



SILVER SADDLE

BUSINESS PARK

6475 Silver Saddle Road | Fort Worth, Texas 76126

Phase II Under Construction | 65,300 SF Available in Suites 901–1701 | Delivering Early 2027

LEASING CONTACTS:

Matt Blackburn
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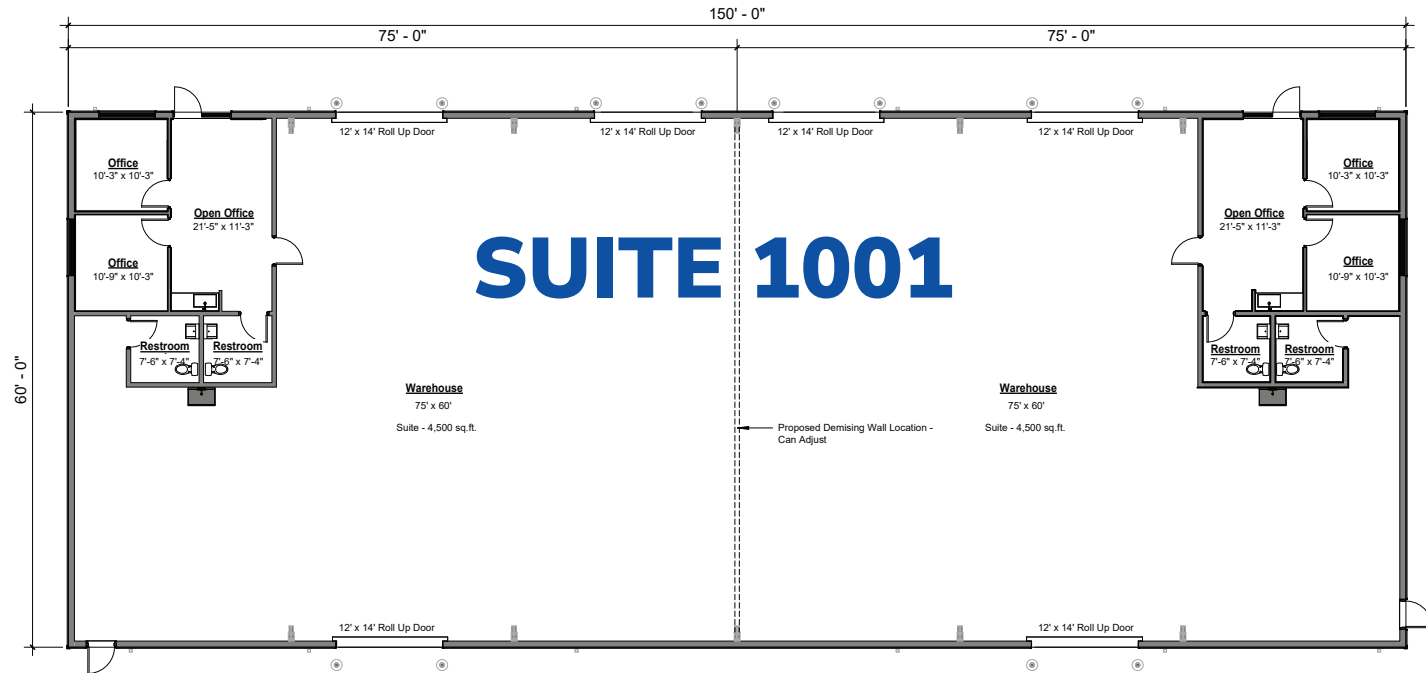


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BUILDING HIGHLIGHTS:

- Total SF: 9,000 sqft
- Divisibility: Demisable to 3,000/6,000 SF or 4,500/4,500 SF
- Office SF: Two (2) 719
- Six (6) 12' x 14' grade-level doors
- Drive through capability: Yes
- Power: 240V, 400 amps, 3 phase



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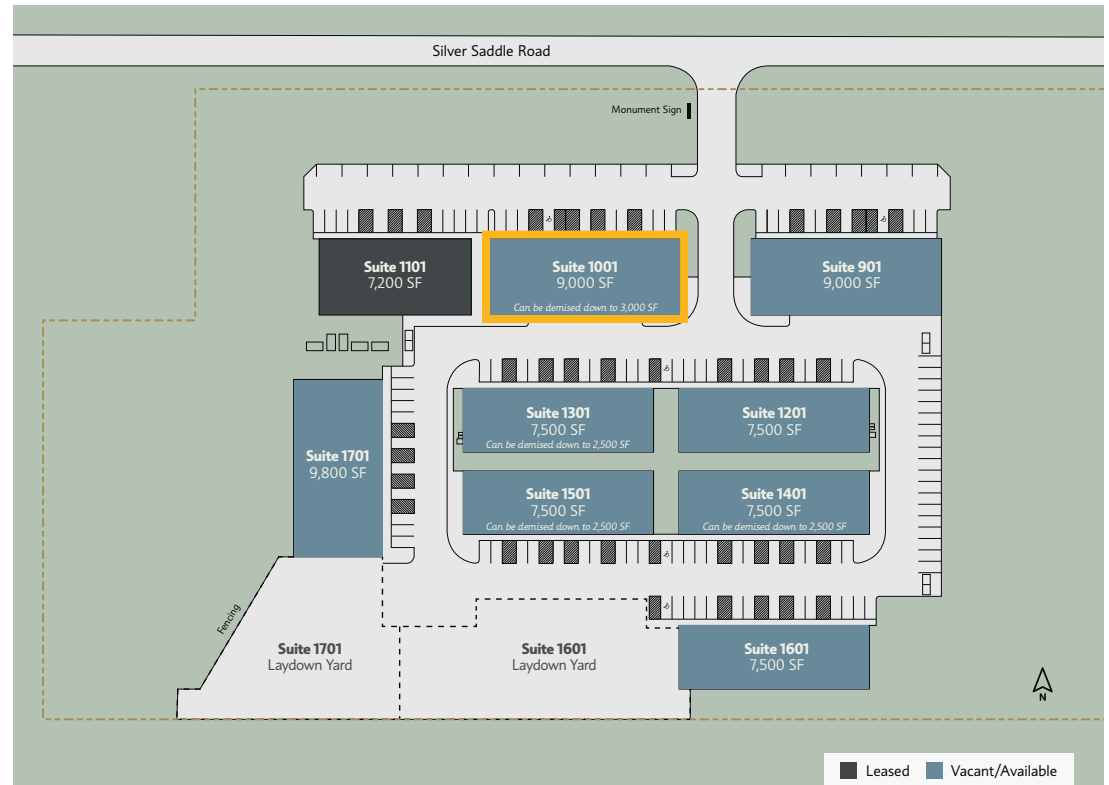




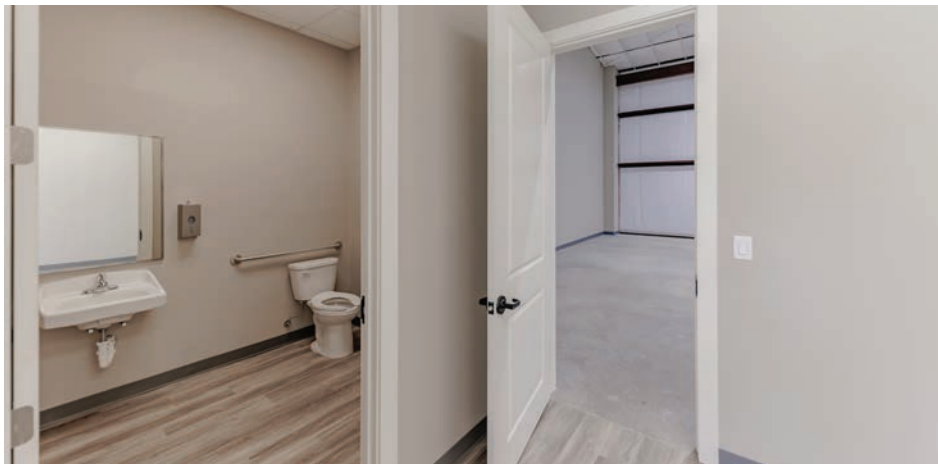
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PROPERTY HIGHLIGHTS:

- 2,500–9,800 SF available, with multiple buildings offering up to half an acre of IOS
- 459-1,438 SF of Office
- 1.48 parking spaces per 1,000 SF
- Located in Fort Worth's ETJ with no zoning restrictions
- 18'–22' clear height at roof peak
- LED interior lighting
- Three-phase power with capacity to support additional loads for heavy machinery



	Suite Number	Total SF	Office SF	Warehouse SF
	901	9,000	719	8,281
	1001	9,000	1,438	7,562
LEASED	1101	7,200	918	6,282
	1201	7,500	719	6,781
	1301	7,500	918	6,582
	1401	7,500	918	6,582
	1501	7,500	918	6,582
	1601	7,500	719	6,781
	1701	9,800	719	9,081
	TOTAL	72,500	8,384	64,116

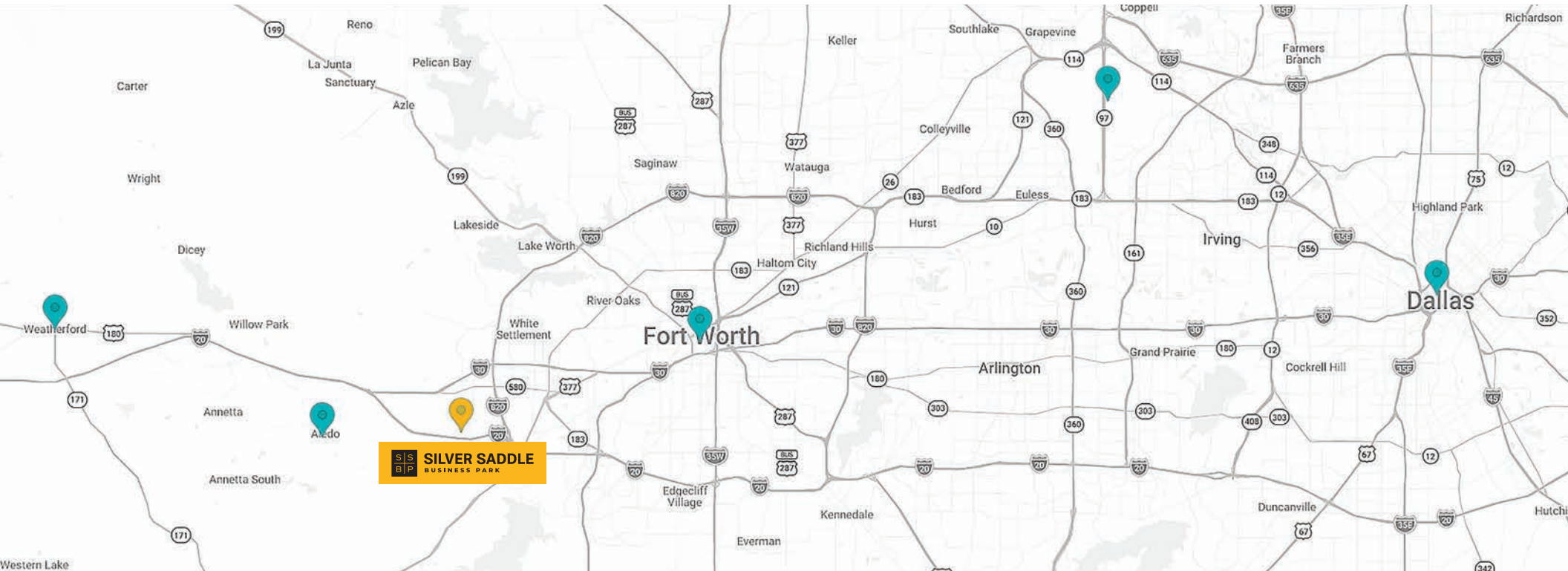




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LOCATION OVERVIEW

Located just north of Interstate 20 in Fort Worth, Silver Saddle Business Park offers convenient access to I-20, Loop 820, and I-30 within the Fort Worth ETJ. The park is positioned near established and growing residential communities across Fort Worth, Aledo, and Weatherford.





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