



# M & W BUSINESS PARK

**FOR LEASE**

## INDUSTRIAL FLEX SPACE

M&W Business Park is a premier business park offering flexible spaces from 1,000 to 7,200 square feet, designed to accommodate industrial, office, and warehouse needs. Centrally located along the I-35 West Corridor, the park is ideal for small business owners seeking versatile space.

10365 Alta Vista Rd, Fort Worth

### Property Highlights

- Mixed SF Available
- HVAC in Office & Warehouse
- 12-14' Clear Height
- Grade Level Doors
- Monument sign
- Built in 2018
- Concrete Roads throughout

### Spaces Available

Suite 151	2,400 SF
Suite 211	2,400 SF
Suite 351	2,000 SF
Suite 531	3,000 SF

### Rates

\$3,183 - \$4,413 / Month

2026 Triple Nets are Included



ALLAN ORUE  
LEASING  
AORUE@TRANSTAR.COM  
817 - 249 - 5252



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10365 ALTA VISTA RD, FORT WORTH



M&W BUSINESS PARK		
KEKSI COOKIES	AMERICAN CONCRETE CONCEPTS	BUDGET BLINDS
SPARTAN MAT CLUB	CROSSFIT BEAR DOWN	NORTH TX CALIBRATION
SCANDIZZO LANDSCAPING	WILSON HOME SERVICES	XQUISITE AUTO SPA
SUPER FORT WARS	KELLER ELITE MMA	SPECIALTY BOTTLING GROUP
GARAGE TEAM FITNESS		MOBILE ELITE AUTO



## Suite 151 - \$3,680 / Mo

- 2,400 SF
- One 10 x 10 Grade Level Door
- One Large Office / Showroom
- Open Warehouse
- One Bathroom

## Suite 211 - \$3,680 / Mo

- 2,400 SF
- One 10 x 10 Grade Level Door
- Large Showroom

## Suite 351 - \$3,183 / Mo

- 2,000 SF
- One 10 x 10 Grade Level Door
- One Bathroom
- Two Offices
- 100% HVAC
- Open Warehouse

## Suite 531 - \$4,413 / Mo

- 3,000 SF
- One 10 x 10 Grade Level Door
- Large Warehouse
- One Bathroom

All rates include the 2026 estimated triple nets

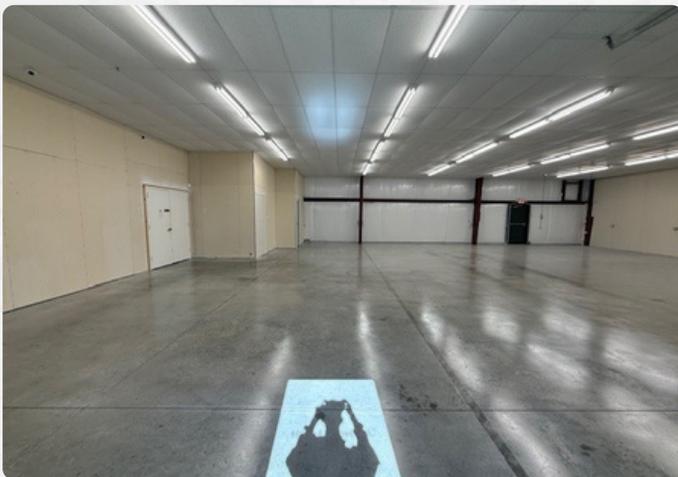


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## VARIOUS SPACE PHOTOS



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