



OFFERING MEMORANDUM

FOR LEASE

Industrial Property Zoned for IOS Use

2100-2200 S Riverside Dr Fort Worth, TX

\$1,800,000

EVERROOT PARTNERS

Industrial | Industrial Outdoor Storage | Self-Storage

OM #26008

August 2026

PROPERTY SUMMARY

PROPERTY TYPE Industrial / IOS	STATUS For Lease
ADDRESS 2100-2200 S Riverside Dr Fort Worth, TX	BUILDING SIZE 13,325 SF
LAND SIZE 2.78 AC	SALE PRICE \$1,800,000
LEASE RATE \$12-16 PSF NNN	LEASE TYPE NNN
TI ALLOWANCE Negotiable	ZONING Light Industrial
STORIES 1	YEAR BUILT 1987
GRADE-LEVEL DOORS 7	

INVESTMENT HIGHLIGHTS

EverRoot Partners presents a premier light industrial opportunity located at 2100-2200 S Riverside Dr in Fort Worth, Texas. This single-story, 13,325-square-foot facility sits on a generous 2.78-acre site, zoned for Light Industrial and ideal for industrial outdoor storage use. Built in 1987, the asset delivers the perfect blank slate for an IOS user. It is currently in shell condition so the buildouts are endless and can be made to be specific for any tenant.

The building is equipped with seven grade-level doors (12-14' clear height), ensuring effortless vehicular access, loading, and cross-site functionality. Combined with the expansive surrounding land, the property offers ample outdoor yard space to accommodate fleet parking, heavy equipment, or material storage alongside functional indoor square footage.

This property is available for lease at \$12 to \$16 PSF NNN under a triple net lease structure, featuring a negotiable tenant improvement allowance, as well as a sale price of \$1,800,000. With its clear operational strengths, versatile site layout, and dedicated IOS zoning, this asset represents a functional and strategic footprint for prospective tenants or buyers in Fort Worth.

THE AREA

Fort Worth stands as one of the fastest-growing major metropolitan areas in the nation, driven by rapid population expansion, a robust labor pool, and a booming regional economy. Positioned at the heart of the Dallas-Fort Worth metroplex, the market benefits from a diverse employment base anchored by manufacturing, logistics, defense, construction, and aerospace industries. This strong economic momentum continues to attract corporate investment and fuel sustained demand for essential industrial infrastructure.

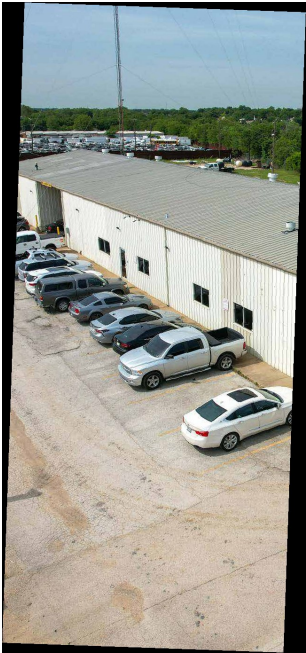
The South Fort Worth industrial corridor offers premier connectivity to the entire Sunbelt logistics network. With immediate access to major freight arteries including Interstate 35W, Interstate 30, Interstate 20, and US Highway 287, regional transport and fleet operations can seamlessly service the metroplex and broader Texas markets. Proximity to major rail networks and air cargo hubs further enhances the submarket's position as a critical distribution node.

This submarket is particularly attractive for industrial outdoor storage due to the surrounding influx of ongoing residential, commercial, and infrastructure development. As available land with permissive industrial zoning becomes increasingly scarce across the DFW region, well-located outdoor storage sites in Fort Worth remain in high demand. Regional service providers, logistics firms, and construction operators consistently seek strategic outdoor space to support their fleet, material, and equipment storage needs.

PROPERTY PHOTOS



EXTERIOR



EXTERIOR

PROPERTY PHOTOS



INTERIOR



AERIALS

PROPERTY PHOTOS



AERIALS



AERIALS

PROPERTY PHOTOS



AERIALS

CONTACT

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