## CARTER 35 PARK

**29,640 - 217,920** SF AVAILABLE

Now Preleasing



7951 S FREEWAY | BUILDINGS 1 & 2 | FORT WORTH, TX 76134



Leased By:



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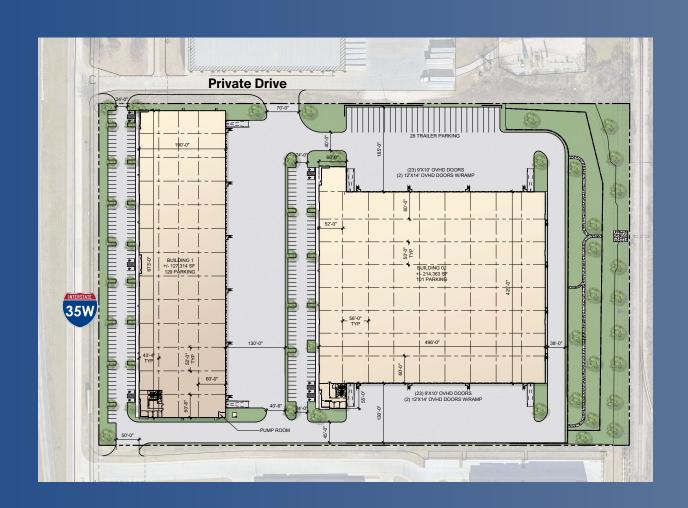


# Site Plan

#### Project Features

- Class A Industrial Development
- Size Options Ranging from 29,840-214,363 SF
- Corporate Tenant Mix in a Vibrant Industrial Park
- Ability to Secure FTZ Designation

- Access to Dense Labor Pool
- Ability to Secure Building Perimeters
- Immediate Access to Major Thoroughfares
- Triple Freeport Tax Exemptions







### **Building 1**

#### **Building Features**



+/- 29,640 Minimum Divisible

2,856 SF Spec Office

Rear Load Loading Design

32' Clear Height

190' Building Depth

52'x43' Column Spacing

60' Speed Bay

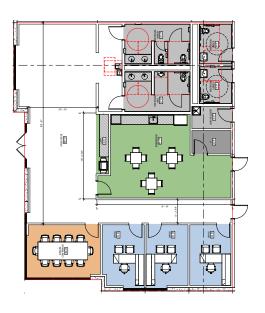
**129** Car Parks

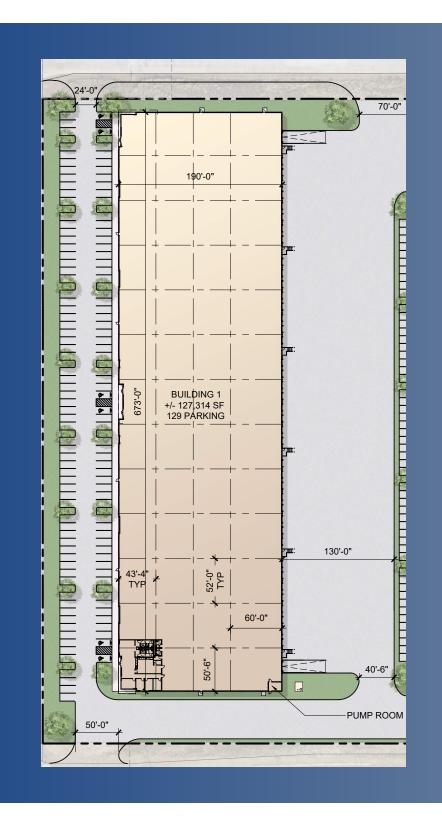
A 40 Dock Doors

**2** Drive In Ramps

130' Truck Court Depth

**ESFR** Sprinkler System

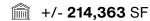






### **Building 2**

#### **Building Features**



+/- 107,000 Minimum Divisible

3,049 SF Spec Office

Cross Lock Loading Design

**40'** Clear Height

420' Building Depth

56'x50' Column Spacing

**60'** Speed Bay

**101** Car Parks

28 Trailer Parks

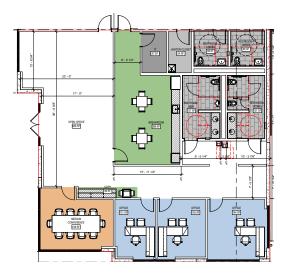
a6 Dock Doors

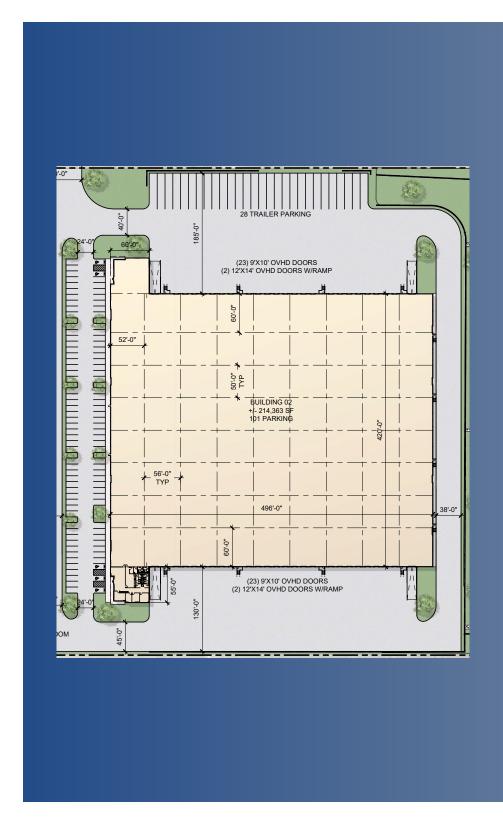
📤 4 Drive In Ramps

**130'-185'** Truck Court Depth

ESFR Sprinkler System

### Spec Office



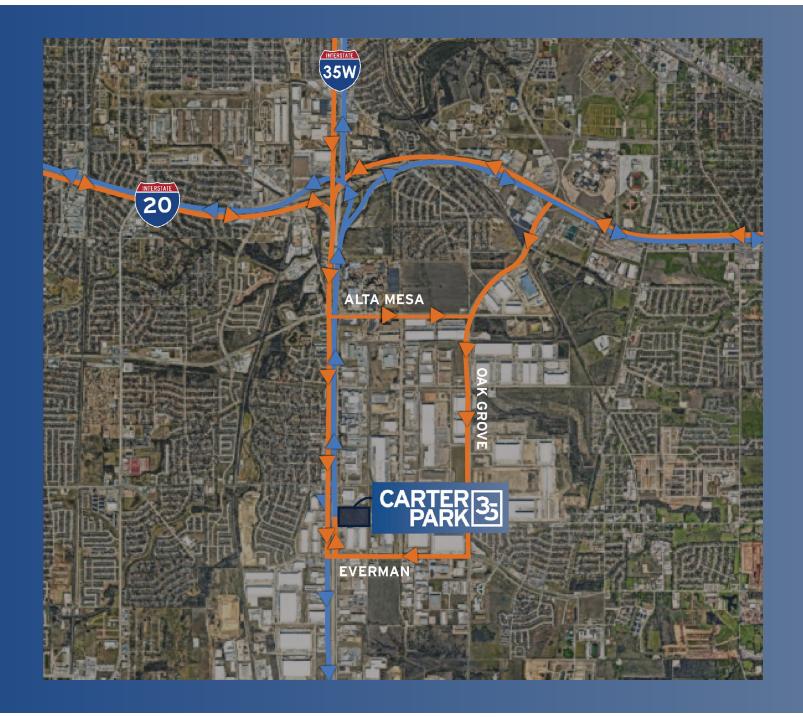




### Ingress/Egress











### Location

# Features

### 7951 S FREEWAY FORT WORTH, TX 76134

### BUSINESS DISTRICTS



Downtown Fort Worth - 9.5 Miles Downtown Dallas - 38 Miles

### INTERSTATES / |

I-35 - 1 Mile

I-20 - 2.5 Miles

I-30 - 8 Miles

#### AIRPORTS 🖔

Meacham - 15 Miles

DFW - 29 Miles

Love Field - 40 Miles

### INTERMODALS 🗓



Alliance - 27 Miles

South Dallas - 42 Miles

