

An aerial photograph of the Riverside Business Park. The park features several large, single-story industrial buildings with light-colored roofs. One building has a red exterior wall. There are extensive parking lots with some vehicles and trailers. The park is bordered by a road with a 'BUSINESS 287' highway sign. Surrounding the park are residential neighborhoods with houses and trees. A dark blue banner at the top contains white text. A dark blue sidebar on the left contains white text.

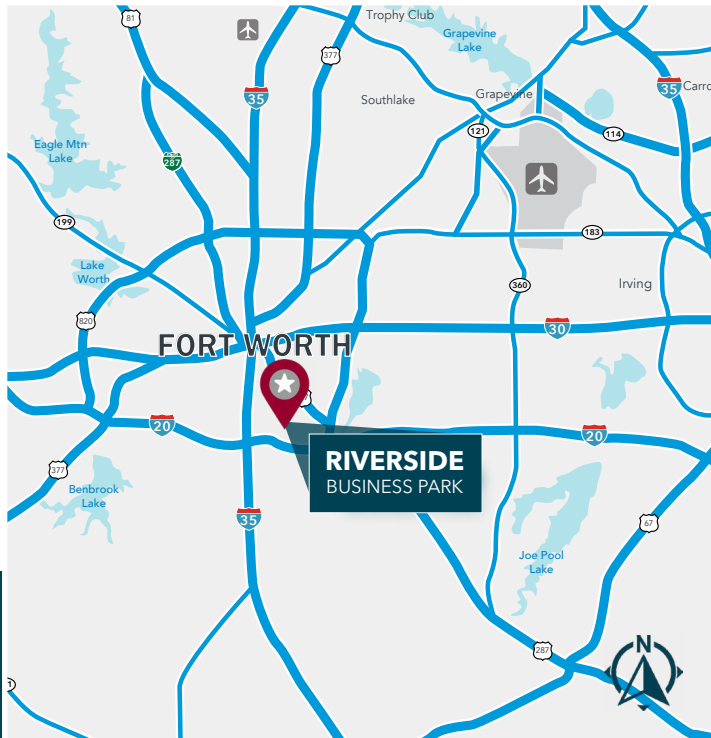
A 69,800 SF BUSINESS PARK WITH 1.45 ACRES OF OUTSIDE STORAGE IN THE HEART OF FORT WORTH.

AVAILABLE
FOR LEASE

RIVERSIDE
BUSINESS PARK

2463 S RIVERSIDE DRIVE
FORT WORTH, TX 76104

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FORT WORTH, TX 76104



- 69,800 SF Business Park with 1.45 Acres of Outside Storage in the Heart of Fort Worth
- 2025 Major Business Park Renovation Including:
 - Full roof replacement
 - Upgraded lighting
 - Updated exterior façade
 - Make-ready office and restroom spaces
 - White-boxed warehouse spaces



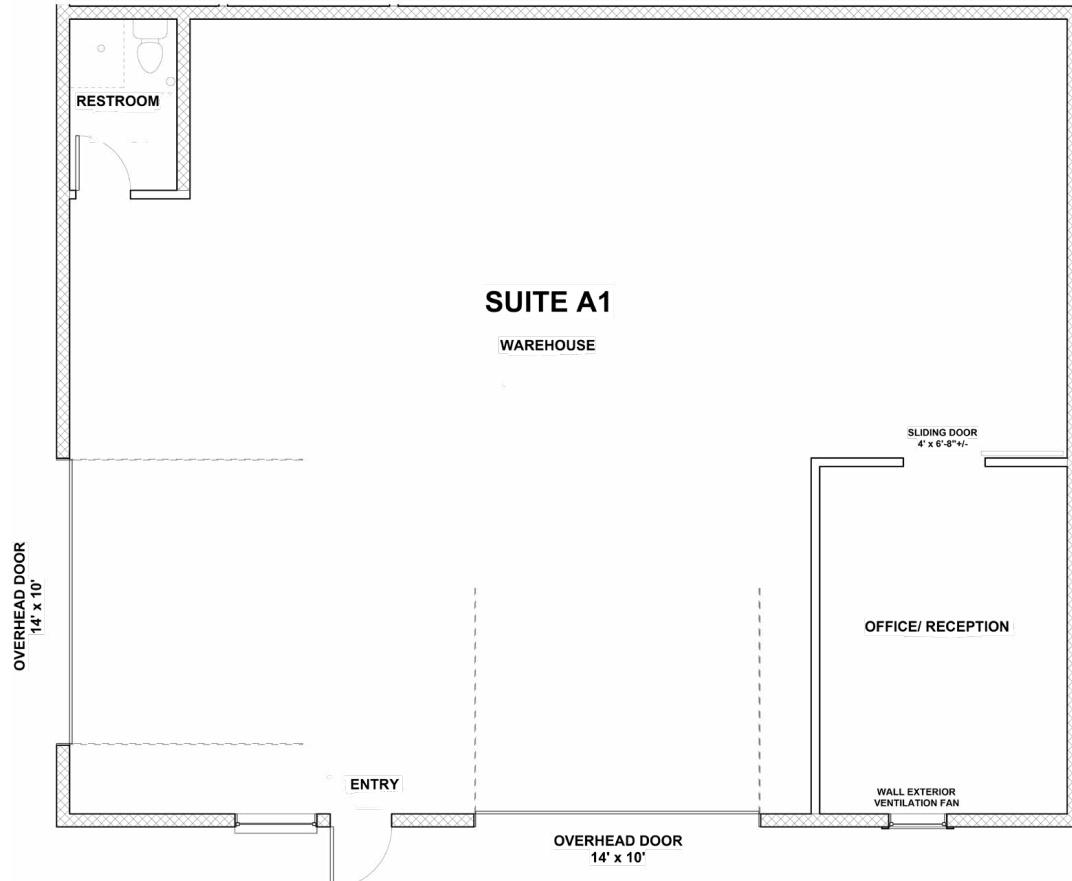
- Fully fenced and stabilized outside storage available
- Multi-tenant park setting
- Heavy power available
- 14'-17' clear heights
- Building 2517 is fully sprinklered
- Located in an Economic Incentive Zone-qualifying tenants and owners may be eligible for tax benefits, grants, or other financial incentives*

* Interested Parties Should Consult with the City of Fort Worth or a Tax Professional to Determine Specific Eligibility and Benefits

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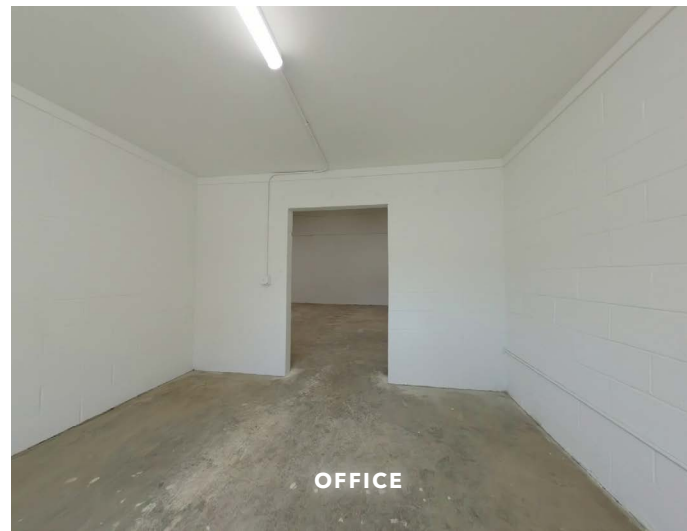
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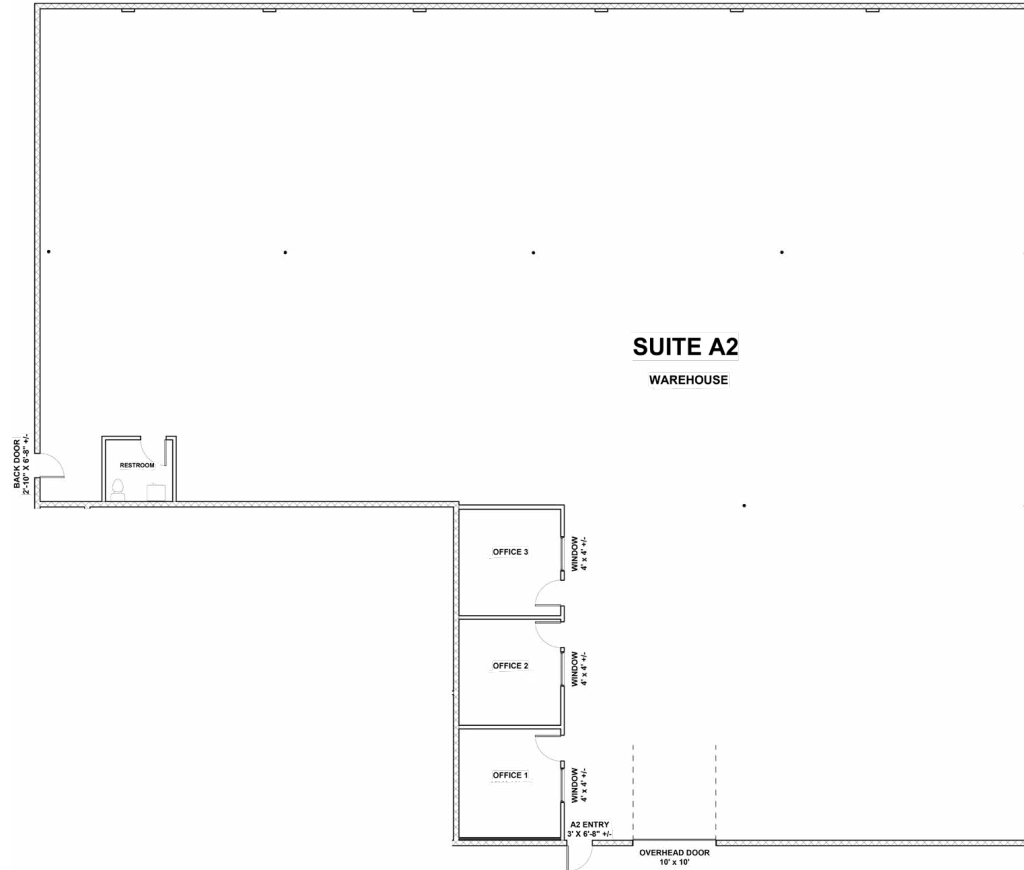




SUITE A-1

- 2,450 SF
- ±230 SF Office
- One (1) Restroom
- One (1) 14' x 10' Overhead Doors
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space





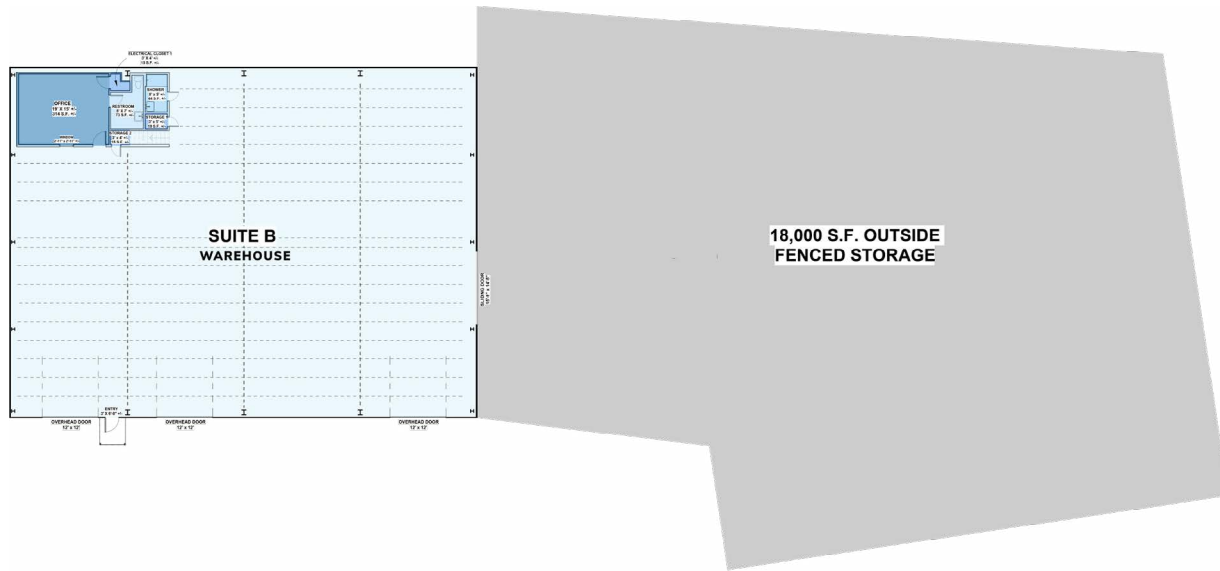
SUITE A-2

- 9,575 SF
- 491 SF - 3 Private Offices
- One (1) Restroom
- One (1) 10' x 10' Overhead Doors
- 3 Phase / 208 Volts / 400 Amps
- 14' Clear Height
- Newly Renovated And Made Ready Space
- Electrical Drops in Place
- Welding Stations



SUITE B | 7,558 SF + 18,000 SF OUTSIDE STORAGE

RIVERSIDE
BUSINESS PARK



SUITE B

- ±7,558 SF
- 480 SF Office + ±18,000 of Outside Storage
- One (1) Restroom
- Three (3) 12' x 12' Overhead Doors
- One (1) Large 16' x 14.5' Sliding Door
- 3 Phase Power
- 17' Clear Height



LOCATION OVERVIEW

**RIVERSIDE
BUSINESS PARK**



DRIVE DISTANCES

-  HWY 287: 1 Mile
-  I-30: 2 Miles
-  I-35W: 2 Miles
-  I-20 / Loop 820: 5 Miles
-  Fort Worth CBD: 4 Miles
-  DFW Airport: 24 Miles
-  Dallas CBD: 33 Miles



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