



For Sale or Lease

±7,400 SF OFFICE / SERVICE BUILDING | ±0.76 AC

Contact Brokers for Price

CONTACTS

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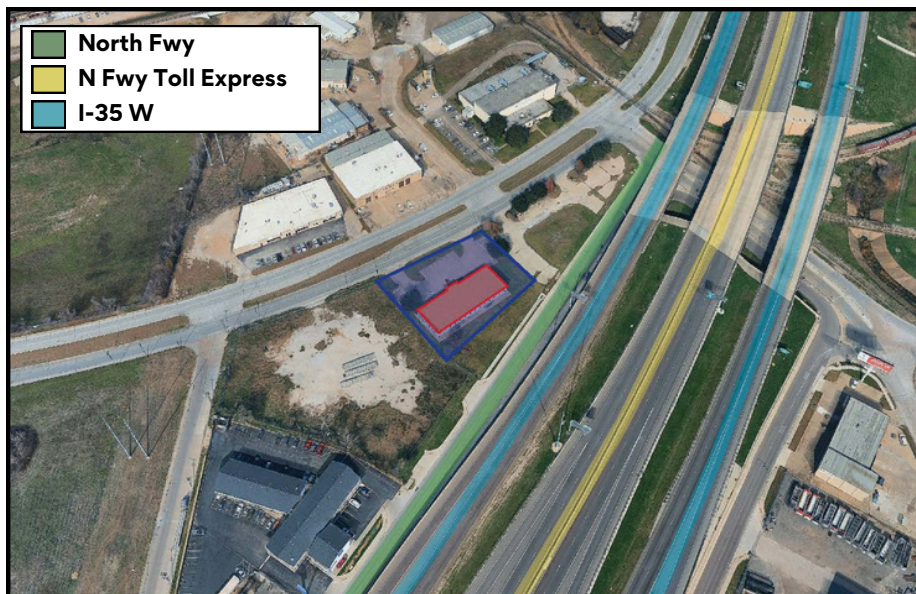
Casey Borgers
817.813.5637

SPECS:

- Building Size: ±7,400 SF
- Lot Size: ±0.76 AC
- Zoning: K Industrial
- Parking: 24 Surface Spaces
- Availability: Sale or Lease
- Pricing: **Contact Brokers**

PROPERTY HIGHLIGHTS:

- Office-heavy layout with reception, private offices, and support space
- K Industrial zoning in an established Fort Worth industrial corridor
- Immediate I-35W access with connectivity to Loop 820, US-287, and TX-121
- Existing office buildout provides move-in potential for office-intensive users
- Accessible site layout for employees, clients, and fleet operations



IDEAL USES:

- Contractor Offices
- Service Companies
- Training Facilities
- Administrative Uses
- Nonprofit / Government Users
- Owner-Users

For Sale & Lease

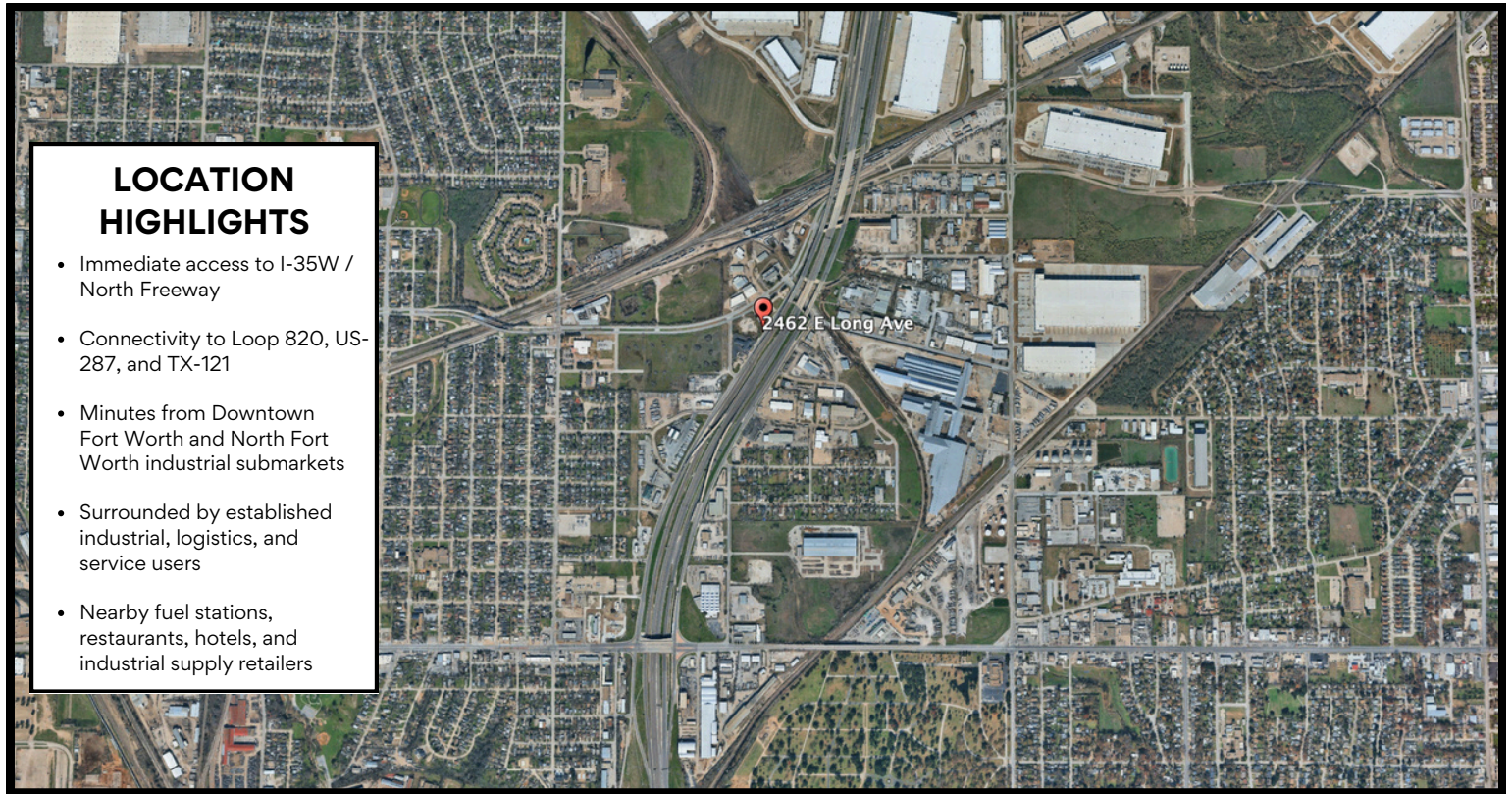
Contact Brokers for Price

2462 E Long Ave | Fort Worth, TX 76106

Office / Service Building | ±7,400 SF | ±0.76 AC

AREA ACCESS & FUNCTIONAL LOCATION

2462 E Long Ave is positioned along Fort Worth's established industrial corridor with immediate access to I-35W and connectivity to Loop 820, US-287, TX-121, Downtown Fort Worth, and the broader North Fort Worth industrial market. The surrounding area includes industrial, logistics, service, and office/warehouse users, supporting a practical location for businesses that need office functionality with strong regional access.



LOCATION HIGHLIGHTS

- Immediate access to I-35W / North Freeway
- Connectivity to Loop 820, US-287, and TX-121
- Minutes from Downtown Fort Worth and North Fort Worth industrial submarkets
- Surrounded by established industrial, logistics, and service users
- Nearby fuel stations, restaurants, hotels, and industrial supply retailers

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	6,265	75,954	248,663
Daytime Employees	3,785	45,951	155,418
Businesses	259	4,348	15,557

NORTH TEXAS ACCOLADES

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."

- GOVERNOR GREG ABBOTT

Airport Satisfaction
DFW
 #4 Mega Airport
 Dallas Love Field
 #4 Large Airport
J.D. Power, 2023

DRC
 DALLAS REGIONAL CHAMBER
NATIONAL CHAMBER OF THE YEAR

U-HAUL

Texas ranked as a leading Growth State in America for 2024

2024
 BUSINESS FORTIFIER
TOP RANKED
 LOCATION

In 2024, Texas ranked as the state with the Best Business Climate

Chief Executive
BEST STATES FOR BUSINESS
 2024

Texas named the nation's 'Best State for Business' for the 20th consecutive year

W
WalletHub

Texas ranked as one of the most diverse states in the U.S.



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My Information About Brokerage Services

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