



±293,705 SF Distribution Center

1701 Joel East Road · Fort Worth, Texas 76140

Carter Distribution Center — Building E · South Fort Worth / Carter Industrial Park

Available Now · Sublease term through March 31, 2033

±293,705 SF

AVAILABLE

36'

CLEAR HEIGHT

60

DOCK-HIGH DOORS

±1,600A

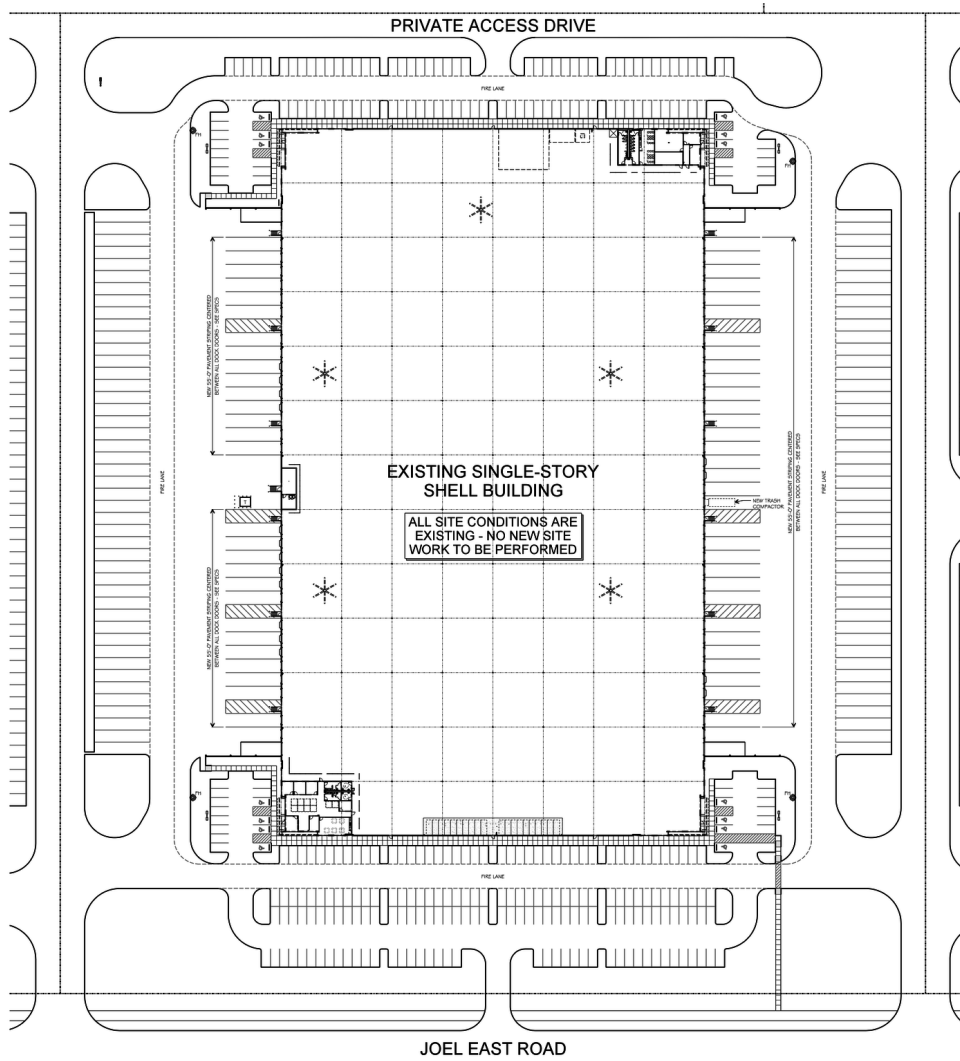
POWER

BUILDING SPECIFICATIONS

CLEAR HEIGHT	36'	POWER	±1,600A · 277/480V · 3Ø
DOCK-HIGH DOORS	60 (28 west / 32 east)	OFFICE AREA	6,206 SF
DRIVE-IN RAMPS	4	WAREHOUSE LIGHTING	LED, HVLS fans
CONFIGURATION	Cross-dock	TRAILER POSITIONS	55' at all dock doors
COLUMN SPACING	54' x 50'	TRUCK COURTS	Both long sides
SPRINKLER	ESFR	AUTO PARKING	North & south fields

Loading, office, power and site specifications taken from the building's as-built drawings dated 05/18/2022; approximate and subject to verification.

EXISTING SITE PLAN



Sheet A1.0, Existing Site Plan — Joel East Road frontage at bottom, truck courts on both long sides.

INQUIRIES

Hodgdon Group Realty, Inc.

Chris Houston

818.371.2732

chrish@hodgdongroup.com

Bang Realty, Inc. — Brian Brockman, Broker of Record. TREC License #701472.

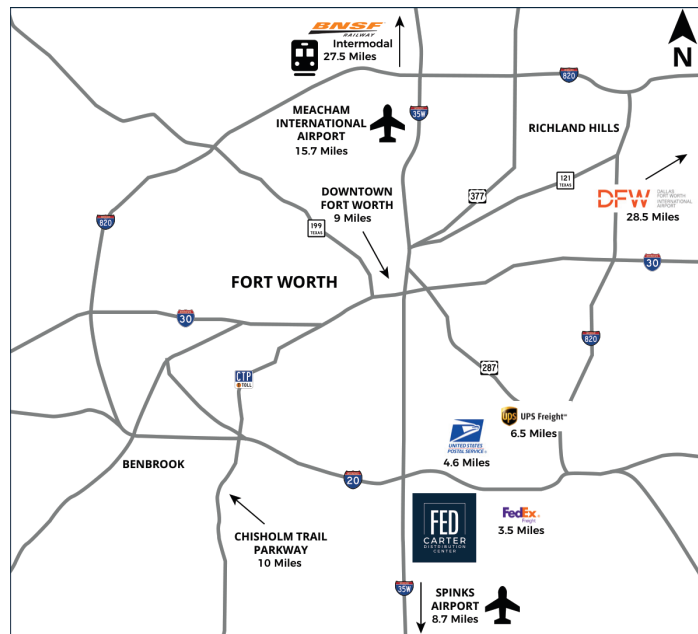
Texas law requires all real estate license holders to give the Information About Brokerage Services notice and the TREC Consumer Protection Notice to prospective clients. Both are available at trec.texas.gov.

Information herein has been obtained from sources believed reliable, including the master lease and the building's as-built drawings, but no warranty or representation is made as to its accuracy or completeness. Square footage, clear height, loading counts, power and operating expenses are approximate and subject to verification by the prospective subtenant. Any sublease is subject to the terms of the master lease and to landlord consent. The premises may be withdrawn without notice. This is not an offer to lease. Site plan reproduced from the building's as-built drawings.

NEARBY TENANTS



DRIVING DISTANCES



Driving-distance schematic and nearby-tenant aerial reproduced from Carter Distribution Center park marketing materials. Distances are approximate and measured to the park, not to Building E.