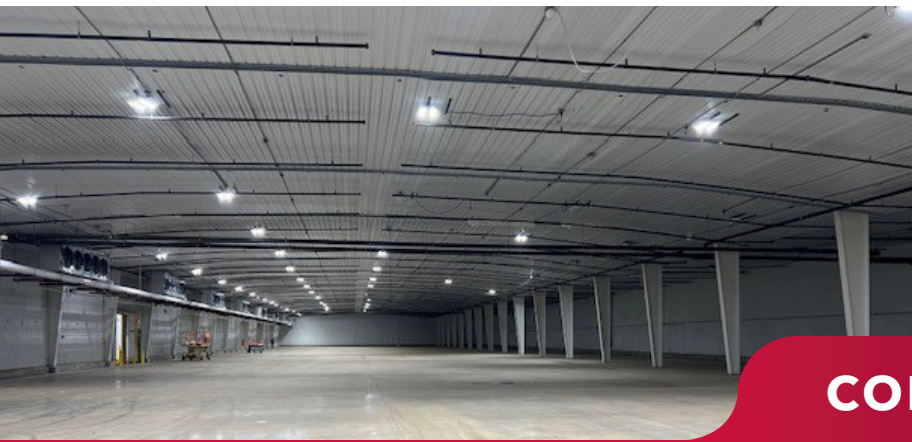


FOR SALE
±79,034 SF COOLER WAREHOUSE ON ±13 ACRES
350 GARDEN ACRES DRIVE, FORT WORTH, TX 76140



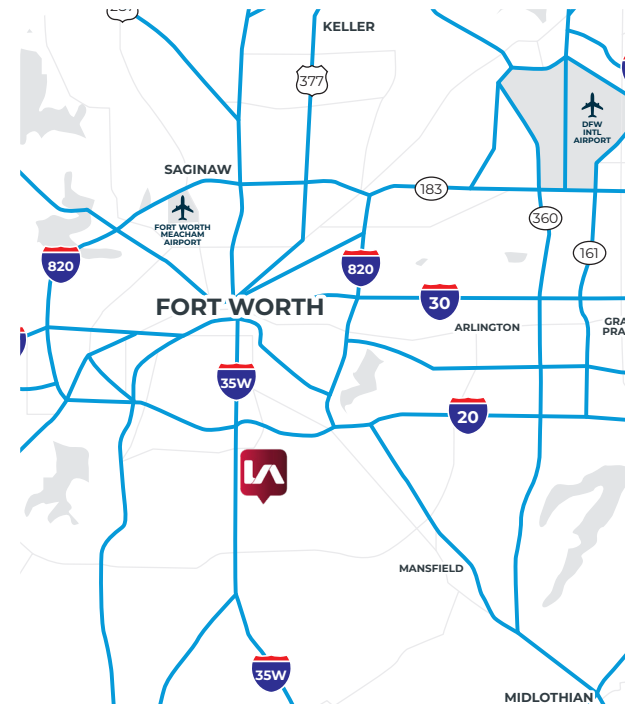
COMPLETELY RENOVATED!

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

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

