

BLUE SMOKE INDUSTRIAL PARK



FOR LEASE

MOVE-IN READY INDUSTRIAL SPACE FROM 1,250 - 19,800 SF AVAILABLE

402-414, 2301-2434 Blue Smoke Court, 2301-2639 Ludelle Street
& 150 S. Beach Street

Fort Worth , TX 76105

Availability

- ◆ Suite 2349 -1,250 SF
- ◆ Suite 2347 - 1,800 SF
- ◆ Suite 2353- 1,825 SF
- ◆ Suite 2302 - 1,875 SF
- ◆ Suite 2410- 2,400 SF
- ◆ Suite 2414- 2,400 SF
- ◆ Suite 300 - 4,525 SF
- ◆ Suite 2432- 5,400 SF
- ◆ Suite 2307- 12,600 SF
- ◆ Suite 2301 - 3,600 - 18,000 SF
- ◆ Suite 414 - 19,800 SF

Property Highlights

- ◆ Grade level and dock high loading available
- ◆ New LED lighting
- ◆ +/- 14'-19' Clear height in warehouse
- ◆ 3-phase power available
- ◆ Move in ready
- ◆ Secured outside storage available
- ◆ Significant park upgrades completed and underway
- ◆ Minutes to Downtown Fort Worth
- ◆ Immediate access to I-30, Hwy 287



MAJOR PARK ENHANCEMENTS



16 BUILDING INDUSTRIAL PARK



PRIME LOCATION



PROACTIVE OWNERSHIP



Owned by:



Leased by:



Cade Navarro

903.952.3172

cnavarro@bradford.com

Luke Clardy

817.776.7083

lclardy@bradford.com

The information contained herein was obtained from sources believed reliable; however, Bradford Companies makes no guarantees, warranties, or representation as to the completeness or accuracy thereof.

SITE PLAN



Owned by:



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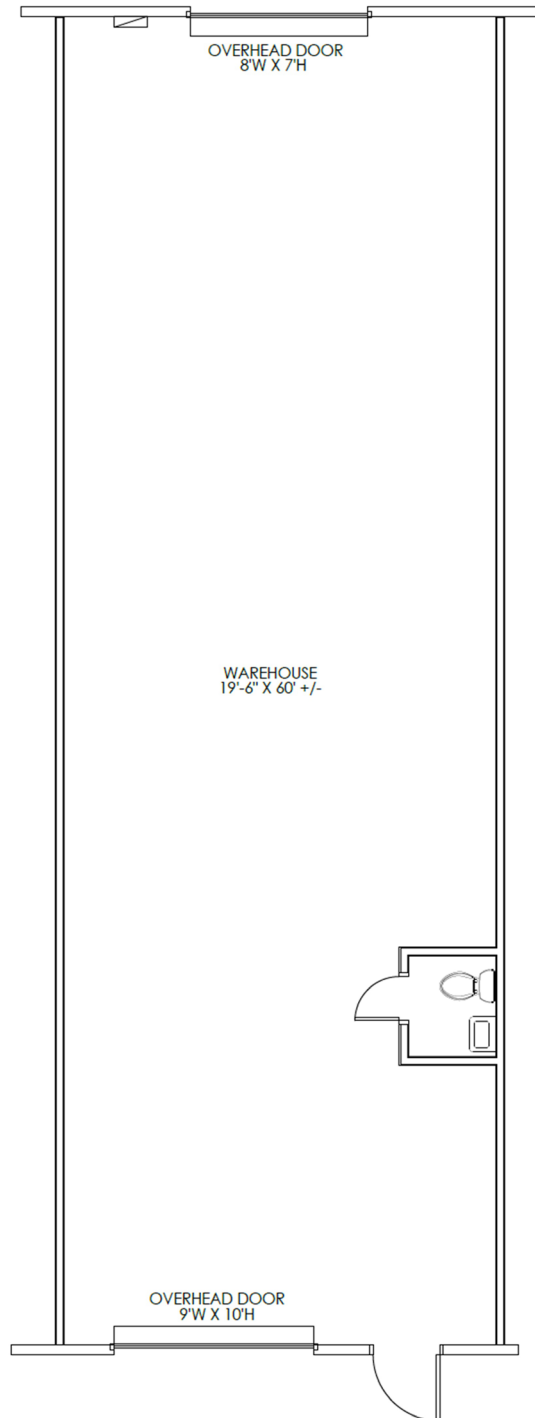
Blue Smoke Industrial Park

2349 BLUE SMOKE CT N, FORT WORTH, TX 76105



AVAILABLE SF - 1,250 RSF

- 1 GRADE LEVEL DOOR
- 14' CLEAR HEIGHT
- NO OFFICE, 1 RESTROOM



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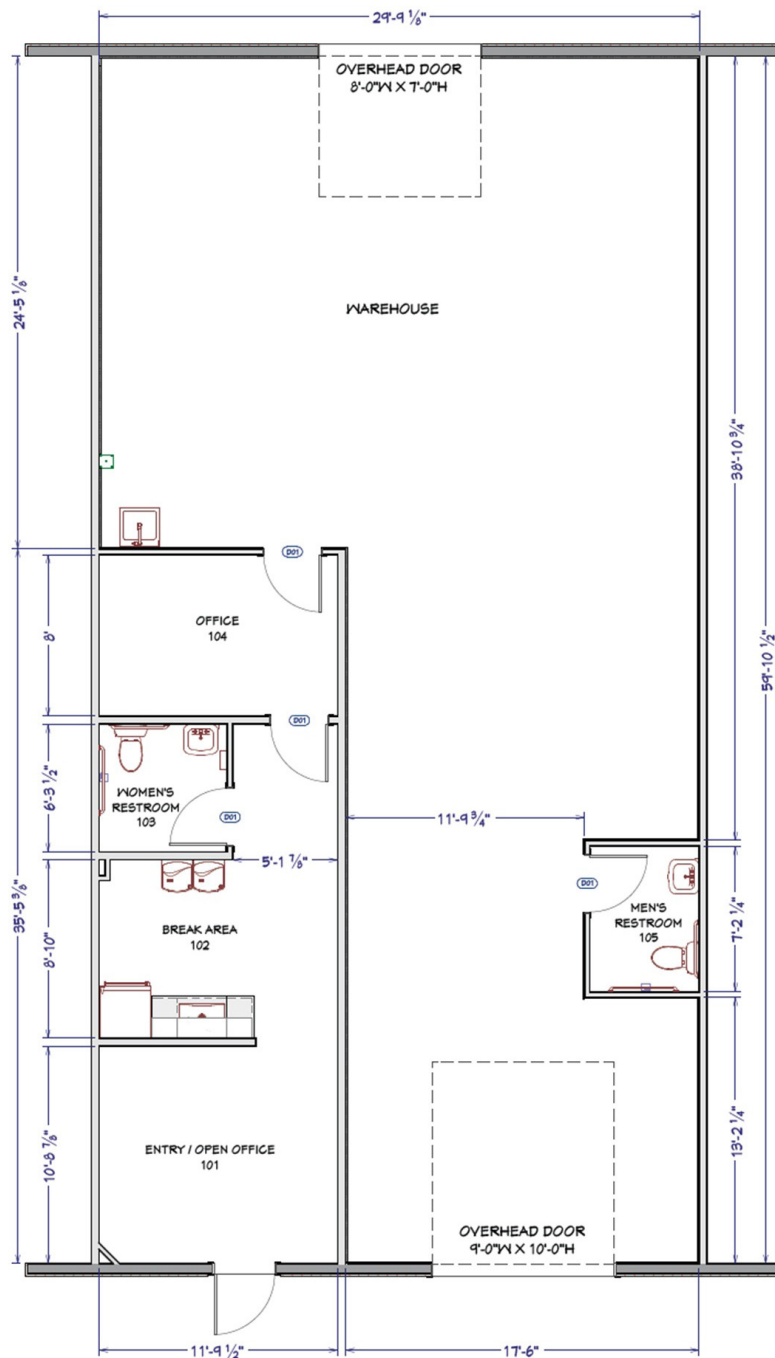
Blue Smoke Industrial Park

2347 BLUE SMOKE CT N, FORT WORTH, TX 76105



AVAILABLE SF - 1,800 RSF

- 1 GRADE LEVEL DOOR
- 14' CLEAR HEIGHT
- 420 SF OFFICE, 2 RESTROOMS



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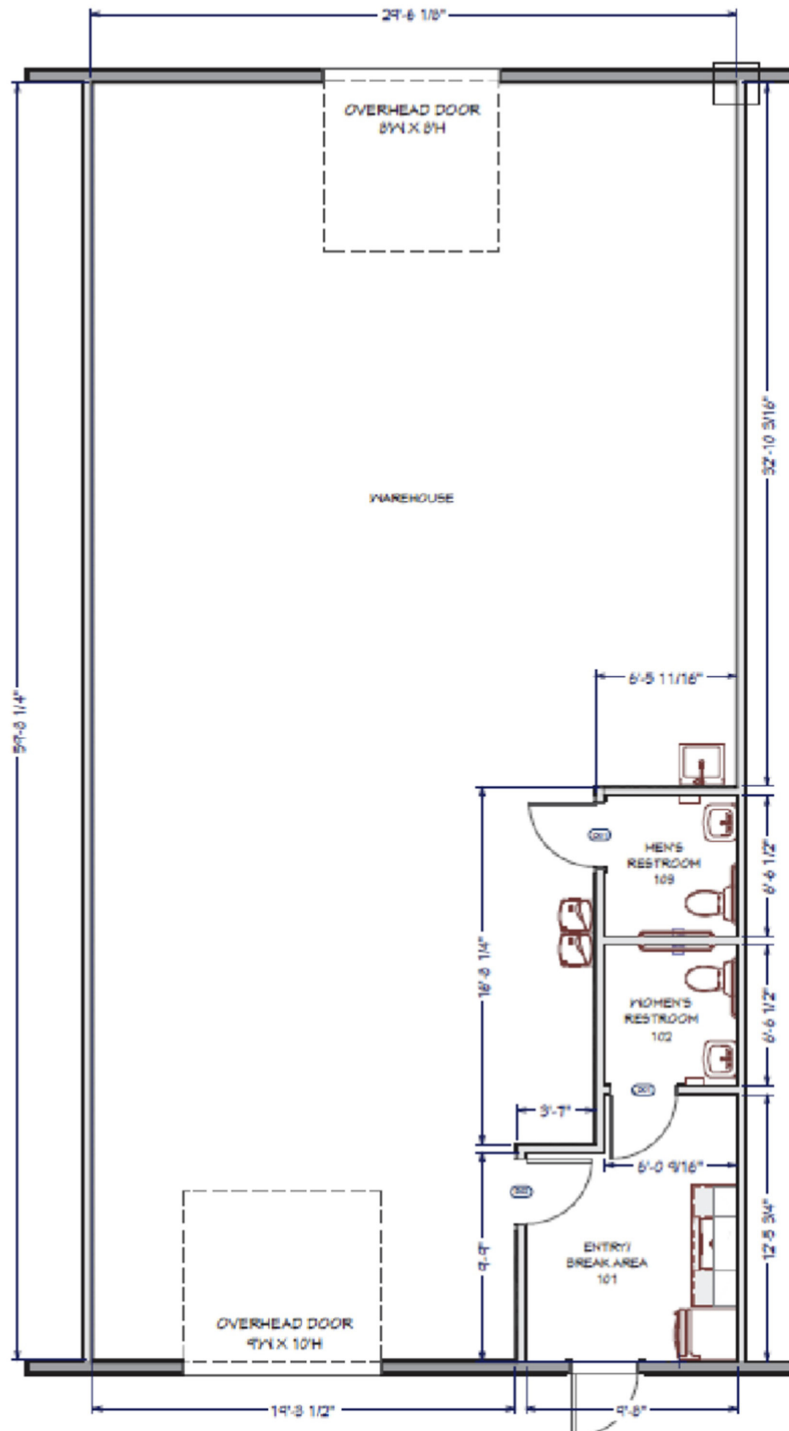
Blue Smoke Industrial Park

2353 BLUE SMOKE CT N, FORT WORTH, TX 76105



AVAILABLE SF - 1,825 RSF

- 1 GRADE LEVEL DOOR
- 14' CLEAR HEIGHT
- 230 SF OFFICE, 2 RESTROOMS



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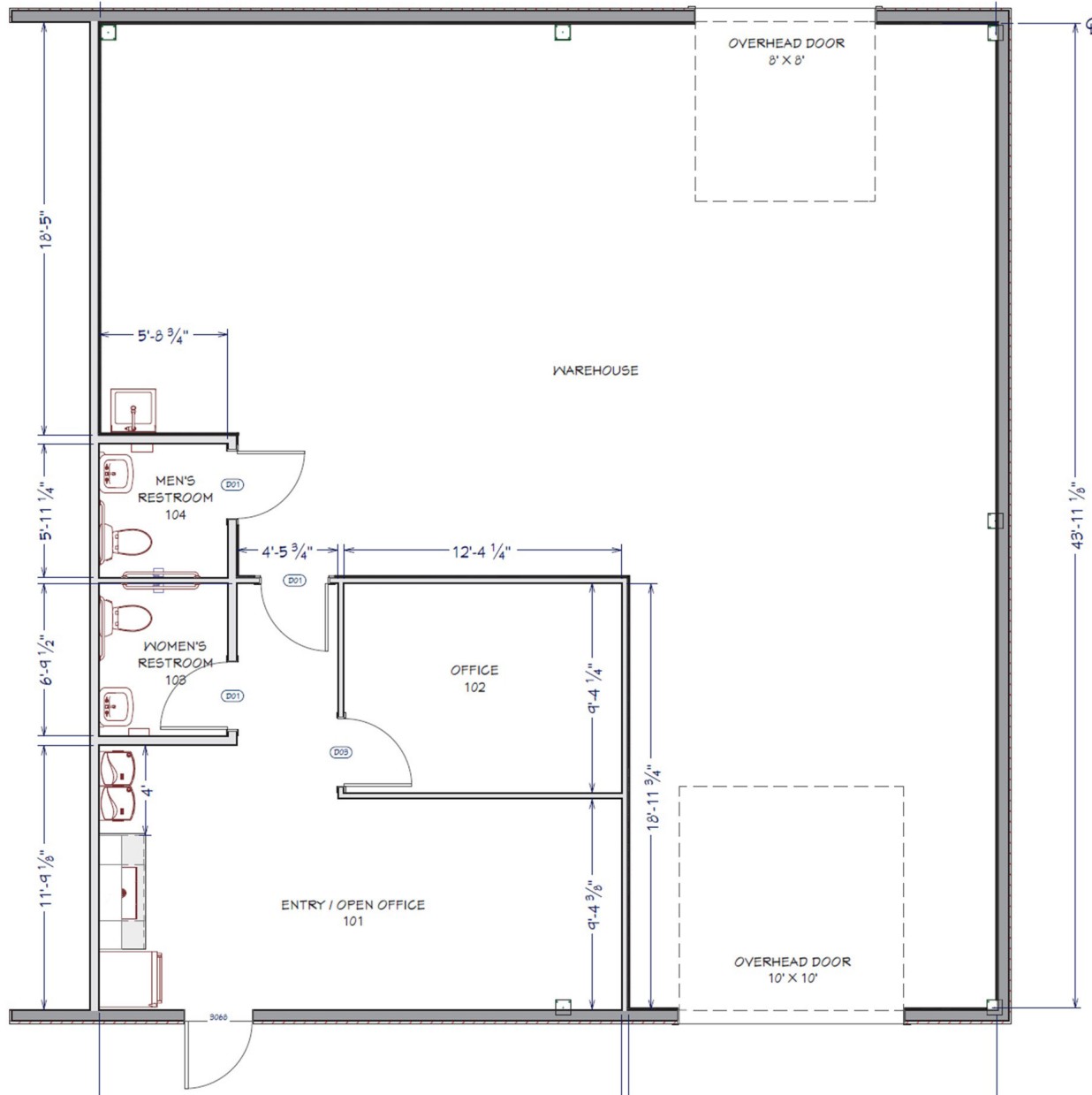
Blue Smoke Industrial Park

2302 LUDELLE STREET, FORT WORTH, TX 76105



AVAILABLE SF - 1,875 RSF

- 1 GRADE LEVEL DOOR
- 14' CLEAR HEIGHT
- 400 SF OFFICE, 2 RESTROOMS



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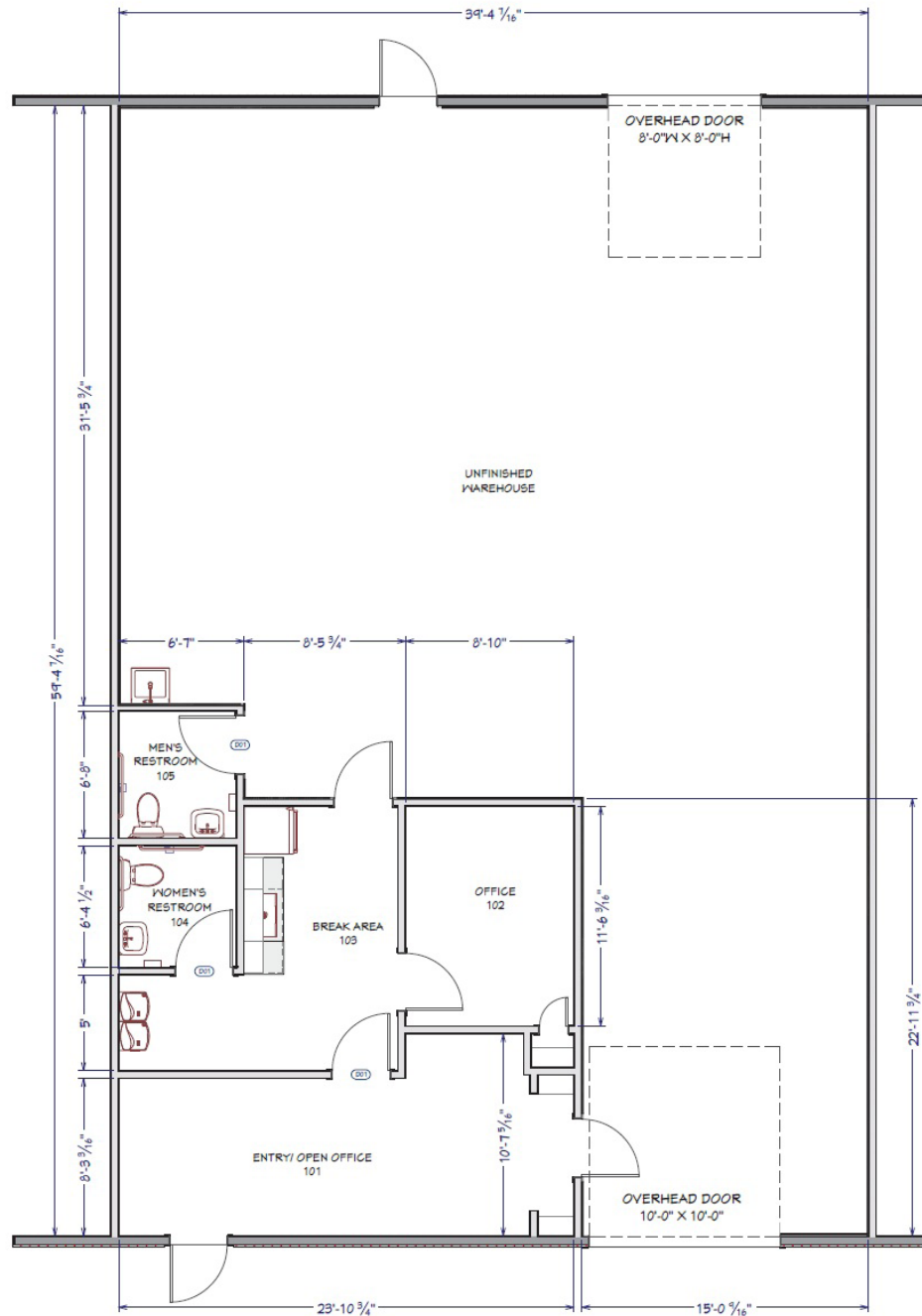
Blue Smoke Industrial Park

2410 LUDELLE STREET, FORT WORTH, TX 76105



AVAILABLE SF - 2,400 RSF

- 1 GRADE LEVEL DOOR
- 14' CLEAR HEIGHT
- 500 SF OFFICE, 2 RESTROOMS



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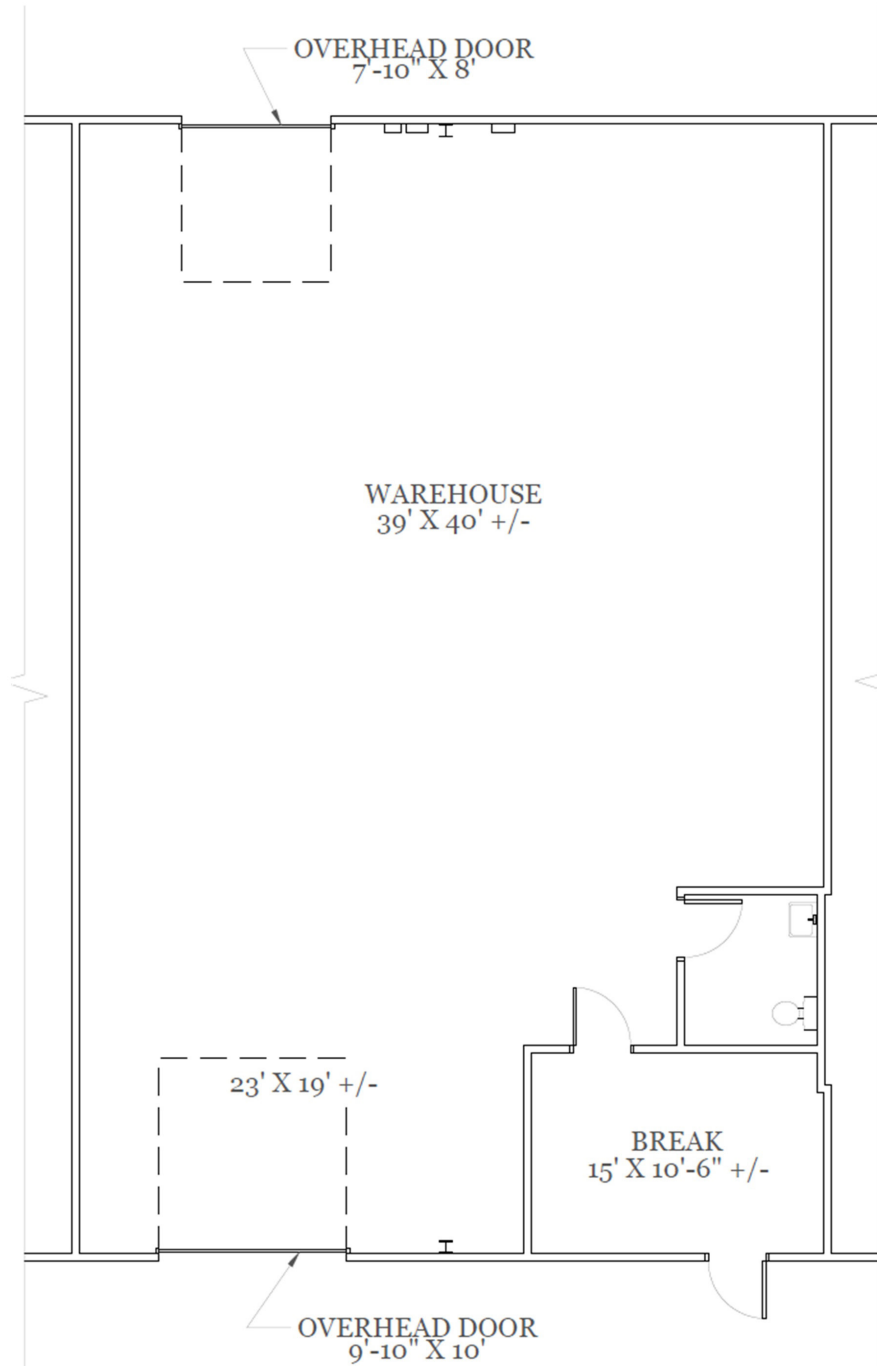
Blue Smoke Industrial Park

2414 LUDELLE STREET, FORT WORTH, TX 76105



AVAILABLE SF - 2,400 RSF

- 1 GRADE LEVEL DOOR
- 14' CLEAR HEIGHT
- 150 SF OFFICE, 1 RESTROOM



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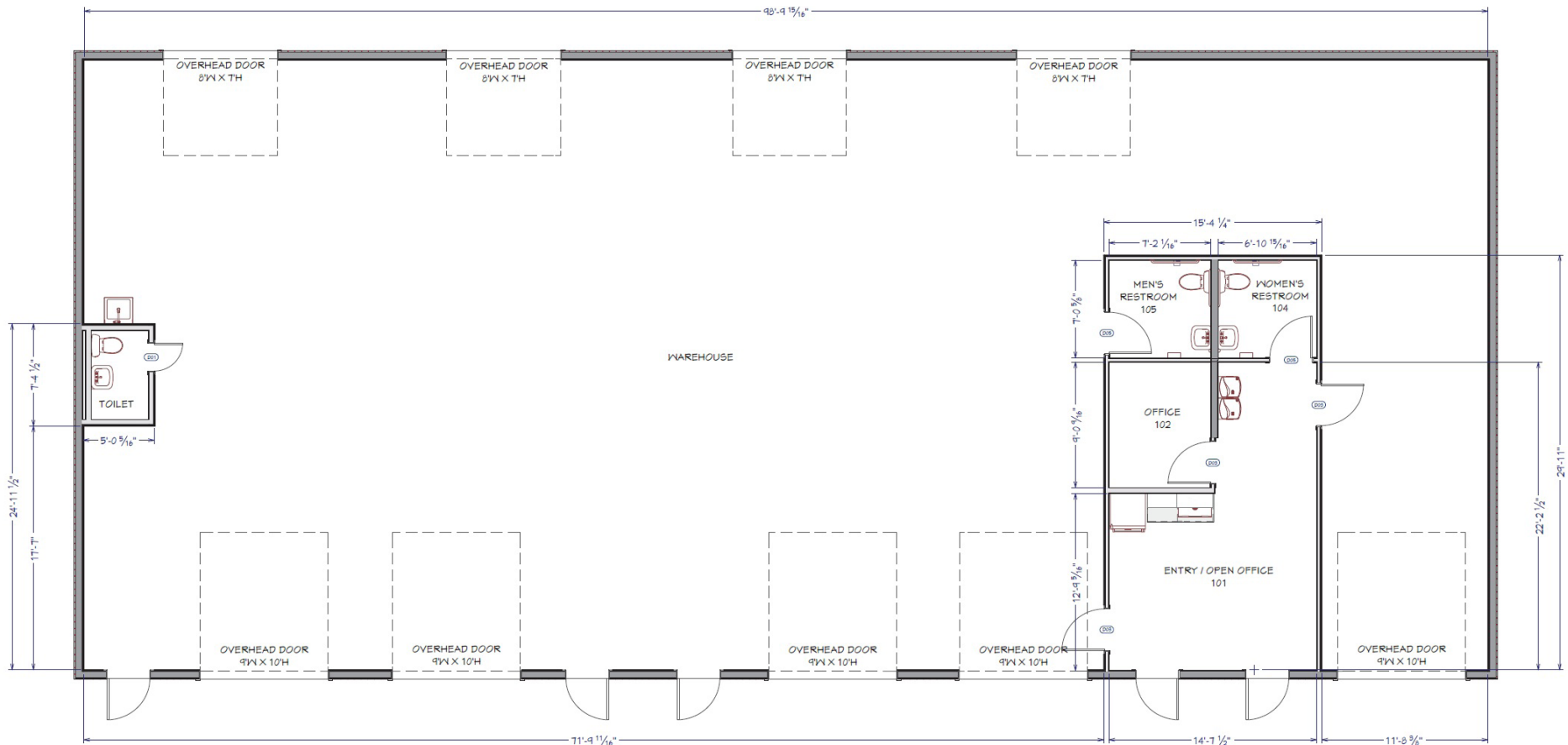
Blue Smoke Industrial Park

2400 LUDELLE STREET, FORT WORTH, TX 76105



SUITE #300 - 4,525 RSF

- 5 GRADE LEVEL DOORS
- 14' CLEAR HEIGHT
- 450 SF OFFICE, 3 RESTROOMS
- OUTSIDE STORAGE AVAILABLE



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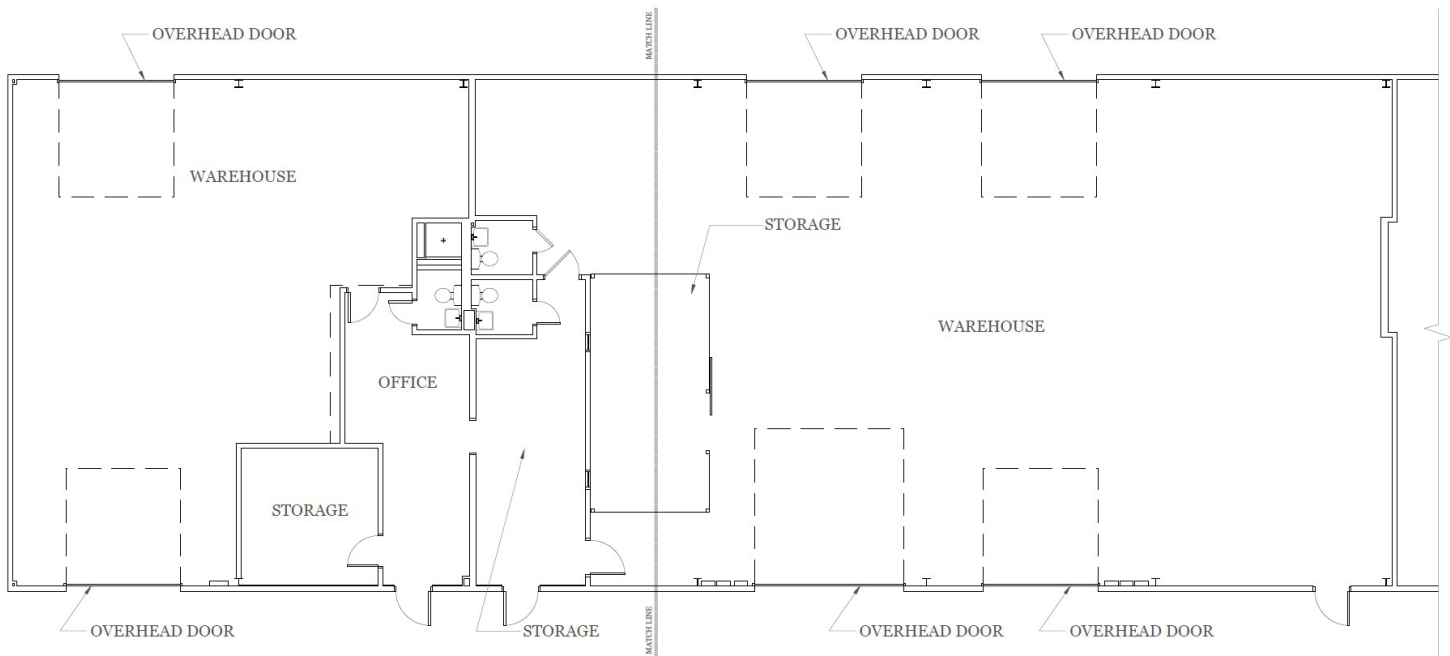
Blue Smoke Industrial Park

2432 LUDELLE STREET, FORT WORTH, TX 76105



AVAILABLE SF - 5,400 RSF

- 3 DOCK HIGH DOORS
- 3 GRADE LEVEL DOORS
- 14' CLEAR HEIGHT
- +/- 750 SF OFFICE, 3 RESTROOM



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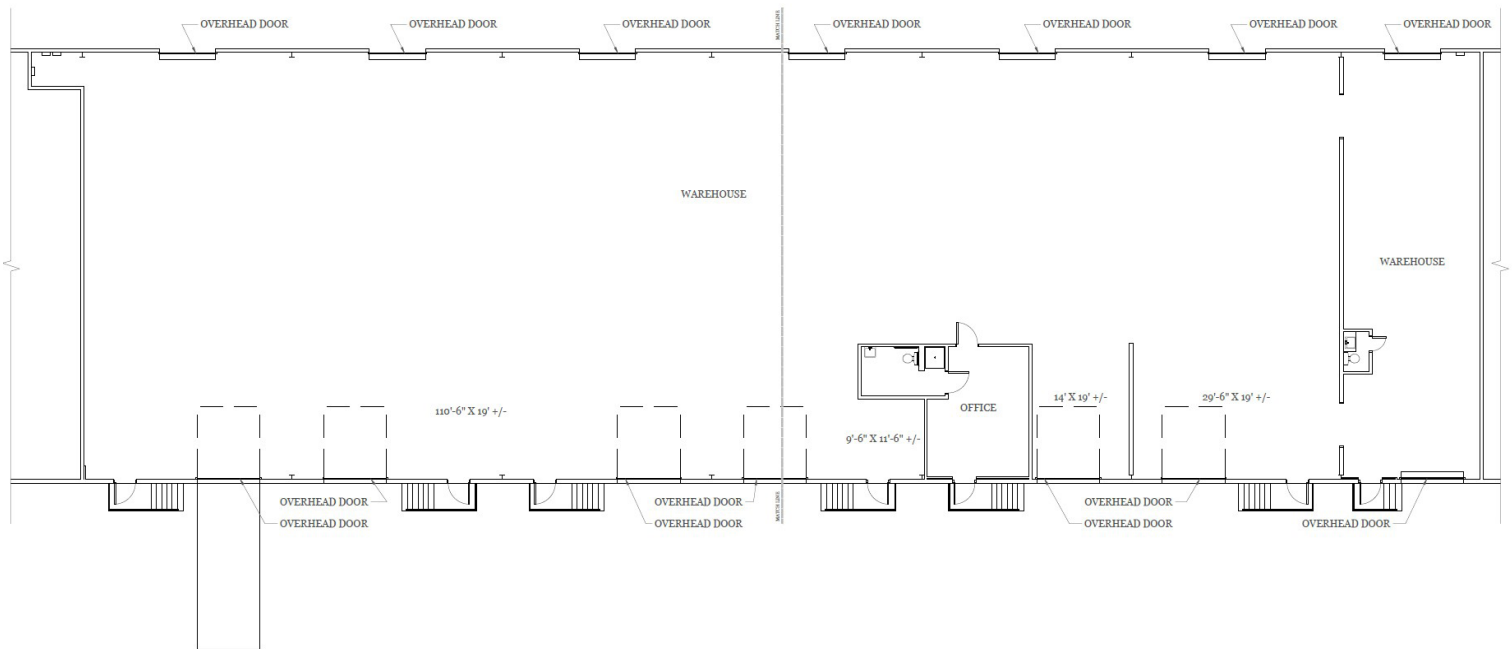
Blue Smoke Industrial Park

2307 BLUE SMOKE CT N, FORT WORTH, TX 76105



AVAILABLE SF - 12,600 RSF

- 6 SEMI DOCK HIGH DOOR
- 1 RAMP
- 15' CLEAR HEIGHT
- +/- 400 SF OFFICE, 2 RESTROOMS



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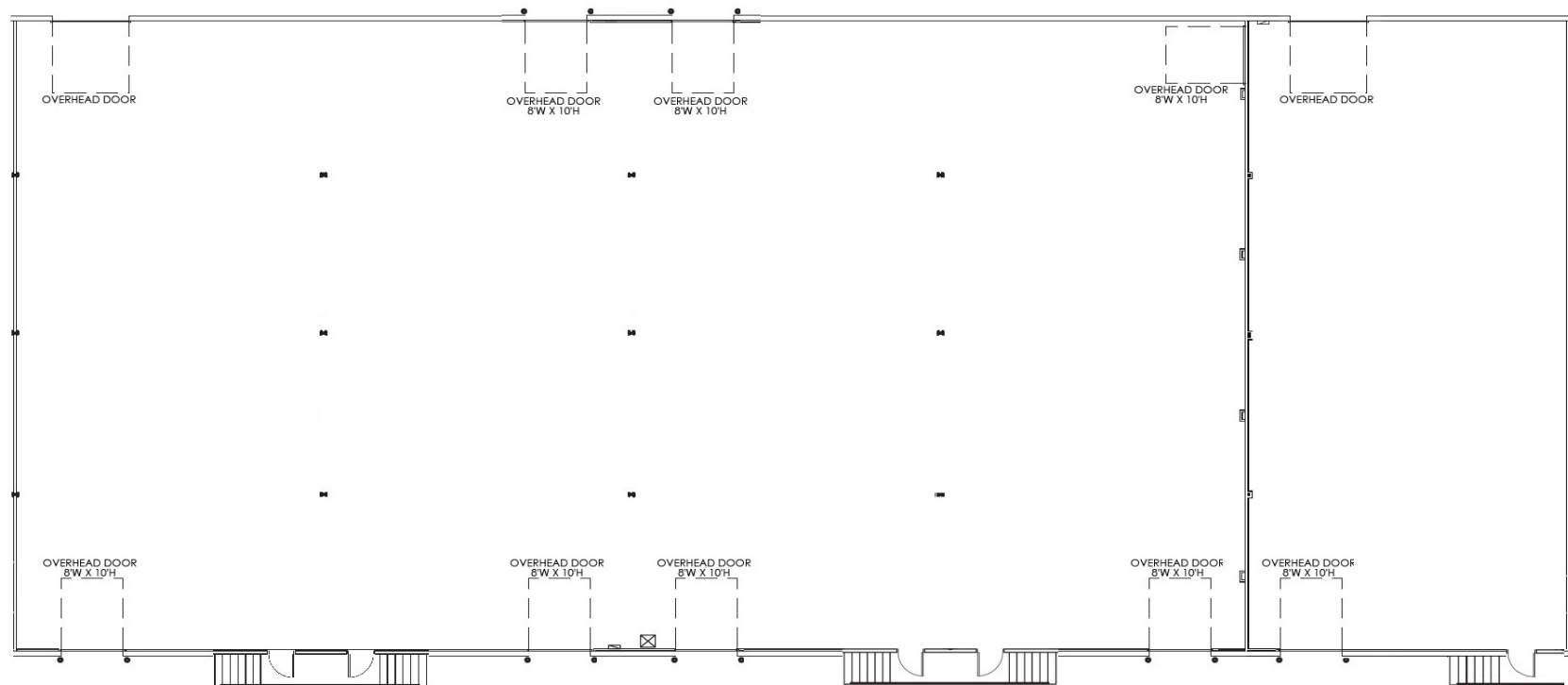
Blue Smoke Industrial Park

2301 LUDELLE STREET, FORT WORTH, TX 76105



AVAILABLE SF - 3,600 - 18,000 RSF

- 1-5 DOCK HIGH DOORS
- 14' CLEAR HEIGHT
- BUILT-TO-SUIT OFFICE



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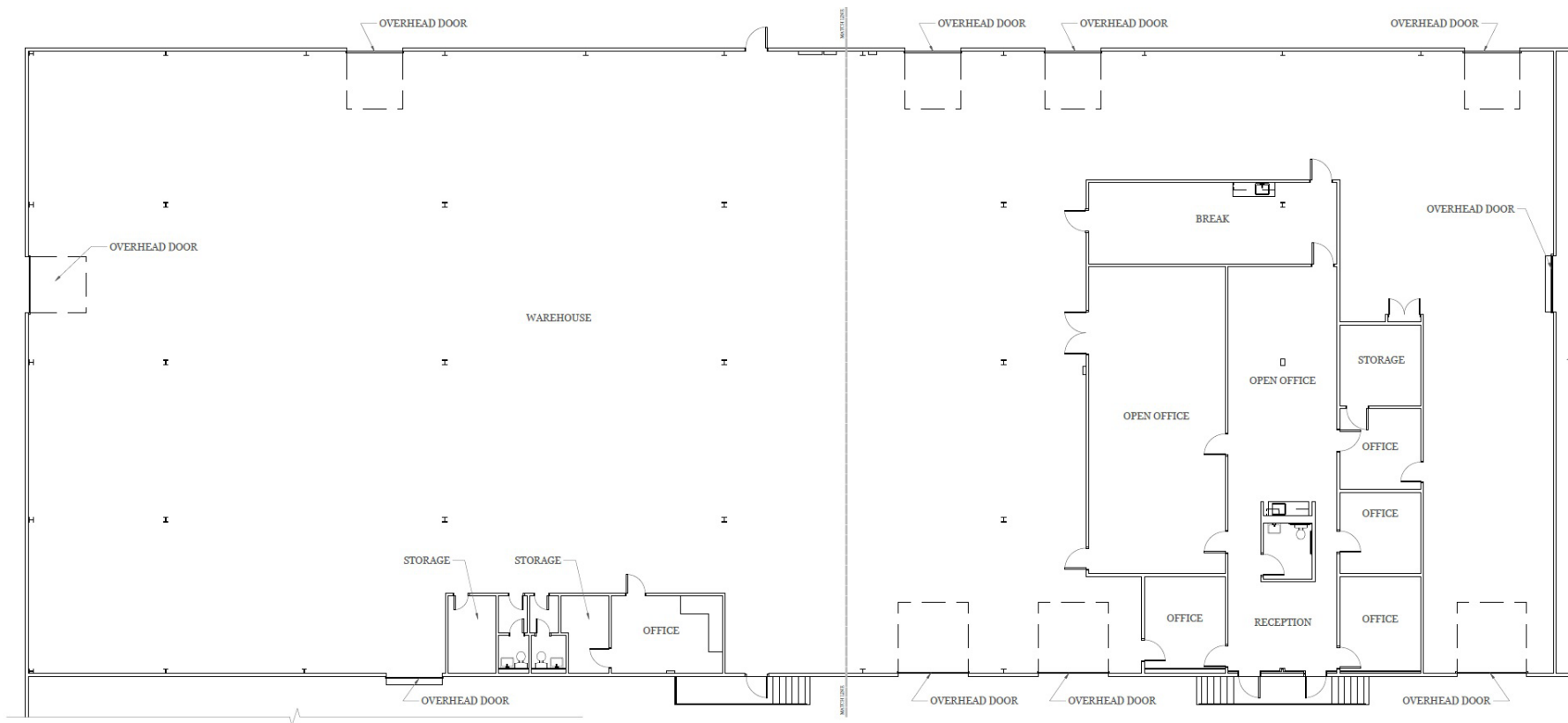
Blue Smoke Industrial Park

414 BLUE SMOKE CT W, FORT WORTH, TX 76105



AVAILABLE SF - 19,800 RSF

- 3 PHASE 480V HEAVY POWER
- 2 DOCK HIGH DOORS
- 1 RAMP
- 14' CLEAR HEIGHT
- 3,500 SF OFFICE, 3 RESTROOMS
- 100' TRUCK COURT



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8 MINUTES TO FORT WORTH CBD

20 MINUTES TO ARLINGTON ENTERTAINMENT DISTRICT



22 MINUTES TO FORT WORTH ALLIANCE AIRPORT

24 MINUTES TO DFW INTERNATIONAL AIRPORT

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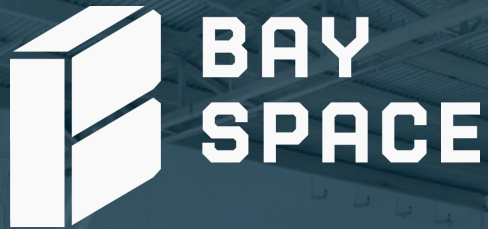
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BLUE SMOKE INDUSTRIAL PARK



FOR LEASING INFORMATION



Cade Navarro
903.952.3172
cnavarro@bradford.com



Luke Clardy
817.921.8178
lclardy@bradford.com

Disclosure



11-2-2015



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.

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.

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.

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.

Bradford Realty Services of Dallas, Inc	#399375	info@bradford.com	9727767000
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	