

Industrial ★ LEASE

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6451 SILVER SADDLE RD FORT WORTH, TX 76126



LANCARTE
COMMERCIAL

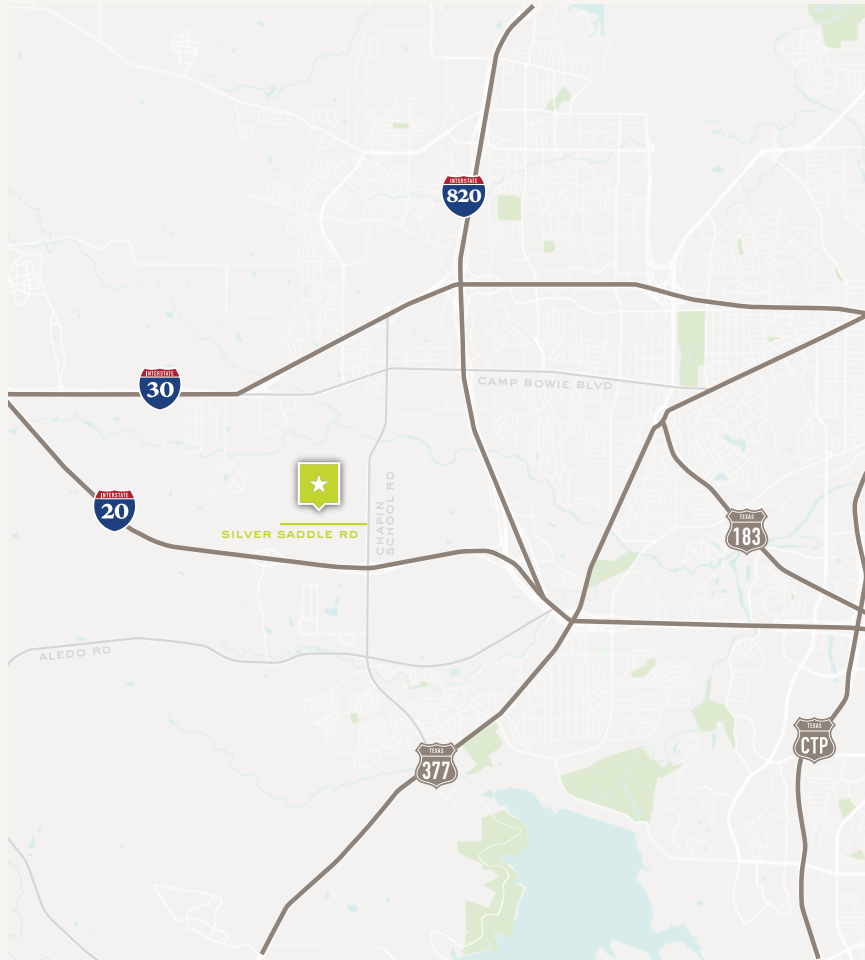
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PROPERTY FEATURES

- Under Construction
- Total SF: 52,400 SF - Across 8 Buildings
- Phase 1 Buildings
 - 2,500-9,000 SF Available
 - Each building has 402 SF of turn-key office area with a reception space, a 10x10 office, seating area, and bathroom
- Parking: 1.48 spaces/ 1,000 SF
- Fort Worth ETJ - No Zoning
- 18-22' Clear at Roof Peak
- LED Interior
- 3-Phase Power with the electrical system sized to support additional load for heavier machinery

LOCATION OVERVIEW

Located just north of Interstate 20 in Fort Worth, Silver Saddle provides easy access to I-20, Loop 820, and I-30 in the Fort Worth ETJ. This business park under construction offers a strategic opportunity to be surrounded by master plan communities pulling from Fort Worth, Aledo, and Weatherford's strong industrial labor market.

LEASE RATE & STRUCTURE

Contact Broker

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SITE PLAN & TENANT OVERVIEW

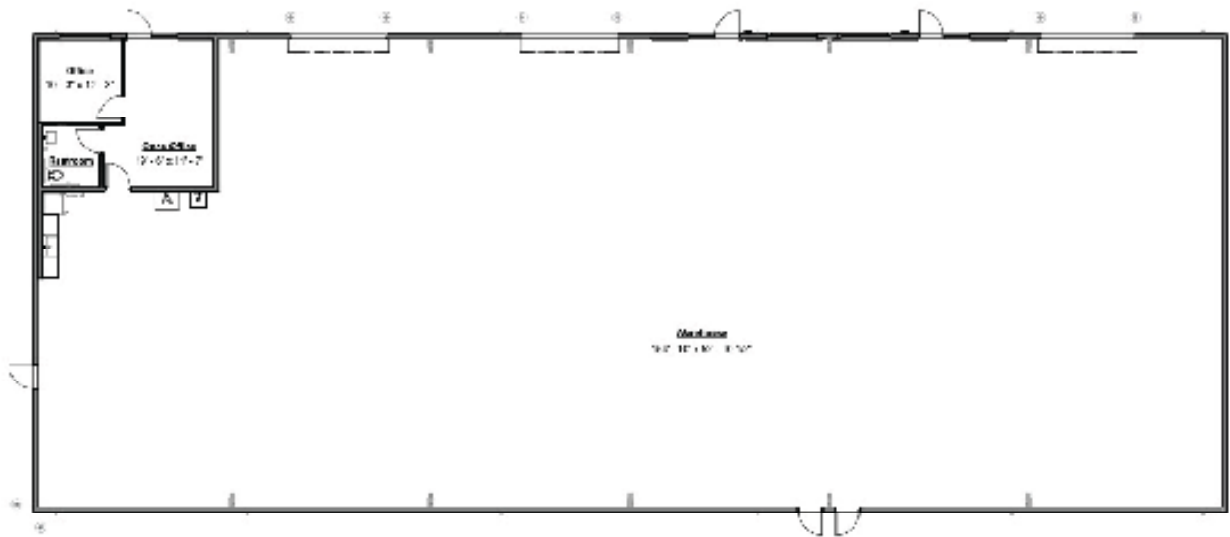


BUILDING 01	9,000 SF
BUILDING 06	2,500 & 4,700 SF
BUILDING 07	5,000 SF
BUILDING 08	5,000 SF
TOTAL	52,400 SF

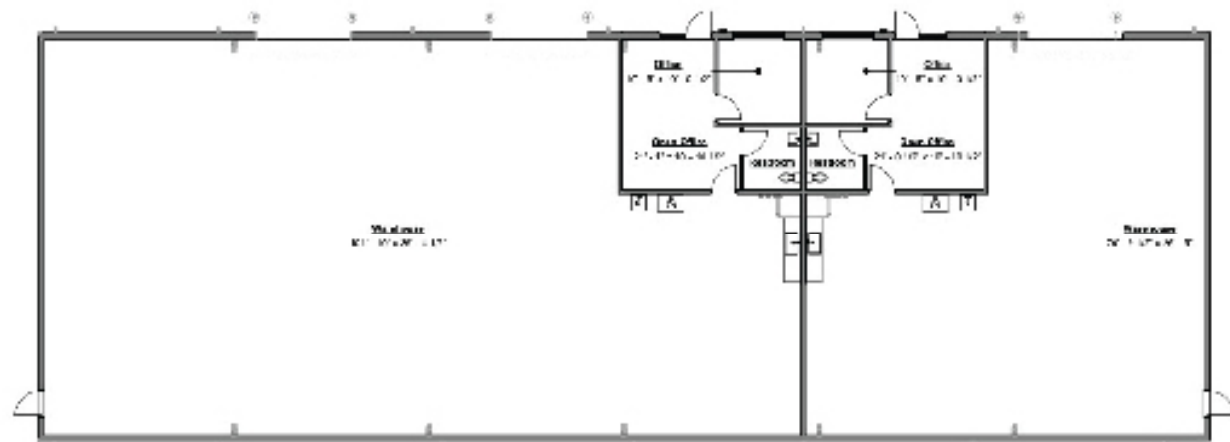
**Suites can be combined to occupy the full building*

BUILDING SUITE FLOOR PLANS

BUILDING 1 | 9,000 SF
OFFICE: 402 SF / WAREHOUSE: 8,598 SF

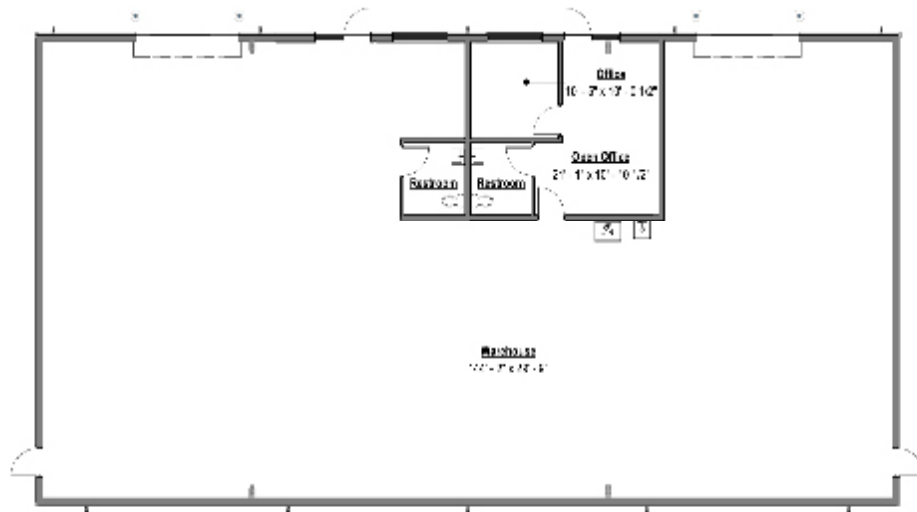


BUILDING 6 | 7,200 SF
SUITE 601 | 402 SF OFFICE WAREHOUSE: 2,092 SF
SUITE 602 | 402 SF OFFICE WAREHOUSE: 4,598 SF



BUILDING SUITE FLOOR PLANS

BUILDING 7 + 8 | 5,000 SF
OFFICE: 402 SF / WAREHOUSE: 4,598 SF



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COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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