

FOR LEASE  
±79,034 SF COOLER WAREHOUSE  
350 GARDEN ACRES DRIVE, FORT WORTH, TX 76140



**COMPLETELY RENOVATED!**

## PROPERTY RENOVATIONS

- New Freon Cooler System Designed for Low Temperatures of 35°
- Complete Office Renovation
- New LED Lighting Throughout
- Newly Repainted Exterior
- New Roof and Dock Packages

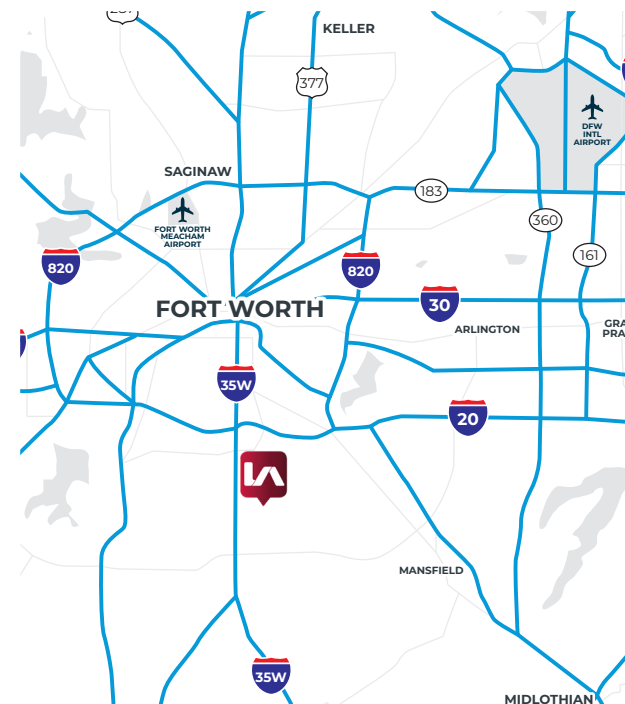
## PROPERTY OVERVIEW

<b>SIZE:</b>	± 79,034 SF
<b>REFRIDGERATED:</b>	65,000 SF
<b>COLD DOCK:</b>	4,744 SF
<b>OFFICE SPACE:</b>	6,414 SF
<b>CLEAR HEIGHT:</b>	21' - 23'
<b>DOCKS:</b>	13 Dock High Doors, 1 Ramp Door
<b>PARKING:</b>	Abundant Parking

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**PRIME SOUTH FORT WORTH LOCATION**  
**±79,034 SF COOLER WAREHOUSE**  
 ON 13.86 AC WITH EXPANSION SPACE



**± 6,414 SF RENOVATED OFFICE SPACE**

