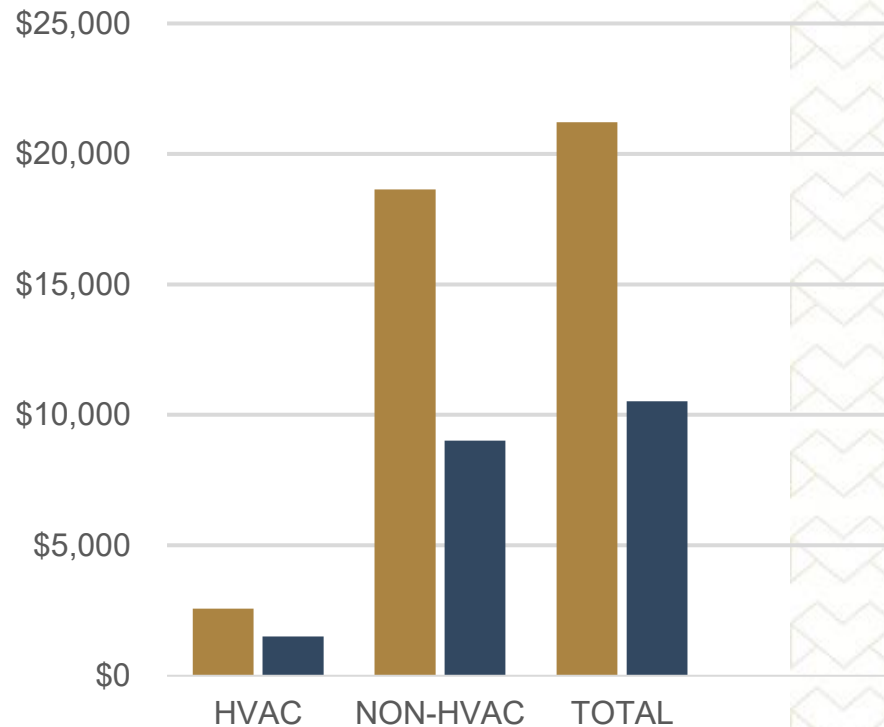


2009 CONSTRUCTION



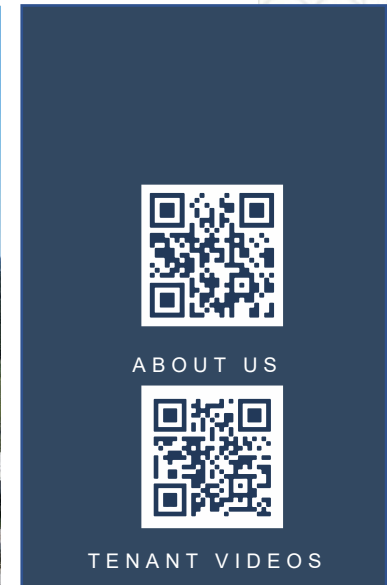
CURRENT CAMPUS DESIGN

2009 Construction vs. Current
Campus Industrial Park Design



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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.



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SITE SUSTAINABILITY

As a pioneer in Sustainable Light Industrial Real Estate Development, we aim to provide native and biodiverse landscaping to enrich our local community.

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At Empire Holdings, we believe in the power of biodiverse, native landscapes to both regenerate and enrich the surrounding environment. We strive to build carbon neutral, sustainable developments by cutting down on mowing, using solar powered lights, and increasing high efficiency irrigation and zeroscaping, all while creating beautifully aesthetic properties.

Our process begins with top tier landscape design, preparing a concept that is tailored to respect and enhance the surrounding natural environment. We use only the highest quality building and landscaping materials to ensure each of our properties is constructed professionally and sustainably.



OVER 50% ENERGY EFFICIENCY

Compared to 10 years ago, Empire's properties are more than 50% more efficient in use of water and electricity.



NEWLY FUTURE PROOF FOR EV CHARGERS

With our parking developments incorporated into native landscapes and environments, we aim to provide EV chargers in our designs and property concepts going forward.

TEXAS BLOSSOMS

Empire Holdings is proud to partner with Texas Blossoms, a non-profit dedicated to beautifying Texas by planting and maintaining blossoming trees. Texas Blossoms joins local communities to plant trees lining roadways, in parks, and around schools. The non-profit is unwavering in its commitment to giving back to the community and the environment.

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LANDSCAPE & PHYSICAL BUFFERS

We make good neighbors with our use of natural buffers between buildings and developments. Native grasses, rocks, trees and plants are used to create beautiful, sustainable barriers.



NATIVE, BIODIVERSE LANDSCAPING

With native landscaping, our developments are mowed only twice a year, equivalent to taking a whole car worth of energy off the road for every building. We provide and support native flora and fauna.



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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