

# Northbrook Business Center

32,355 SF – Climate Controlled Warehouse with Office

FOR LEASE



FORMATION  
REAL ESTATE

1001 NE Loop 820

FORT WORTH, TEXAS



# EXCLUSIVELY MARKETING BY

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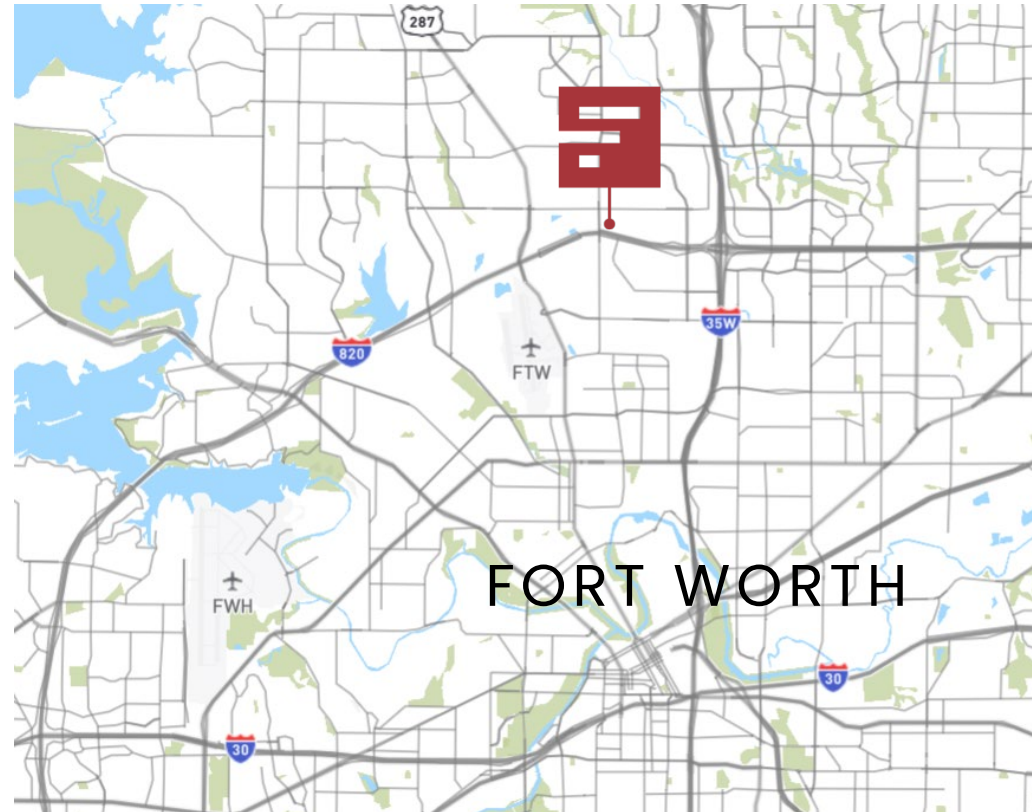
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# PROPERTY OVERVIEW

**±32,355**

Total SF

**Climate  
Controlled**

Warehouse

**2**

Dock Doors

**±3,500**

Office SF

**Wet**

Sprinkler

**Contact  
Broker**

Rate



# PROPERTY SUMMARY & FEATURES



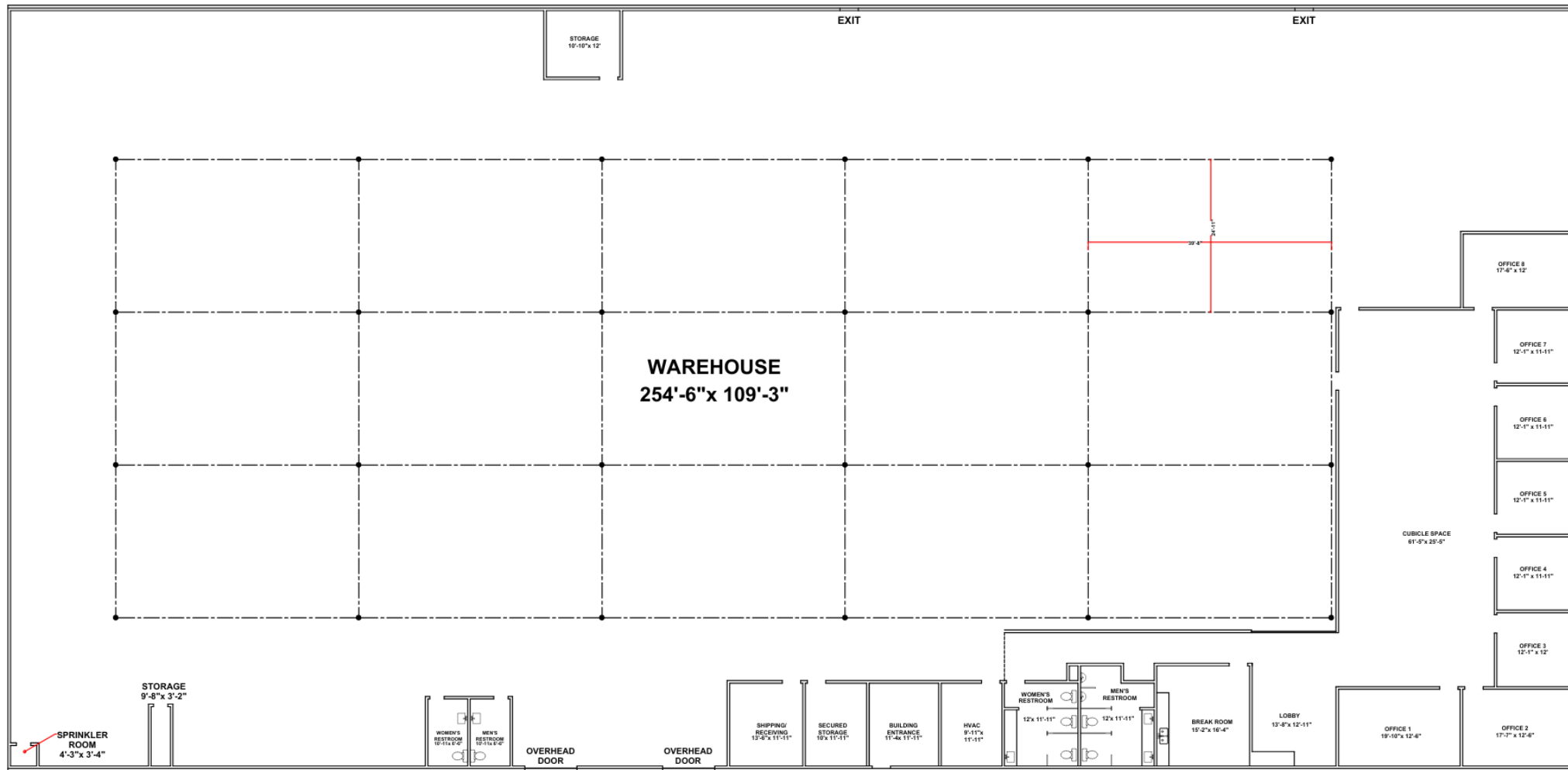
## Features

- ±32,355 SF total
- Climate-controlled warehouse
- Two dock-high overhead doors
- 14' Clear Height and 39'8" x 24' 11" column spacing
- 2000 Amp – 3-Phase Power
- Seven private offices + conference room + break area
- Additional storage and cubicle space in warehouse
- Locally managed multi-tenant complex
- Easy access to NE Loop 820 and I-35W
- Close to Meacham Airport, Alliance, and downtown Fort Worth

## Climate Controlled Warehouse-Office

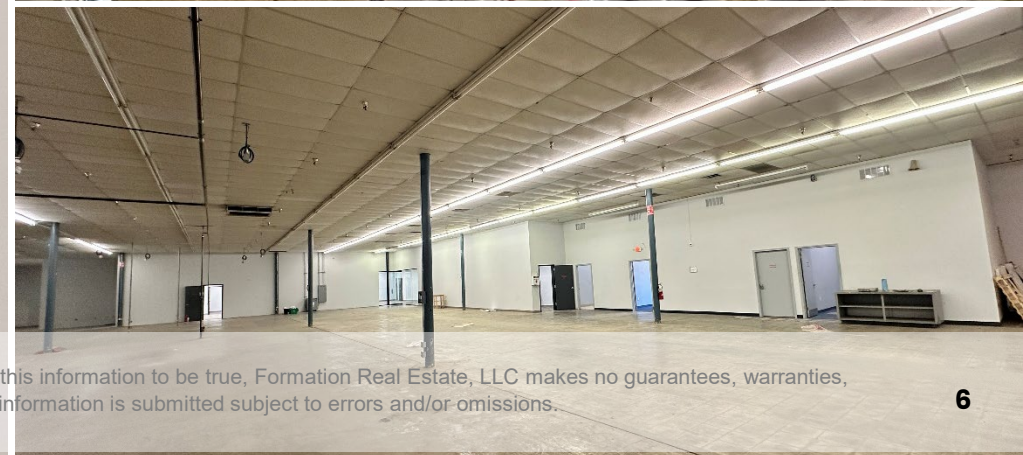
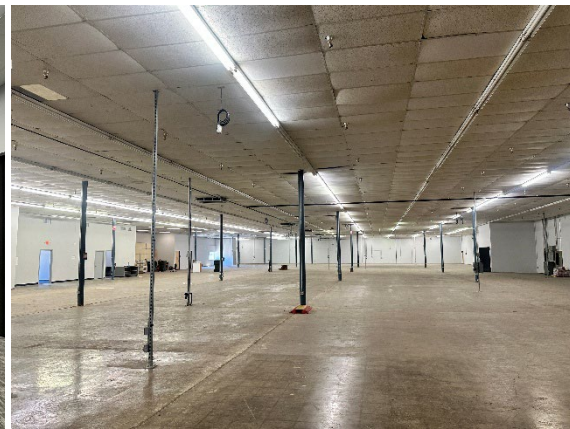
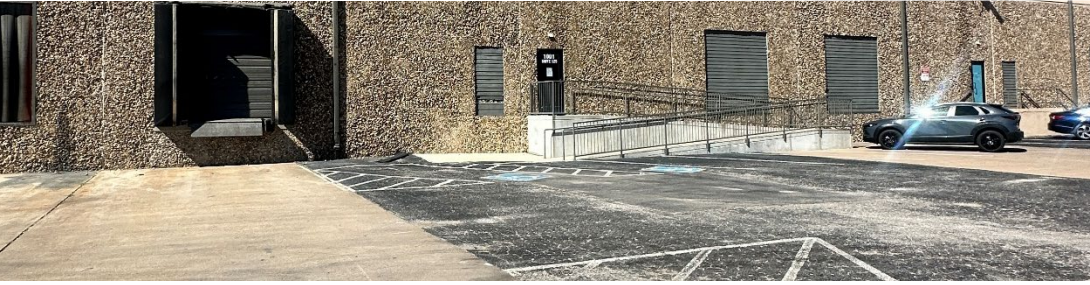
Located in Northbrook Business Center, this 32,355-SF flex industrial space offers a smart mix of office and warehouse. The suite includes seven private offices, a large conference room, break area, and extra cubicle or storage rooms within the warehouse. The warehouse itself provides open floor space, two dock-high overhead doors for shipping and receiving, and full climate control—ideal for light distribution, manufacturing, or service operations that need consistent conditions and easy access. Part of a professionally managed multi-tenant complex with direct access to NE Loop 820, Suite 125 offers a practical setup for companies looking to grow or streamline operations in North Fort Worth.

# FLOOR PLAN





# PROPERTYPHOTOS

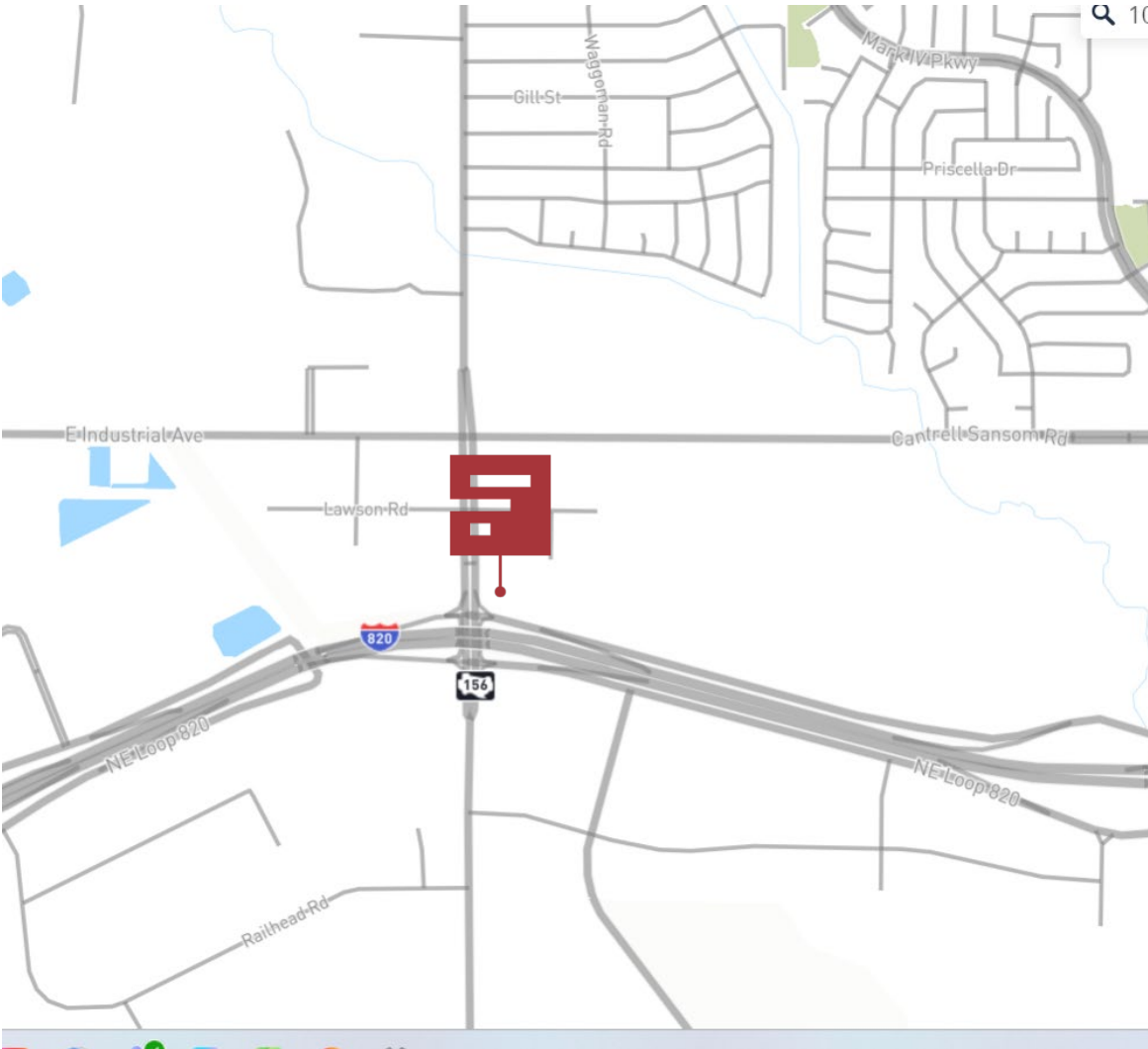


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# PROPERTY MAP & AERIAL

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