



20,371 SF Office/Warehouse with IOS

5301-5303 Sun Valley Dr.
Fort Worth, TX 76119

FOR LEASE



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PROPERTY SUMMARY

FOR LEASE

FEATURES INCLUDE:

20,371 Total SF on 1.57 Acres

Building 1: 5301 Sun Valley Dr.

- 5,988 SF Office
- Multiple Offices
- Multiple private Bathrooms
- Front Lobby
- Conference and Break Room
- Recently Updated
- (1) Drive-In

Building 2: 5303 Sun Valley Dr.

- 14,383 SF Warehouse/Office
- (9) Drive-Ins
- Covered Bay
- Securely fenced, gated yard
- Warehouse Office and Break Room
- 3-Phase Power
- Bathroom



PROPERTY SUMMARY

Proposed Building Size:

20,371 SQFT

Year Built:

1980

Lot Size:

1.57 ACRES

Lease Rate:

Contact Broker

Lease Type

NNN

Grade Level Doors:

Ten (10)

PROPERTY PHOTOS

FOR LEASE



PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

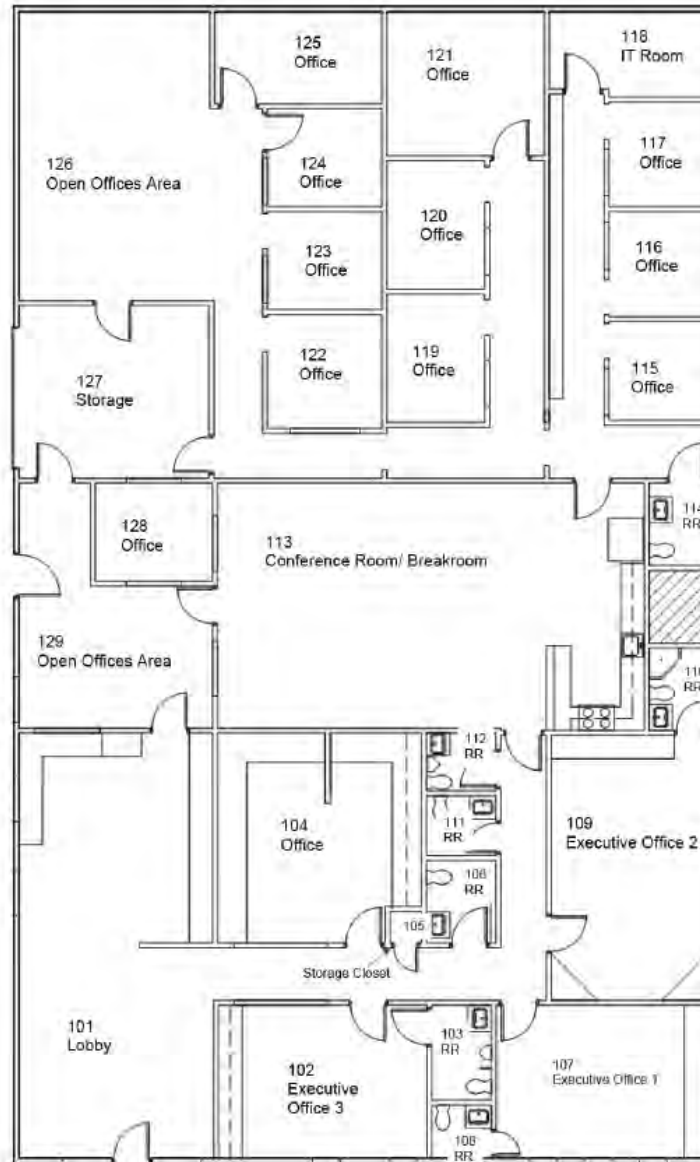
FOR LEASE



OFFICE FLOOR PLAN

5301 Sun Valley Drive

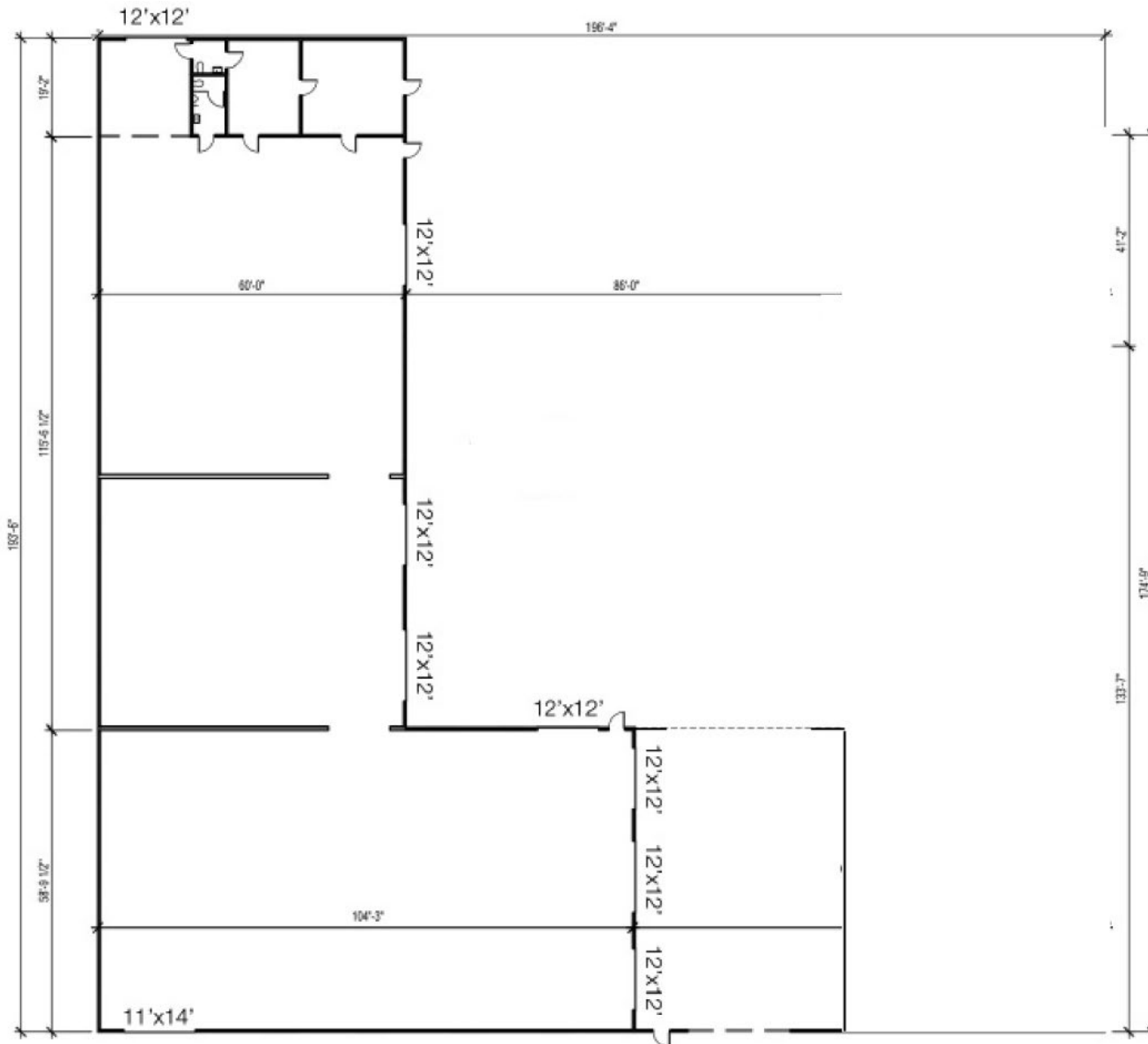
FOR LEASE





WAREHOUSE FLOOR PLAN 5303 Sun Valley Drive

FOR LEASE



AERIAL

FOR LEASE



5303

An aerial photograph of a large industrial building with a red metal roof. The building has several skylights and a corrugated metal section on the left side. A white box with the number 5303 is overlaid on the image.



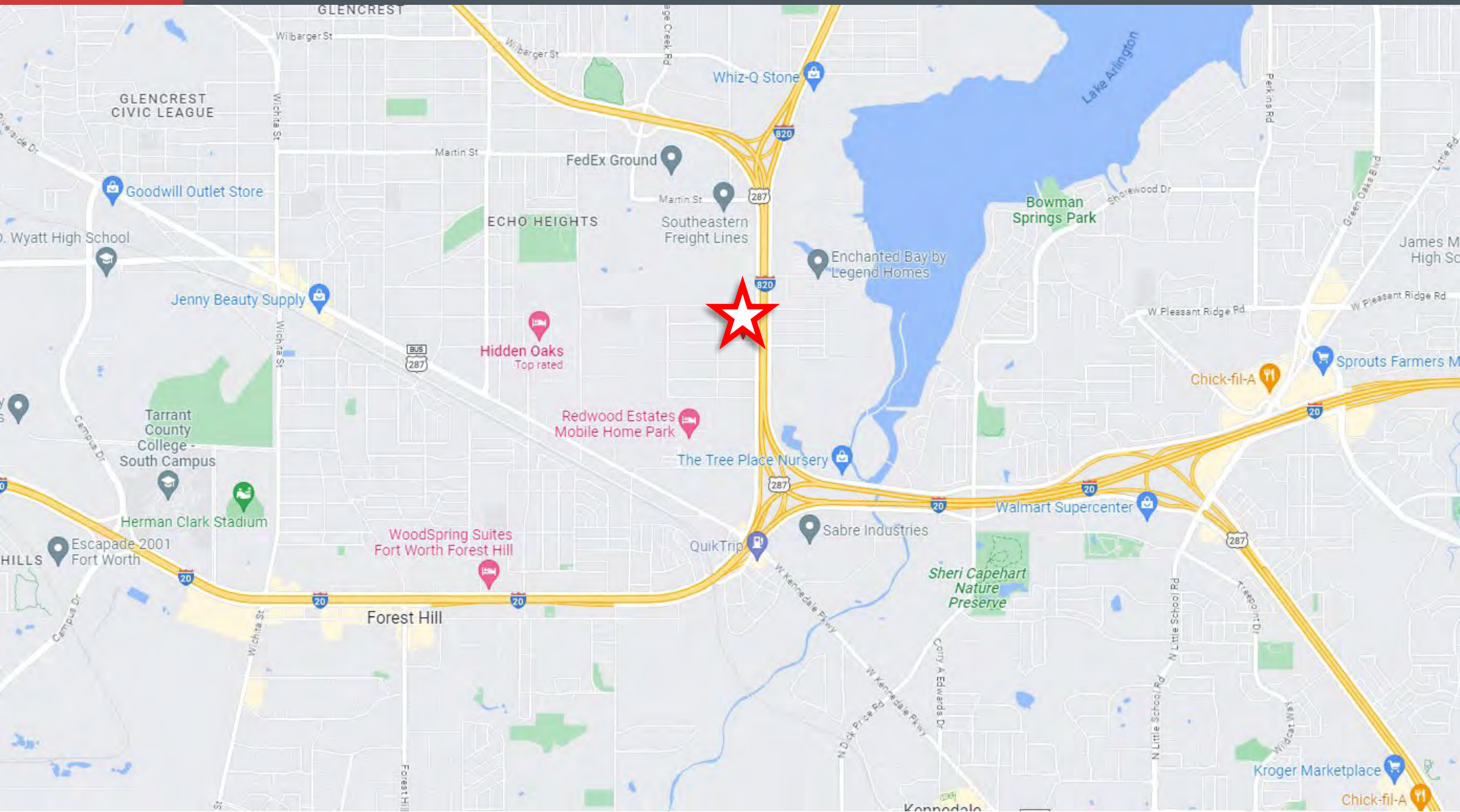
5301

An aerial photograph of an industrial building with a red metal roof, showing signs of wear and discoloration. A white box with the number 5301 is overlaid on the image.

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MAP

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