



**ARES
INDUSTRIAL
MANAGEMENT**

SYLVANIA LOGISTICS CENTER

3400 SYLVANIA AVENUE, FORT WORTH, TX 76111

230,000 - 699,246 Leasable SQ FT | Class A Industrial



BUILDING HIGHLIGHTS

- Available: 699,246 SF
- Minimum Divisible: 230,000 SF
- NW Spec Office: 2,643 SF
- NE Spec Office: 1,699 SF
- Shipping Office: 746 SF
- Clear Height: 36'
- Dock Doors: 127 (9'x10')
- Ramped Doors: 4 (12'x14')
- Sprinklers: ESFR
- Truck Court: 185'
- Trailer Positions: 170
- Speed Bays: 60'
- Car Parks: 490
- Slab: 7" Reinforced

FORREST COOK | 817.877.1310 | forrest.cook@streamrealty.com

JEFF REIN | 817.877.1309 | jeff.rein@streamrealty.com

CHEYENNE MUNGARAY | 817.396.5234 | cheyenne.mungaray@streamrealty.com



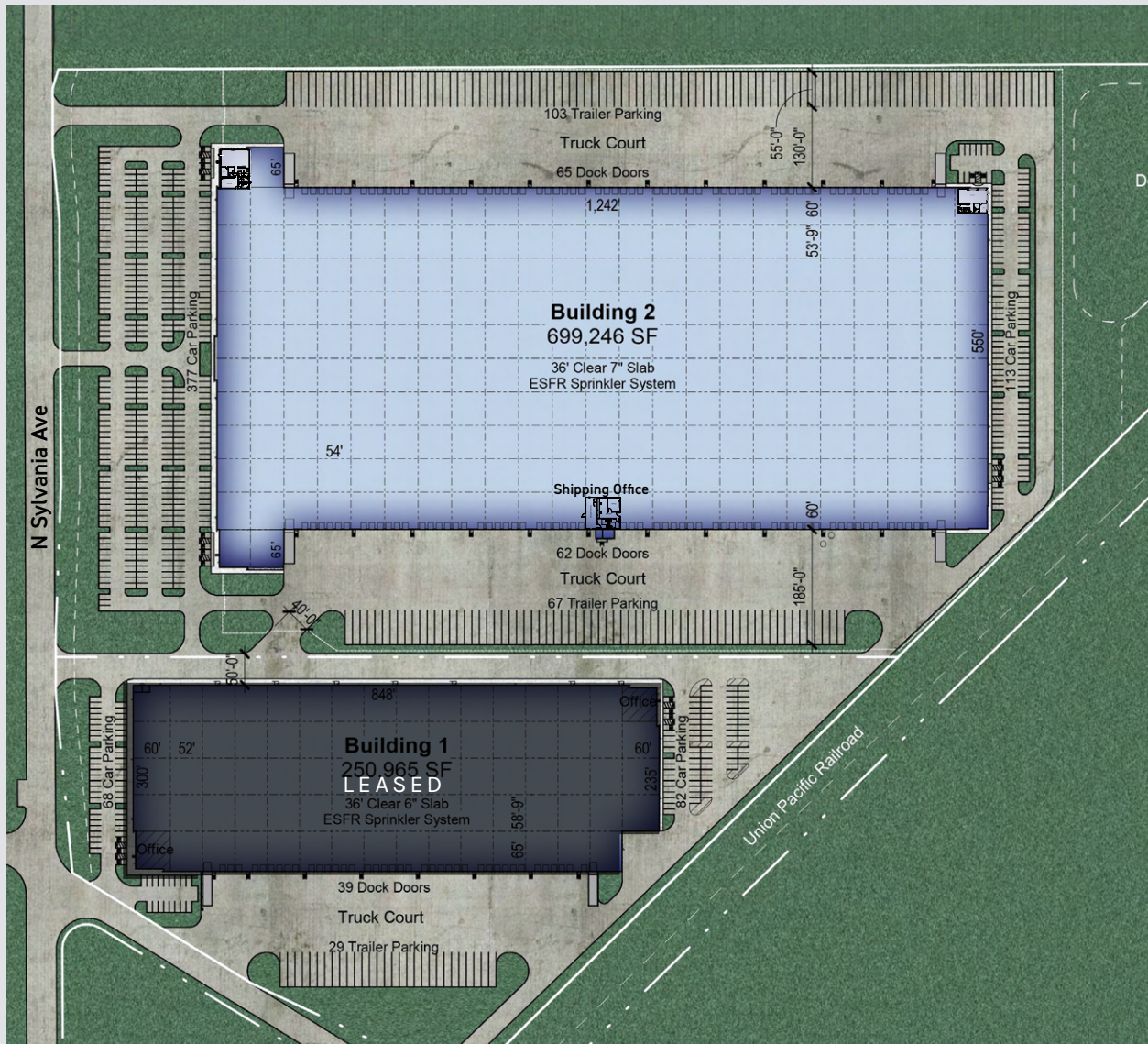


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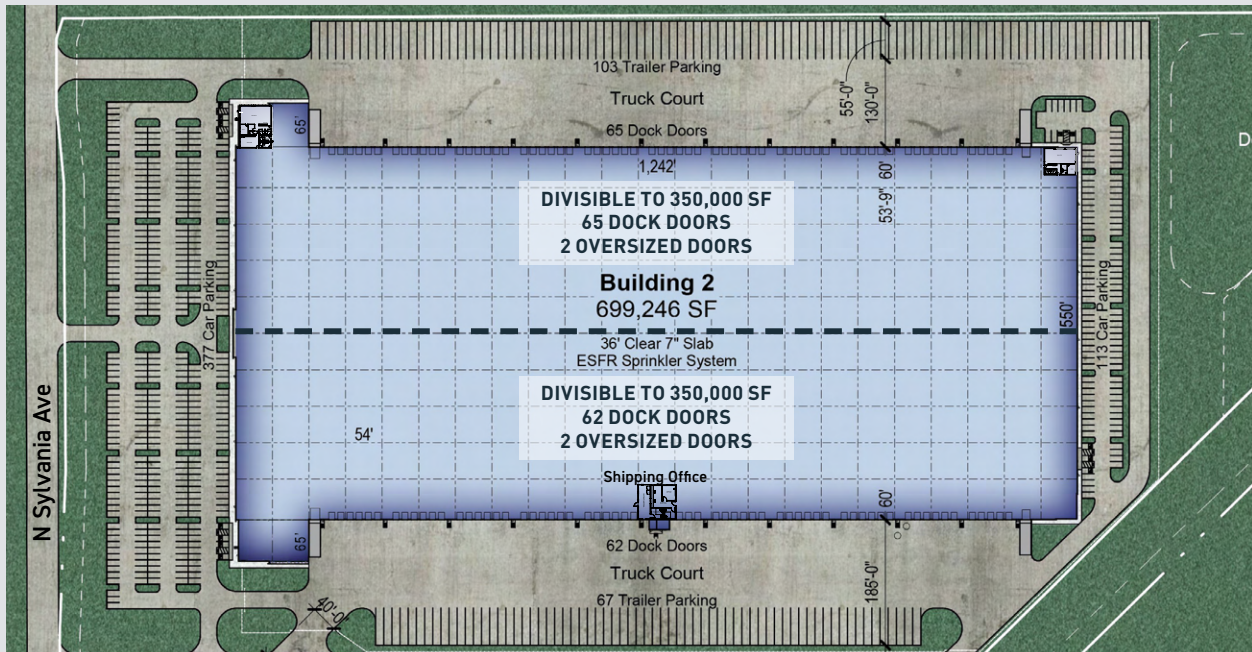
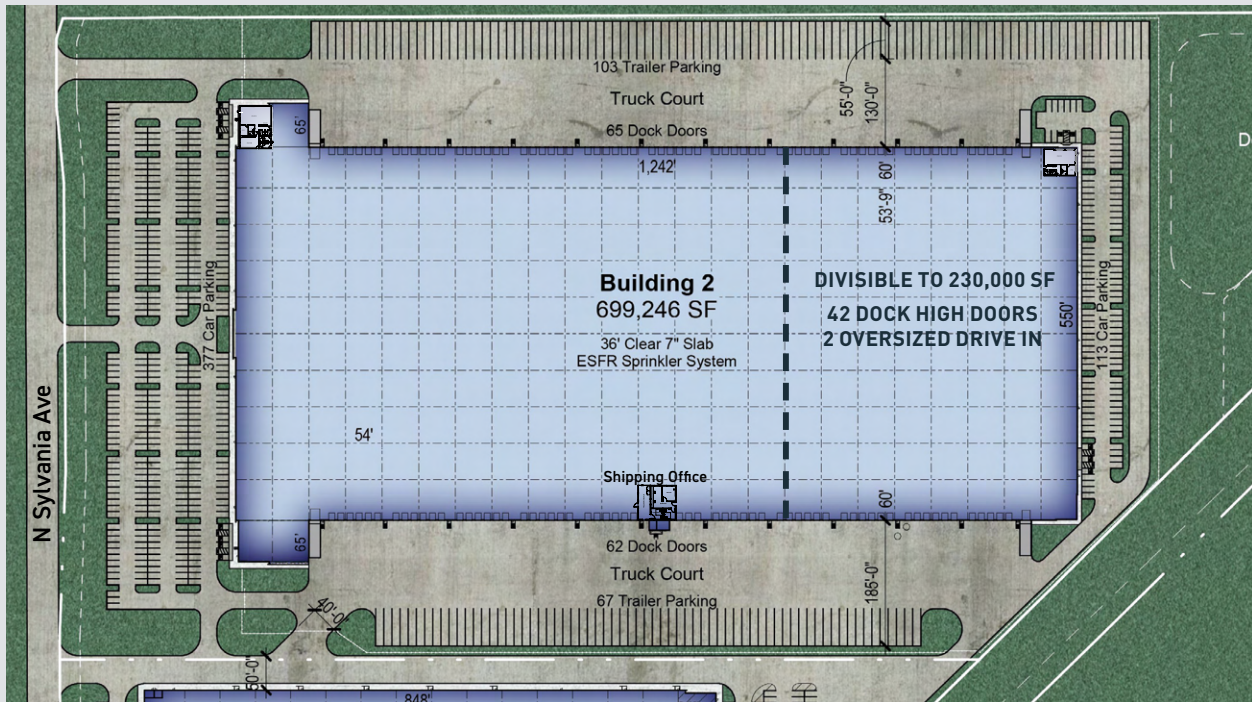


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Demising Scenario 1 & 2





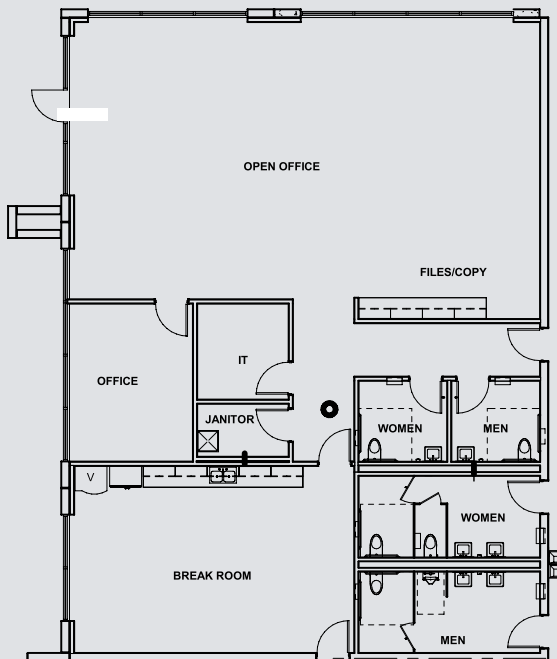
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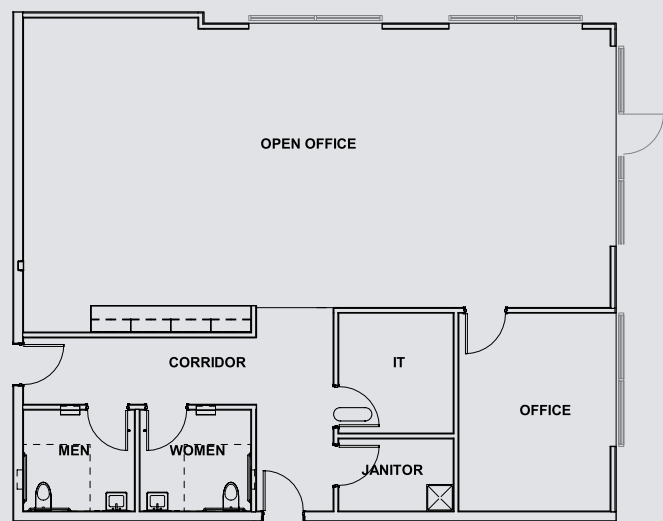
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SPEC OFFICE PLANS

NW Spec Office | 2,643 SQ FT



NE Spec Office | 1,699 SQ FT

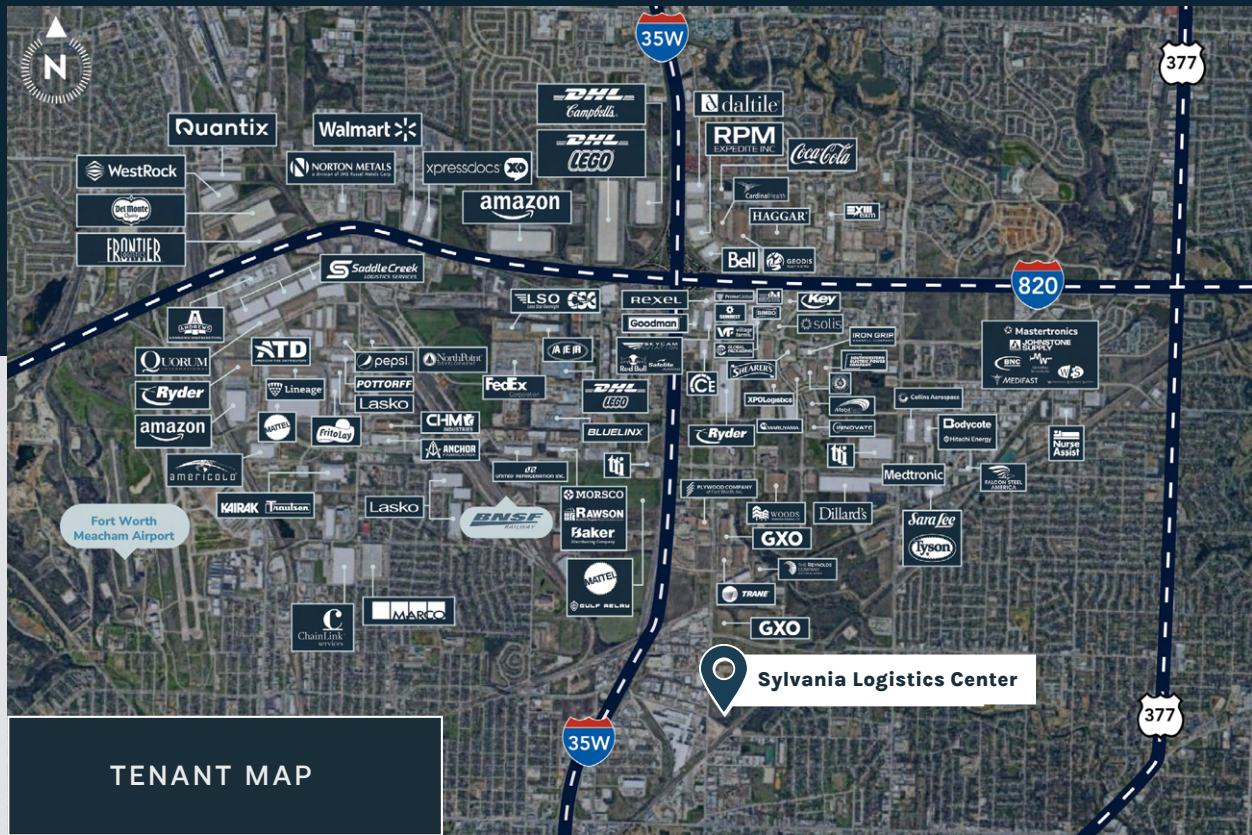


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