

Industrial Property For Lease

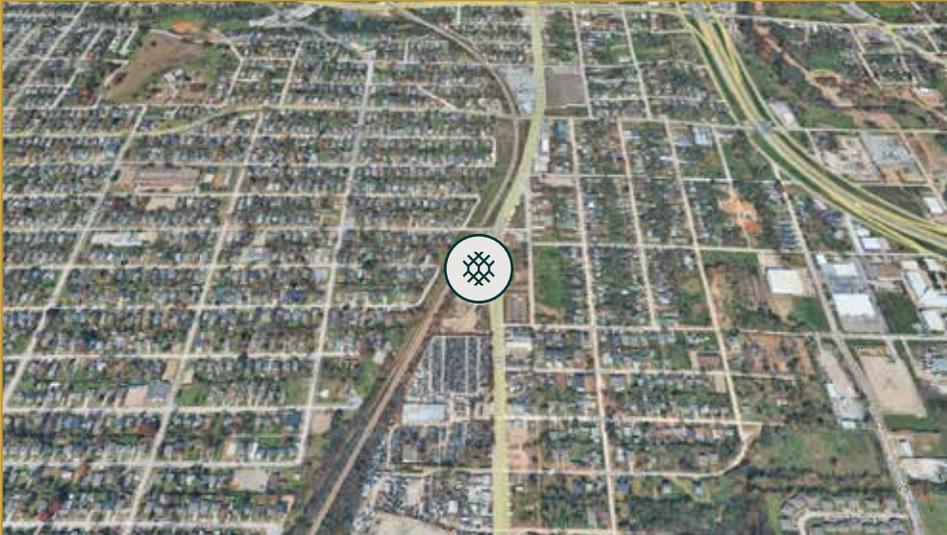
2100-2200 S RIVERSIDE DR, FORT WORTH, TX 76104



Walker Oglesby, Managing Broker
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Property Overview



\$12-16 PSF Absolute NNN

This versatile industrial asset features 13,325 SF of warehouse shell space on a significant 3.37-acre lot. Designed for efficiency, the facility boasts 18-foot ceilings and seven roll-up doors, ensuring seamless loading and optimized storage. The site is Zoned for IOS Use, providing a rare opportunity for industrial outdoor storage or heavy equipment operations in a high-demand market.

Strategically located just 3.5 miles from downtown Fort Worth, the property offers rapid access to the region's primary transit arteries. With its combination of functional warehouse space and extensive acreage, this site presents an outstanding opportunity to establish deep roots in a fast-growing economic hub. Secure a flexible industrial footprint built for long-term operational growth and strategic value.

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|--------------------------|--------------------------|
| Price | \$12-16 PSF Absolute NNN |
| Property Type | Industrial Property |
| Building Area / Lot Size | 13,325 SF / 3.37 AC |
| Annual Rent | \$159,900 - \$213,200 |
| Zoning Description | Confirmed IOS Use |
| TI Allowance | Negotiable |
| Year Built / Demo | 1987 / 2025 |
| Lease Term | 10 Year — Negotiable |
| Increases | Annual — Negotiable |
| Renewal Options | Two, 5 Year Each |
| APN/Parcel ID | 00017353 |

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Property Photos



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