

Sun Valley Industrial Park  
4925 Kaltenbrun Road  
Fort Worth TX 76119



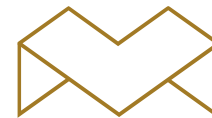
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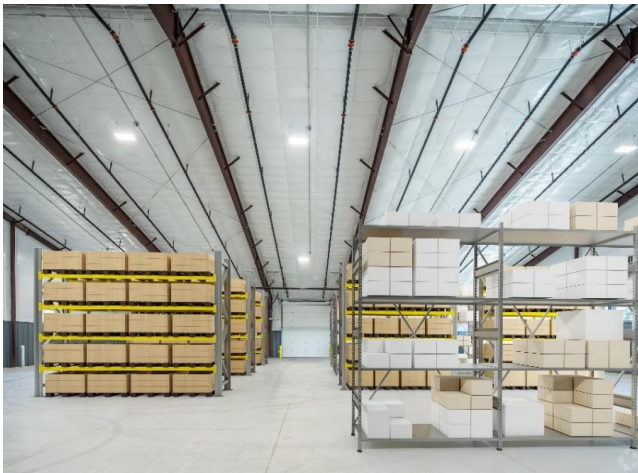


EMPIRE HOLDINGS

ABOUT US

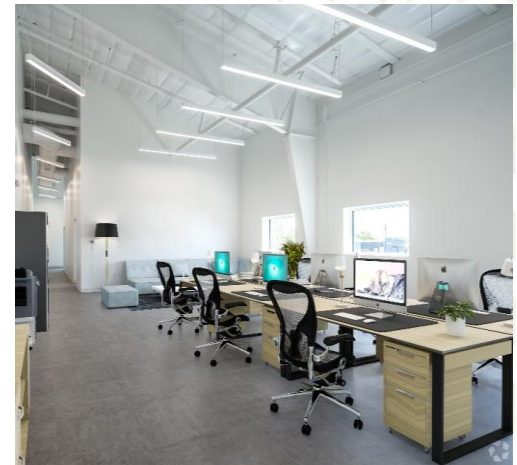
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## Property Overview

- Building: 13,114 SF
- Office: 2,474 SF
- 15,648 SF Yard Area
- Clear Height: 16'-23'
- (4) 14'W x 14'H Overhead Doors
- Zoned "I" Light Industrial
- Sprinklered
- 14 Striped Parking Spaces with the Ability to Expand into the Yard
- ½ Mile to E. Loop 820
- 10 Miles to Downtown Fort Worth
- Available 5/15/2026



# SITE PLAN



# EXTERIOR





- Excellent metroplex drive times: Loop 820, I-20, I-35 and HWY 287 are 2-5 minutes away to provide excellent access to Downtown Fort Worth, Mid-Cities, Dallas, and DFW Airport.
- Class A Office Space: open ceilings and high-end finishes are move-in ready. Private offices, break room, dedicated warehouse restroom, conference room, reception, a large multi-purpose area suitable for showroom, work stations, or other uses.
- Large contiguous industrial spec concrete yard for lay down and parking.
- User Friendly- Column free Warehouse: 16' – 23' clear height, Ready Fire Sprinkler System, 16' x 14' Powered Overhead doors, 3 Phase Heavy Power ready with expansion room in panels. • Abundant Natural Daylighting: Included in Office and Warehouse with an advanced automated LED lighting system.
- Utility Savings: 50% + savings vs. older buildings, Full envelope above code heavy insulation, 3 Phase Electric, and High-Efficiency HVAC. Passive Warehouse ventilation. Native landscaping with a high-efficiency irrigation system.
- High Image: Excellent Contemporary curb appeal from award-winning landscape and architectural designers, dedicated monument sign for your company.
- High security: 100% fenced yard with power gates. Access control and camera drop are already in place. Night and weekend private security.
- Professional and Experience Management: On-site Property Management. Professional turnkey maintenance is available.

# ENERGY COST SUMMARY

41.7%

HVAC Utility Savings with Current Design vs. 2009 Construction

52%

Lighting and Electric Equipment Utility Savings with Current Design vs. 2009 Construction

50.4%

Total Electric Utility Savings with Current Design vs. 2009 Construction

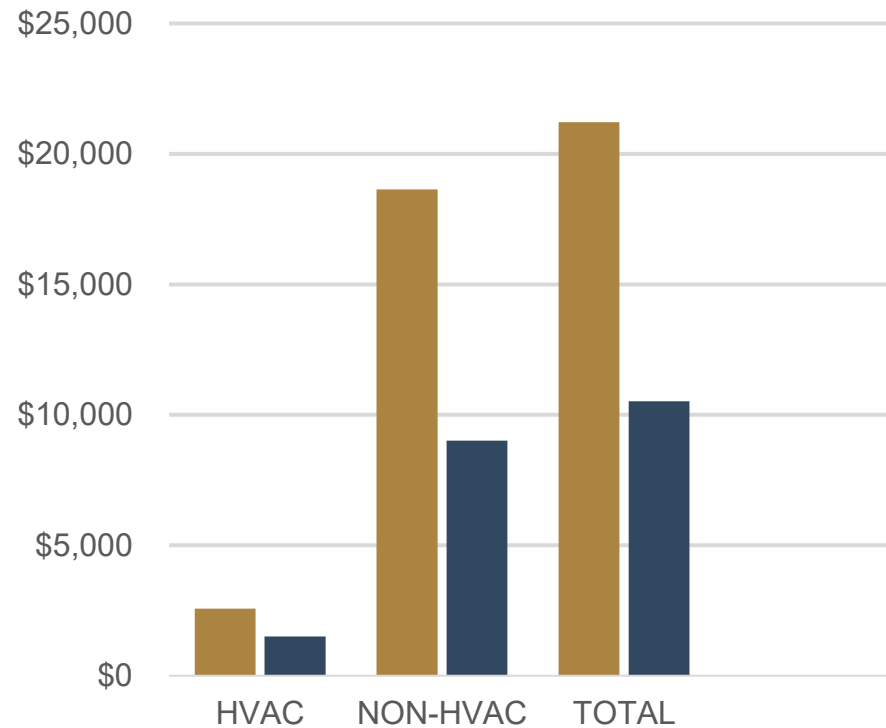


2009 CONSTRUCTION



CURRENT SVIP DESIGN

2009 Construction vs. Current Sun Valley Industrial Park Design





# ABOUT US

[About Us Video](#)



ABOUT US



TENANT VIDEOS

## Simply put, we are building what we could never find in the industrial market.

We know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business.

As former owners of one of the nation's largest specialty construction companies, we know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business. Empire Holdings has a 40-year track record in the development of over 85 properties totaling more than 1,100,000 square feet and 230 acres in Dallas/Fort Worth and a variety of major markets in the United States. Our current portfolio of facilities is occupied by a mix of local, national, and international companies. We are focused on the greater Fort Worth market with over 200,000 square feet of flex industrial space in the planning and construction process.



## SITE SUSTAINABILITY

As a pioneer in Sustainable Light Industrial Real Estate Development, we aim to provide native and biodiverse landscaping to enrich our local community.

At Empire Holdings, we believe in the power of biodiverse, native landscapes to both regenerate and enrich the surrounding environment. We strive to build carbon neutral, sustainable developments by cutting down on mowing, using solar powered lights, and increasing high efficiency irrigation and zeroscaping, all while creating beautifully aesthetic properties.

Our process begins with top tier landscape design, preparing a concept that is tailored to respect and enhance the surrounding natural environment. We use only the highest quality building and landscaping materials to ensure each of our properties is constructed professionally and sustainably.



### OVER 50% ENERGY EFFICIENCY

Compared to 10 years ago, Empire's properties are more than 50% more efficient in use of water and electricity.



### NEWLY FUTURE PROOF FOR EV CHARGERS

With our parking developments incorporated into native landscapes and environments, we aim to provide EV chargers in our designs and property concepts going forward.

## TEXAS BLOSSOMS

Empire Holdings is proud to partner with Texas Blossoms, a non-profit dedicated to beautifying Texas by planting and maintaining blossoming trees. Texas Blossoms joins local communities to plant trees lining roadways, in parks, and around schools. The non-profit is unwavering in its commitment to giving back to the community and the environment.



### LANDSCAPE & PHYSICAL BUFFERS

We make good neighbors with our use of natural buffers between buildings and developments. Native grasses, rocks, trees and plants are used to create beautiful, sustainable barriers.



### NATIVE, BIODIVERSE LANDSCAPING

With native landscaping, our developments are mowed only twice a year, equivalent to taking a whole car worth of energy off the road for every building. We provide and support native flora and fauna.



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# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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