

# 4,000 SF Warehouse Off I-35

Corner Lot | Grade-Level Doors

FOR SALE



140 Coin Street  
FORT WORTH, TEXAS 76140

# EXCLUSIVELY MARKETED BY

**GRANT HUFF**

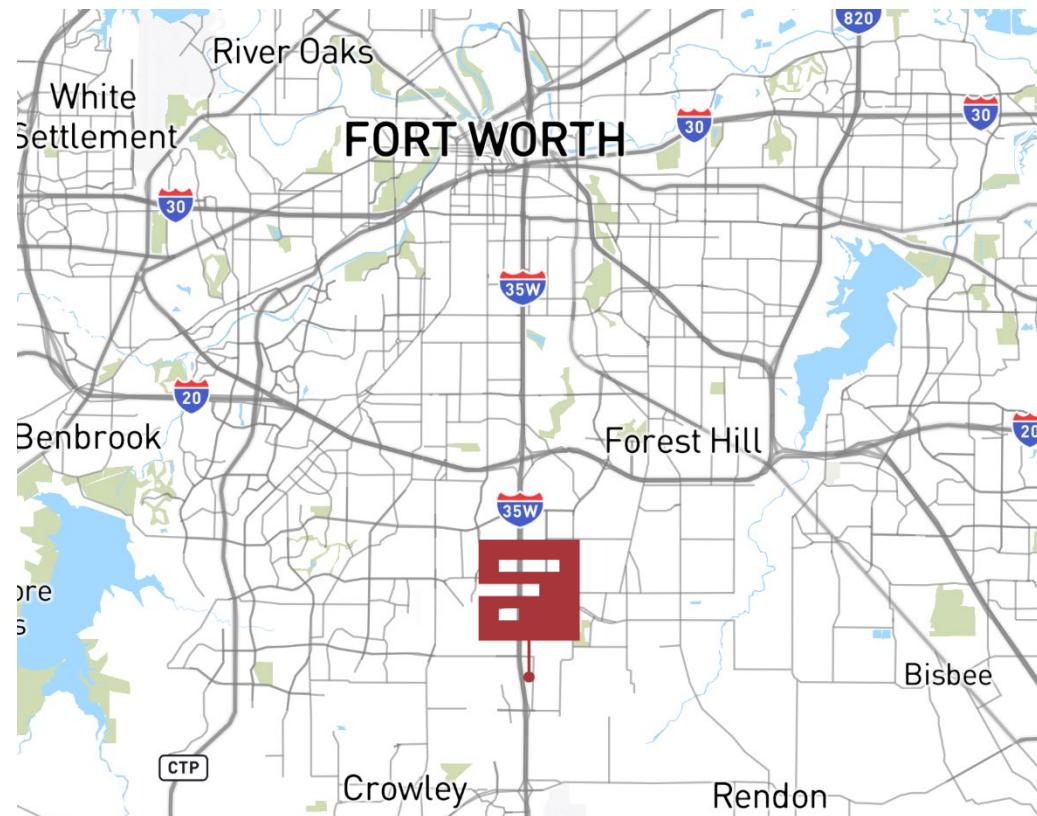
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2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

# PROPERTY SUMMARY & FEATURES



## Features

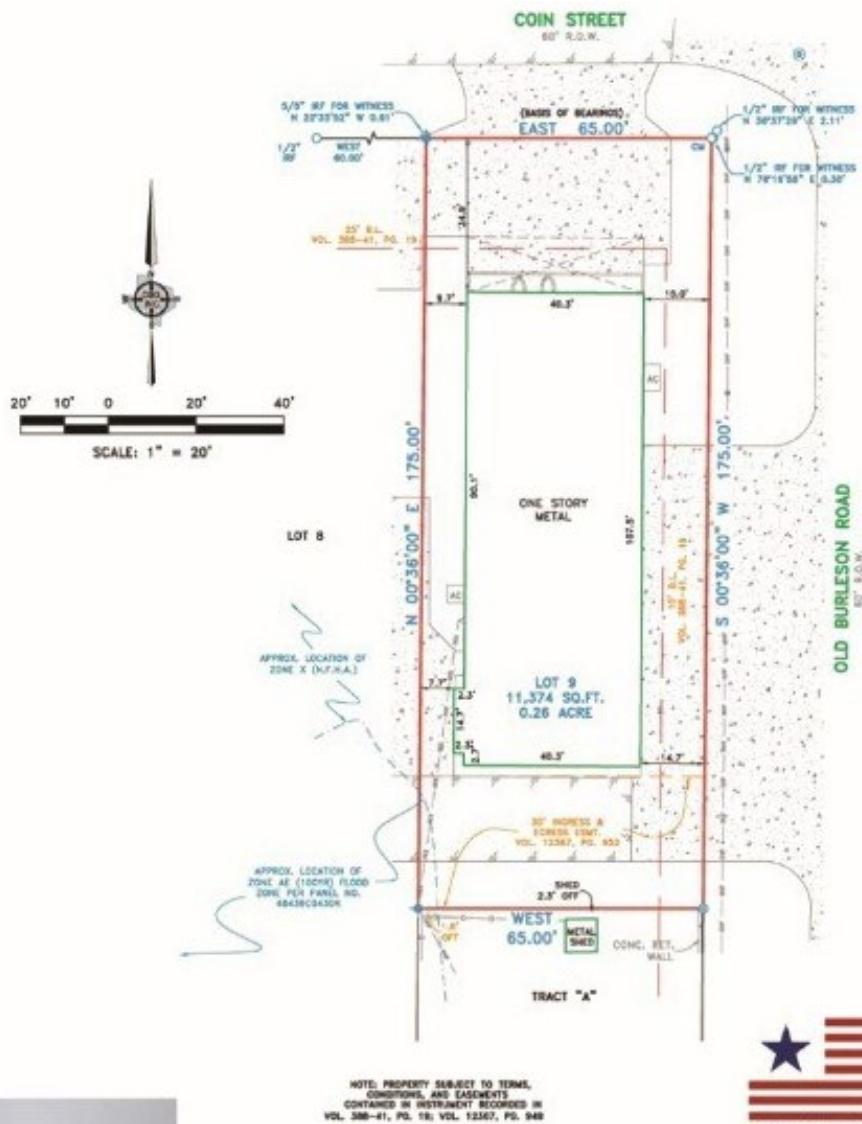
- 4,000 SF Warehouse with Restroom
- Zoned Light Industrial
- Three (3) Grade Level Doors
- Seller to Install New LED Lighting Prior to Closing
- Just off I-35 W Frontage Road
- Corner Property
- **PRICE REDUCED: \$570,000**

## 140 Coin St, Fort Worth, TX 76140

This property is a solid industrial option for contractors, service companies, and light manufacturing users who need a practical footprint in a working part of town. The surrounding area is made up of similar businesses, making it a good fit for operations that run early, move equipment, or support field crews.

With corner-lot positioning and an easy-to-manage building size, the property offers flexibility for day-to-day use without unnecessary complexity. It's a solid option for businesses looking for functional space in a location that supports how they actually operate.

# SURVEY



SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Republic Title of Texas, Inc., in connection with the transaction described in G/F# 1003-211850-RTT. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to William Winberg, Dana Winberg, Republic Title of Texas, Inc., and First American Title Insurance Company that, (a) this plot of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property 140 Coln Street described in Instrument No. D215204089, and shown herein; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown herein actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown herein there are no observable protrusions on to the Property or observable protrusions there from; there are no observable improvements on the Property; there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown herein, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed herein have been labeled and plotted herein; (i) the boundaries, dimensions and other details shown herein are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is located in Zone X (N.F.H.A.) and is not located in a 100 Year Flood Plain or in an Identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development, EXCEPT AS SHOWN (Flood Insurance Rate Map Community Panel No. 48439C0430K, with a date of 09/25/2009) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that William Winberg, Dana Winberg, Republic Title of Texas, Inc. and First American Title Insurance Company are entitled to rely on this survey as having been performed to the appropriate standards of the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 20th day of January, 2017.

Bryan Connally

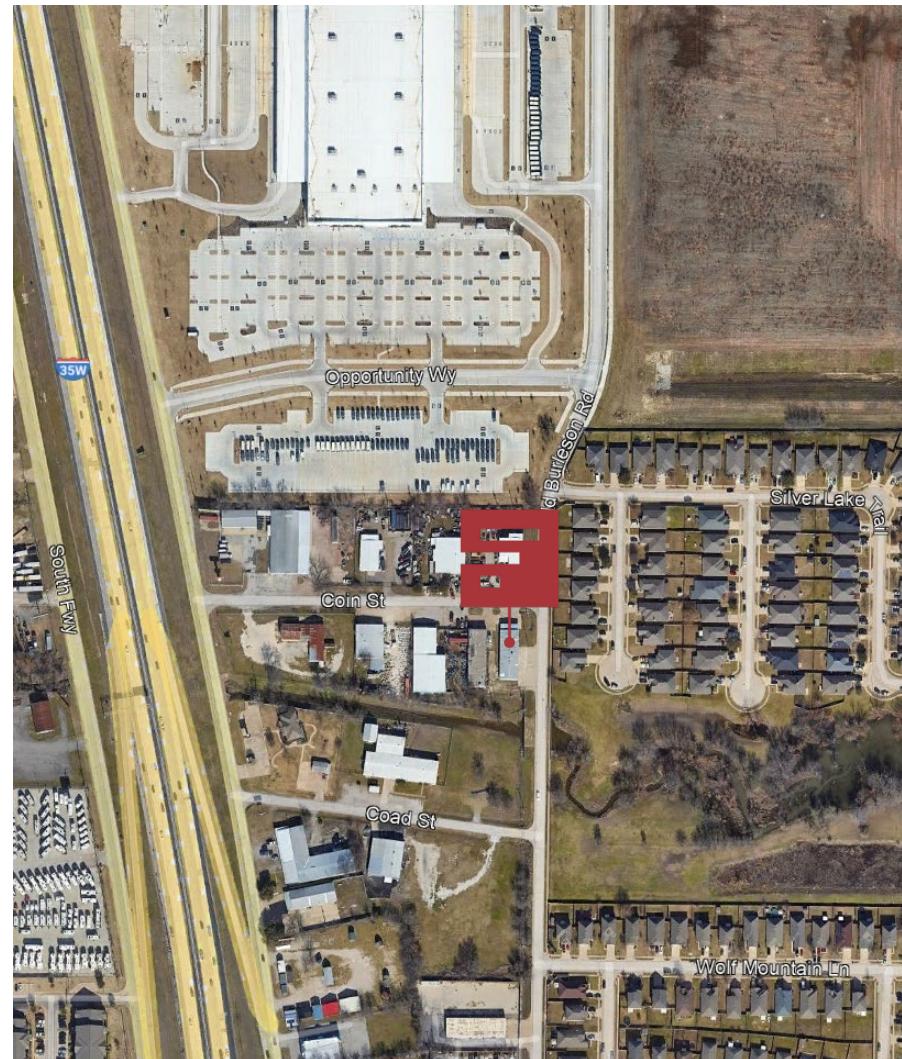
Bryan Connally  
Registered Professional Land Surveyor No. 5513



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# PROPERTY MAP & AERIAL

FOR LEASE



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**FORMATION**  
REAL ESTATE

## CONTACT BROKER

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