

Office/Warehouse For Lease

901 Terminal Road

FORT WORTH, TX 76106

Suite
300

±7,200 SF
Available

± 2,000 SF
Office

14' Clear
Height

Dock and Grade
Level Loading



Property Summary

- Suite 300
- ± 7,200 SF | ± 2,000 SF Office
- Includes Reception, Five (5) Private Offices, and Two (2) Restrooms
- 14' Clear Height
- One (1) Dock Door and One (1) Grade/Ramped Door
- Zoned K - Heavy Industrial
- Located in Mark IV Industrial

[Contact Broker for Pricing](#)

Jeff Givens

Principal
817-259-3536
jeff.givens@transwestern.com

Todd Hawpe

Principal
817-713-7894
todd.hawpe@transwestern.com

Architectural floor plan of a building layout. The overall dimensions are 90' wide by 80' deep.

Rooms and Dimensions:

- WORK AREA:** 16' x 16'-3"
- STORAGE:** 8' x 12'
- OFFICE:** 12' x 14'
- OFFICE:** 12' x 14'-4"
- OFFICE:** 12' x 14'-4"
- RECEPTION:** 11'-2" x 16'-3"
- RESTROOM:** 5' x 7'-4"
- BAR COUNTER W/ SINK:** 4' x 5' CLOSET WITH SHELVES
- MOR. OFFICE:** 12' x 13'
- BOOKSHALE:** 12' x 14'-4"

Other Features and Dimensions:

- ELEC. PANEL:** Located near the top left.
- REAR DOORS:** Located near the top center.
- 9' DOUBLE DOOR:** Located near the top right.
- 16'-5"** and **29'** dimensions are shown for the upper right section.
- 30'** and **30' O.C.** dimensions are shown for the central horizontal corridor.
- P1 COLUMN:** Located in the central corridor.
- WINDOW:** Located on the right wall of the MOR. OFFICE.
- 12' OVERHEAD DOOR:** Located at the bottom left and bottom right.
- RAMP UP TO DOOR:** Located at the bottom center.
- GLASS WINDOWS & DOORS:** Located at the bottom left.
- 10'** dimension is shown for the bottom left section.
- 23'-3"** dimension is shown for the bottom right section.
- 16'** dimension is shown for the left wall of the WORK AREA.
- 14'-2"** dimension is shown for the right wall of the OFFICE (12' x 14').
- 4'** dimension is shown for the BAR COUNTER W/ SINK.
- 16'-3"** dimension is shown for the right wall of the RECEPTION area.



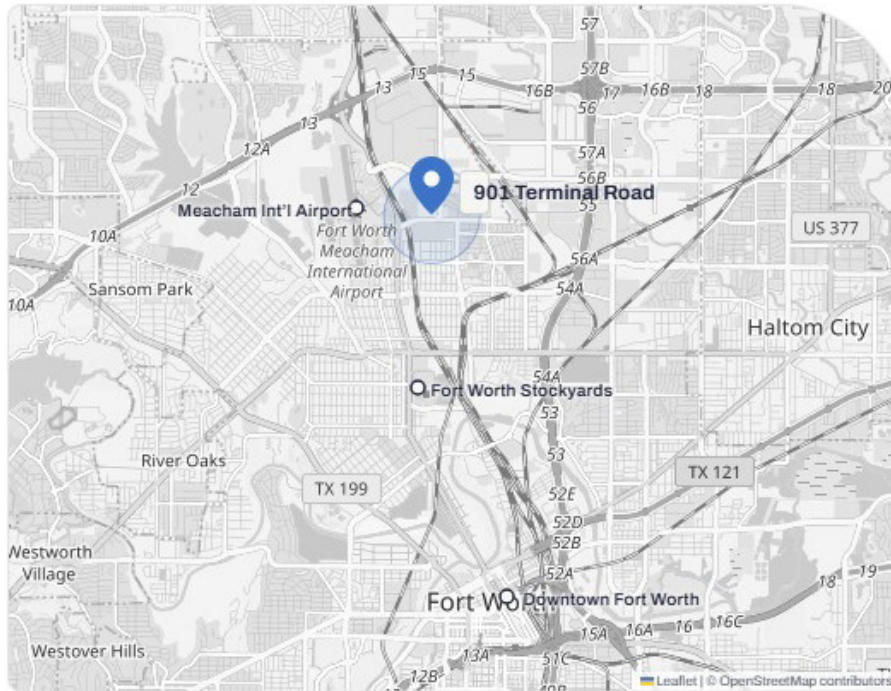
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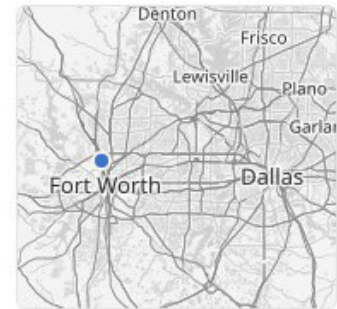
LOCATION

At the center of north Fort Worth's industrial corridor.

901 Terminal Road
Fort Worth, TX 76106



DFW METROPLEX



Regional context — the property sits on the west side of the I-35W corridor, north of downtown Fort Worth.

0.5 mi

I-35W at NE 28th Street

2.5 mi

Loop 820 / US 287

0.8 mi

Meacham International Airport

5 mi

Downtown Fort Worth

15 mi

AllianceTexas / TX 170

24 mi

DFW International Airport

Distances are approximate driving miles. Map data © OpenStreetMap contributors.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Transwestern Commercial Services Fort Worth, LLC	9000246		817-877-4433
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Eugene Paul Wittorf	479373	paul.wittorf@transwestern.com	972-774-2500
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com	817-877-4433
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jeffrey Scott Givens	431457	jeff.givens@transwestern.com	817-877-4433
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date