



# For Lease

2312 Montgomery St | Fort Worth, TX 76107



# Property Highlights

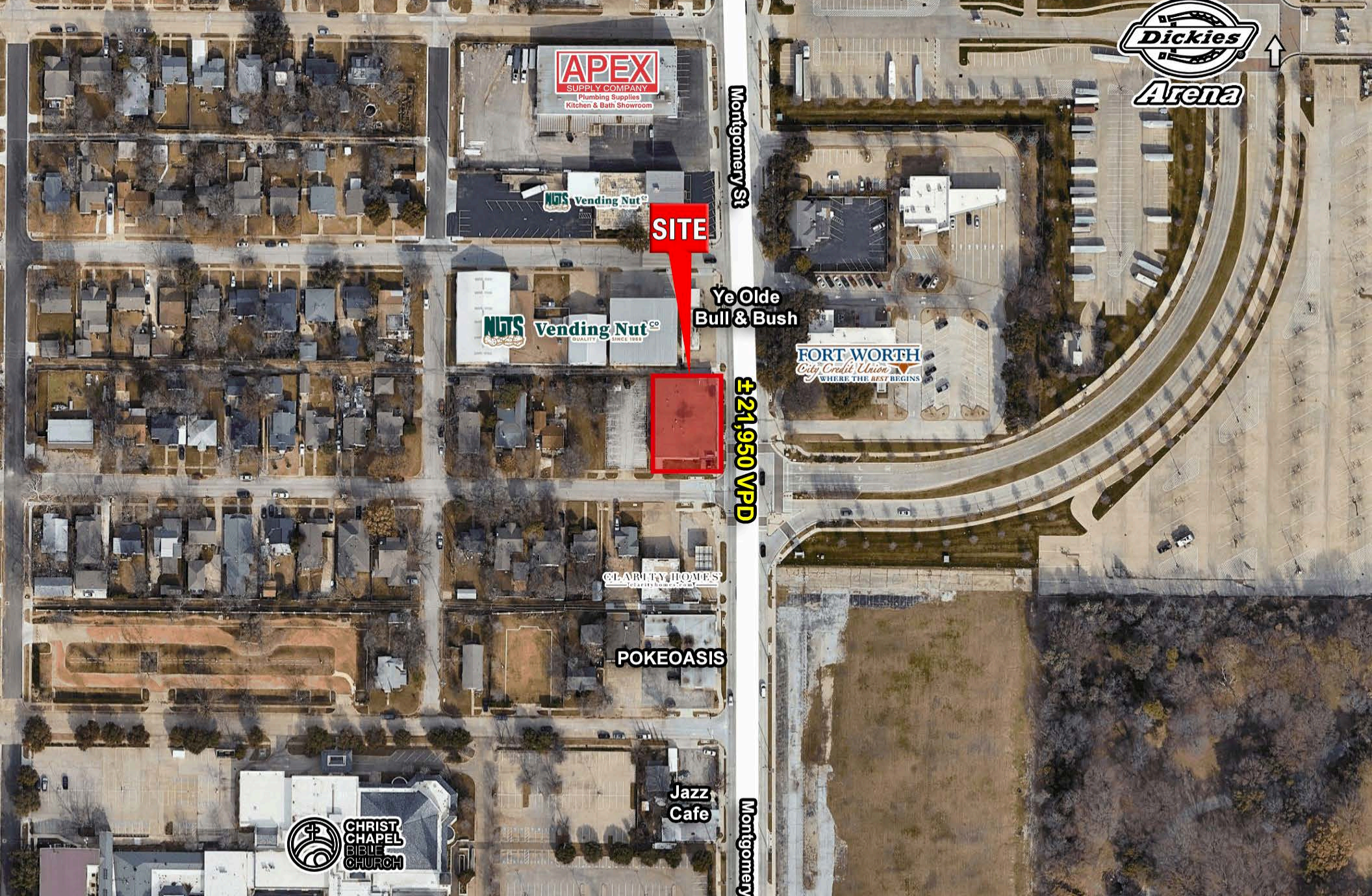
- 8,887 SF Available
- Pricing: Contact Broker
- Premiere Location in Fort Worth
- Close Proximity to Dickie's Arena & Cultural District
- Signaled Intersection
- High Demographic Area
- Freestanding Single Tenant Building
- Zoning - "J" Medium Industrial



## Demographics

	1 mile	3 miles	5 miles
Estimated population	6,841	102,312	277,630
Est. Average HH income	\$143,160	\$122,621	\$217,791
Traffic counts	Montgomery St: +/- 21,950 VPD	I-30: +/- 122,672 VPD	





Aerial



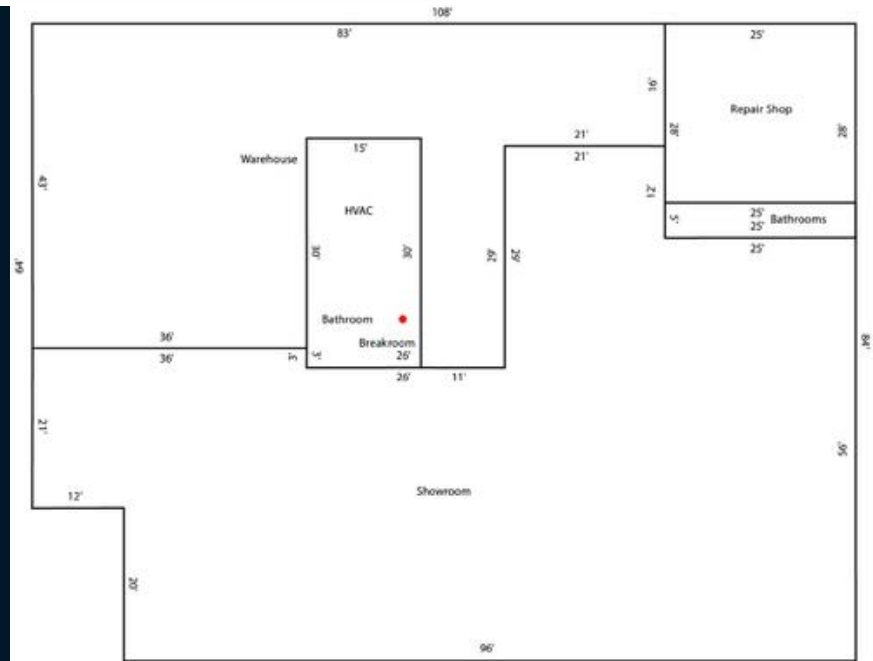
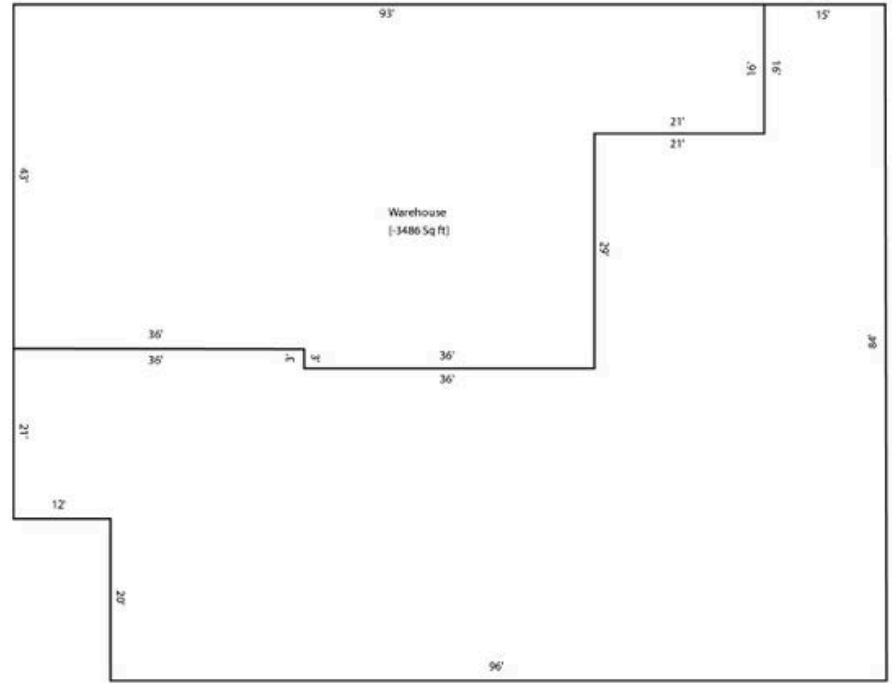


Aerial



**Floor Plan**  
[8778 Sq ft]

Dimensions:  
 Top: 108'  
 Right: 84'  
 Bottom: 95'  
 Left: 64'  
 Bottom-left corner: 12' (horizontal) and 20' (vertical)



# Floor Plan

# Thank you

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