

AVAILABLE NOW

120 Coad St

FORT WORTH, TEXAS 76140

5,440 SF
TOTAL SPACE

Upon Request
LEASE RATE

3-Phase
POWER SUPPLY

1
DRIVE-IN BAY

PROPERTY HIGHLIGHTS

- Fully finished multi-office build-out** — long corridors lined with private offices, ideal for professional, medical, or service operations.
- Reception / lobby area** with service window, tile flooring, and blue accent finishes throughout.
- Break room with full kitchenette** including refrigerator, sink, and cabinetry.
- Dual-fixtured restrooms** with stone tile wainscoting, plus dual water fountain station.
- Open room with polished epoxy floor** — flexible for warehouse, training, or production use.
- Less than 1 mile from I-35W** in South Tarrant County's industrial corridor with 7 parking spaces.

FACILITY FACTS

BUILDING SIZE	5,440 SF
LOT SIZE	0.59 Acres
SPACE USE	Industrial / Flex
YEAR BUILT	1968
CONSTRUCTION	Steel
POWER	3-Phase
WATER	Well
SEWER	City
ZONING	LI — Light Industrial
PARKING	7 Spaces
LEASE TERM	Negotiable
AVAILABILITY	Immediate

Lease rate upon request. Information believed accurate but not guaranteed; verify all details before relying on them.

INSIDE & OUT

Property Gallery



EXTERIOR & YARD



RECEPTION / LOBBY



PRIVATE OFFICE



BREAK ROOM

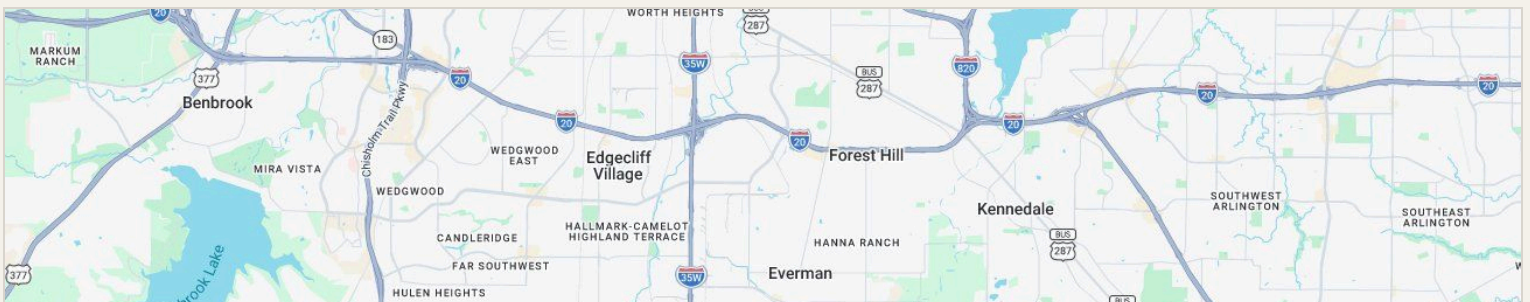


OFFICE CORRIDOR



OPEN FLOOR — EPOXY

LOCATION



SUBMARKET
South Fort Worth / S. Tarrant

HIGHWAYS
I-35W · I-20 · US-287

FROM I-35W
< 1 Mile

DOWNTOWN FW
~8 mi