

RIVERBEND EAST

INDUSTRIAL PARK

CLASS A MODERN
INDUSTRIAL PARK

FORT WORTH, TX

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THE PROJECT | FORT WORTH, TX

THE OPPORTUNITY

Riverbend East Industrial Park offers a unique opportunity to lease Class A institutional grade industrial product in the established East Fort Worth submarket. With immediate access to Loop 820, I-30, and SH 121, the park has unmatched connectivity to urban centers and regional transportation.

The park's ability to accommodate a variety of suite sizes across the three buildings provides users with optionality to create and design a space of their own. Additionally, the deep labor pool surrounding the park gives employers the ability to staff quickly and at competitive wages. Taken together, the access, exclusivity, and workforce position Riverbend East as a premier home for companies growing their footprint in the competitive DFW landscape.



THREE CLASS A BUILDINGS

+292,000 SF



IMMEDIATE ACCESS TO

I-30 • SH 121 • LOOP 820



BUILT TO SUIT WITH UP TO

2.0 AC OF OUTSIDE STORAGE



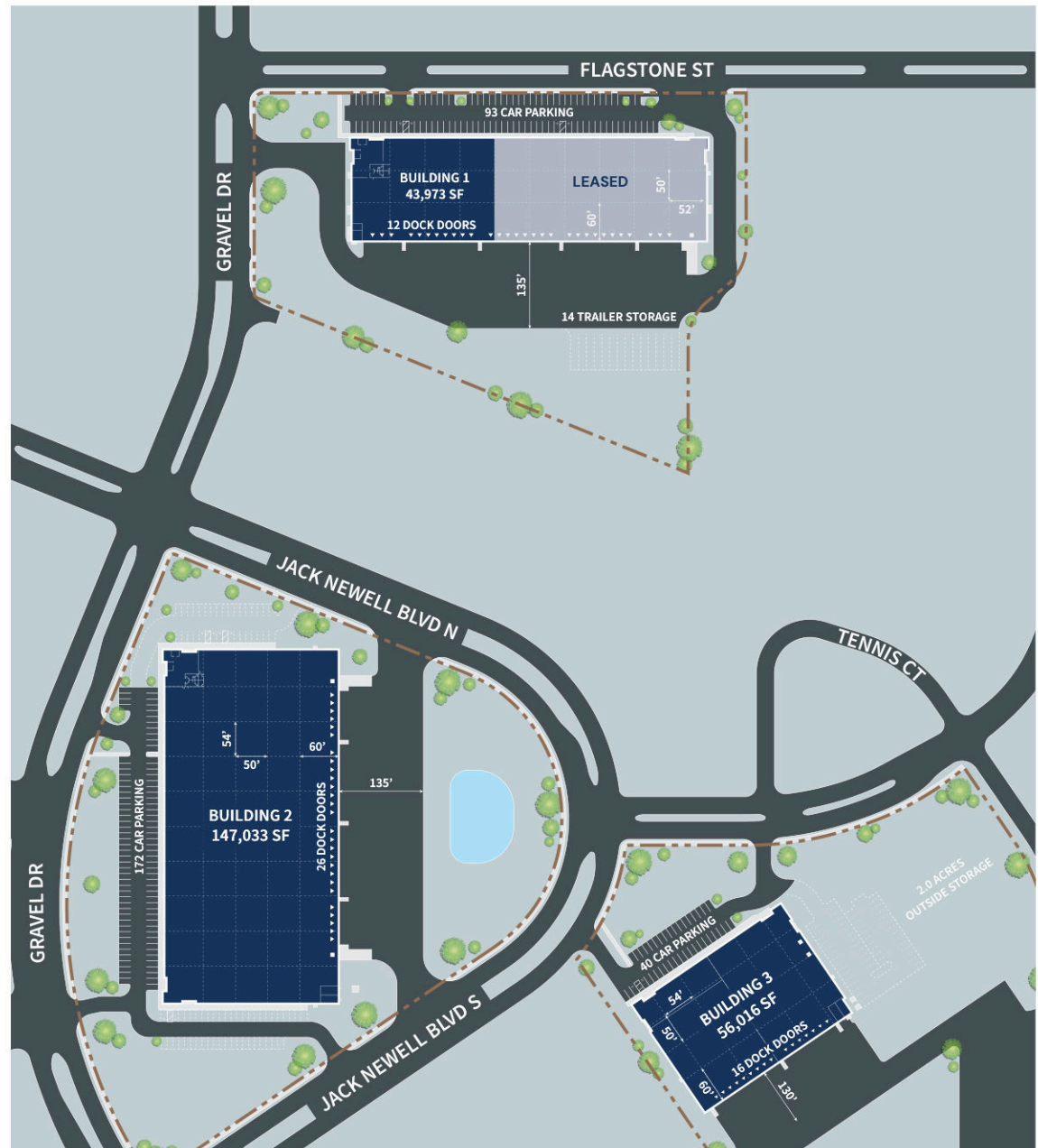
PRESTIGIOUS CORPORATE

NEIGHBORS



DEEP EAST FORT WORTH

LABOR POOL



7500 FLAGSTONE DR • 7500 JACK NEWELL BLVD S • 2100 E LOOP 820 N

BUILDING 1

43,973 SF AVAILABLE

7500 Flagstone Drive, Fort Worth, TX 76112

BUILDING SPECS

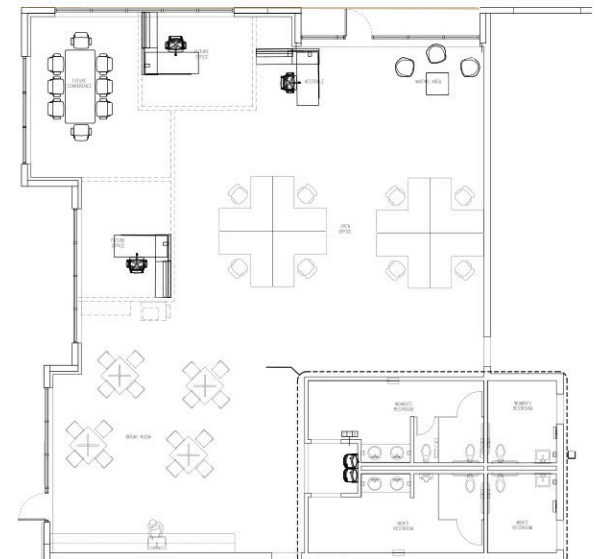
 43,973 Available SF	 93 Auto Parking Spaces
 3,091 SF Spec Office	 14 Future Trailer Parks
 Rear Load Building Configuration	 1600A, 480V, 3-Phase service Power
 32' Clear Height	 LED Lighting
 50'x52' typical, 60' at staging bays Column Spacing	 135' Truck Court Depth
 (12) 9'x10' Dock Doors	 ESFR Fire Protection System



SITE PLAN



SPEC OFFICE



BUILDING 2

147,933 SF AVAILABLE

7500 Jack Newell, Fort Worth, TX 76112

BUILDING SPECS

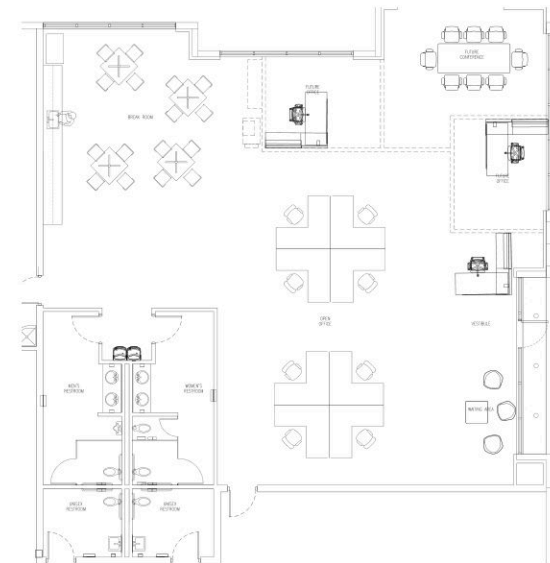
60,000 to 147,935 SF Available	172 Auto Parking Spaces
3,093 SF Spec Office	32 Future Auto Parking Spaces
Rear Load Building Configuration	14 Trailer Storage Spaces
32' Clear Height	1000A Transformer
50'x54' typical, 60' at Staging Bays Column Spacing	LED Lighting
(27) 9'x10' Dock Doors	135' Truck Court Depth
2 Concrete Ramped Entrances with 12'x14' Doors	ESFR Fire Protection System



SITE PLAN



SPEC OFFICE



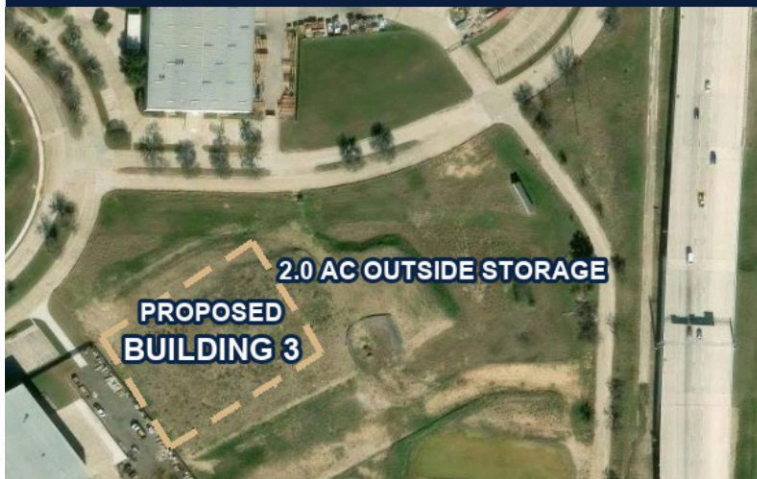
BUILDING 3 BTS

56,016 SF AVAILABLE

BUILDING SPECS

-  **2100 E Loop 820 N, Fort Worth, TX 76118**
-  **56,016 Net Rentable SF**
-  **Rear Load Building Configuration**
-  **32' Clear Height**
-  **(16) 9'x10' Dock Doors**
-  **2.0 Acres Outside Storage**
-  **Tilt Wall Construction**
-  **40 Auto Parking Spaces (Ability to Expand)**
-  **ESFR Fire Protection System**

SITE AERIAL



2100 E LOOP 820 N • FORT WORTH, TX

BUILT TO SUIT OPPORTUNITY

Building 3 offers a 56,016 SF rear/load facility with up to 2.0 acres of secured outside storage on the parks E Loop 820 N frontage. A rare class A IOS-served build-to-suit in the East Fort Worth corridor.

CONCEPTUAL RENDERING



SITE PLAN



RIVERBEND EAST INDUSTRIAL PARK

BUILDING 1

7500 FLAGSTONE DR • FORT WORTH, TX



BUILDING 2

7500 JACK NEWELL BLVD S • FORT WORTH, TX

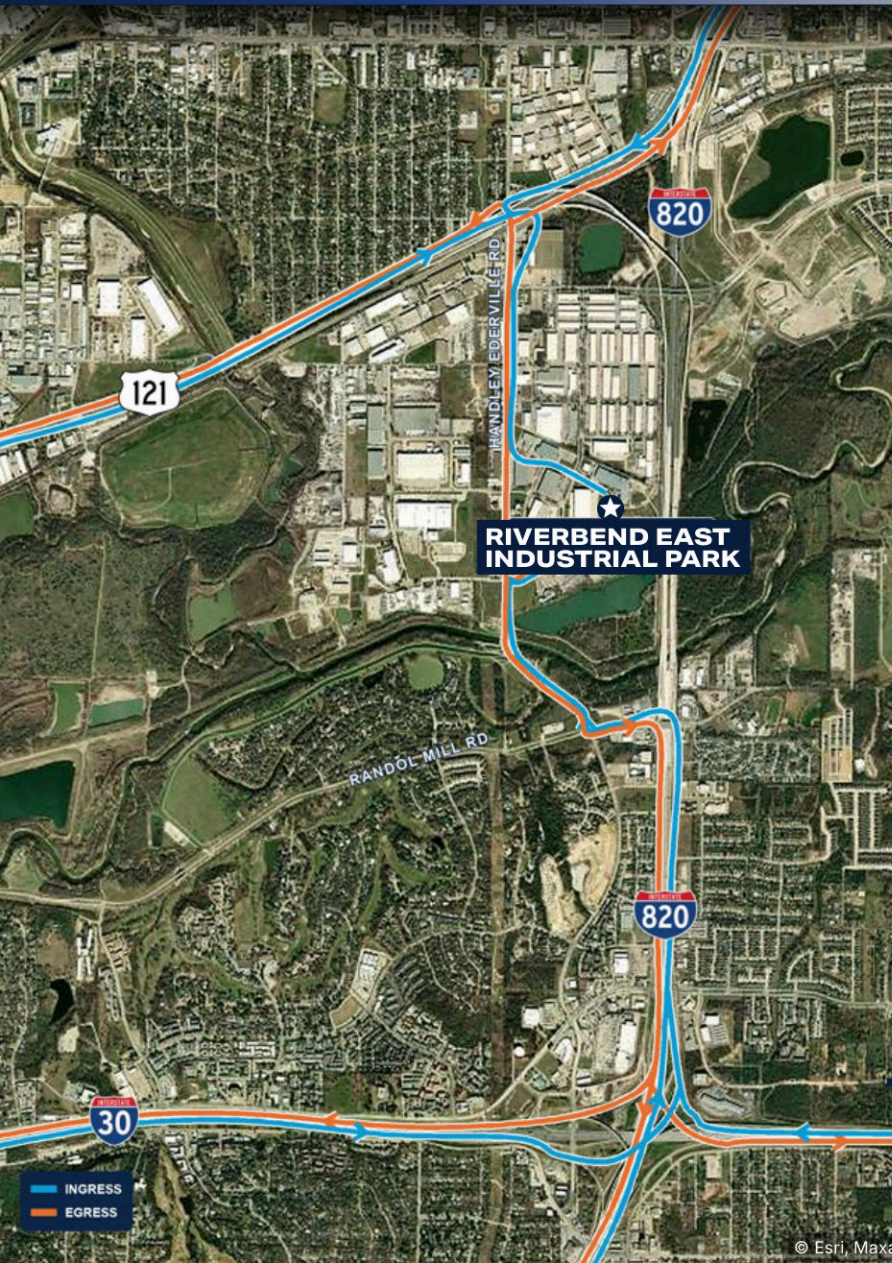


SURROUNDING NEIGHBORS



**RIVERBEND EAST
INDUSTRIAL PARK**

LOCATION AND CONNECTIVITY



Distances to Key Locations

	MILES	DRIVE
BUSINESS DISTRICTS		
Fort Worth CBD	8.5 MI	13 MIN
Dallas CBD	29.6 MI	36 MIN
AIRPORTS		
Meacham International	12.9 MI	23 MIN
DFW International	17.7 MI	25 MIN
Alliance Airport	23.1 MI	29 MIN
HIGHWAYS		
Loop 820	2.1 MI	5 MIN
State Hwy 121	2.3 MI	5 MIN
Interstate 30	3.4 MI	7 MIN
Interstate 35W	9.2 MI	17 MIN
Interstate 20	11.7 MI	19 MIN
INTERMODAL		
BNSF Alliance Intermodal	24.2 MI	31 MIN

EAST FORT WORTH

A THRIVING INDUSTRIAL HUB

East Fort Worth is an established industrial market with a large pool of skilled laborers nearby, which provides a strong foundation for businesses seeking an ideal warehouse location.

The availability of experienced workers, their industry-specific knowledge, and the benefits of a collaborative work environment contribute to operational efficiency, productivity, and workforce stability.

1.1M+

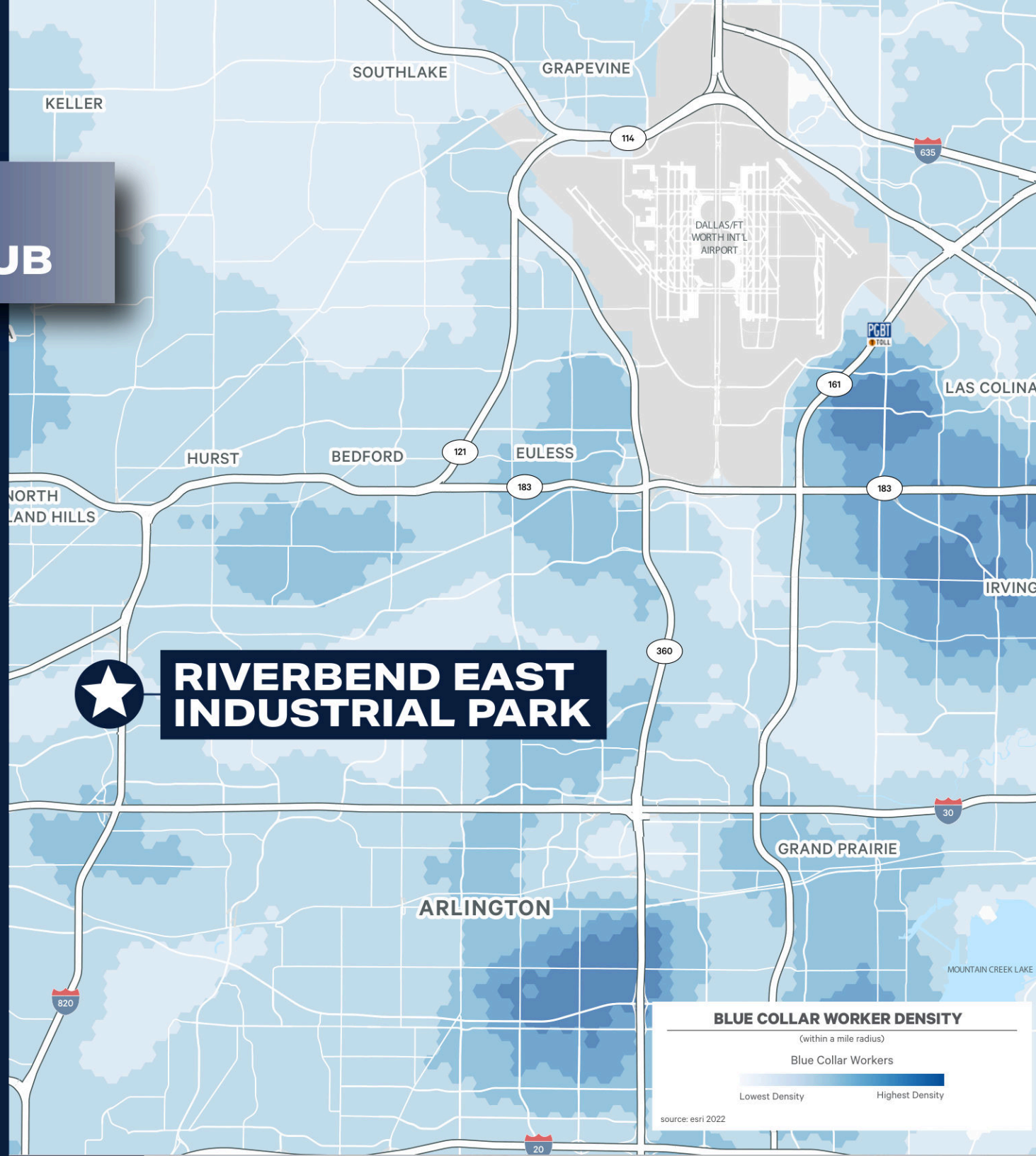
TARRANT COUNTY
WORKFORCE

105K+

MANUFACTURING JOBS

103K+

TRANSPORT &
WAREHOUSING JOBS



OWNED BY:

LEON
Capital Group

EXCLUSIVELY LEASED BY:

HPI

RIVERBEND EAST INDUSTRIAL PARK

FOR LEASE

FOR ADDITIONAL
INFORMATION, PLEASE
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