



**1275 & 1301 Riverside Drive
Fort Worth, Texas 76111**

FOR LEASE
± 18,464 SF on
± 4.5 Acres

NAI Robert Lynn / **Industrial**

PROPERTY FEATURES + MAP



Size:

± 9,876 SF Maintenance Facility
± 8,588 SF Cross-Dock



Situated on 4.5 Paved Acres



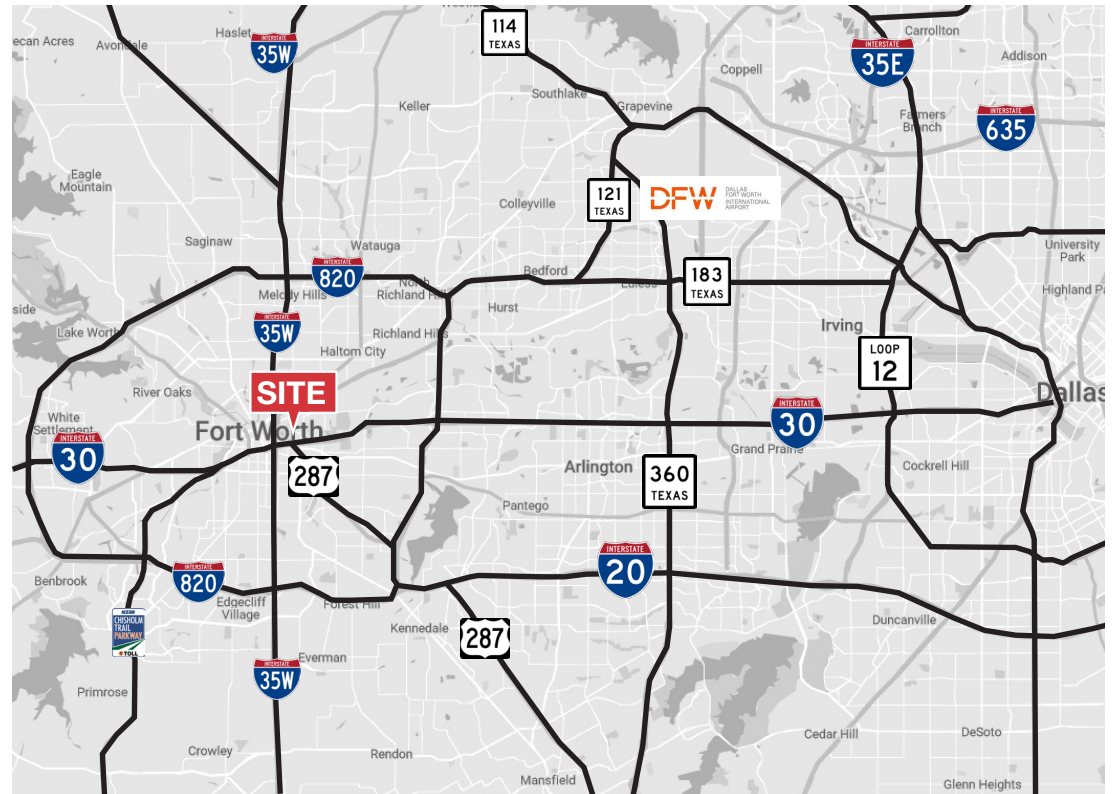
Flexible Site Plan



Fenced Outside Storage



Zoning: "K" Heavy Industrial



DISTANCE TO:

Downtown Fort Worth	3 Miles
DFW International Airport	21 Miles
Downtown Dallas	32 Miles

OPTION 1



BUILDING 1: MAINTENANCE FACILITY

Total: ± 9,876 SF

Office: ± 2,000 SF

Clear Height: 22'-28'

Power: 400 amp 240v 3-Phase Service

12' x 18' Motorized Doors: 8

Pressurized Air Lines

Renovated Office

New Roof



BUILDING 2: CROSS DOCK

Total: 8,588 SF

Office: ± 2,600 SF

NOTE: Option To Demolish ± 6,000 SF
Cross Dock, Leaving 2,600 SF Standalone
Office With Additional Outside Storage

Loading: 20 Dock Doors

Power: 200 Amp 120/208v Single-Phase Service

Renovated Office

New Roof

TOTAL: ± 12,500 -18,464 SF 4.5 ACRES

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OPTION 2 & 3



OPTION 2: 1301 RIVERSIDE OFFICE ONLY

± 2,600 SF Standalone Office

1.93 Acres

(Demolish ± 6,000 SF Cross Dock)



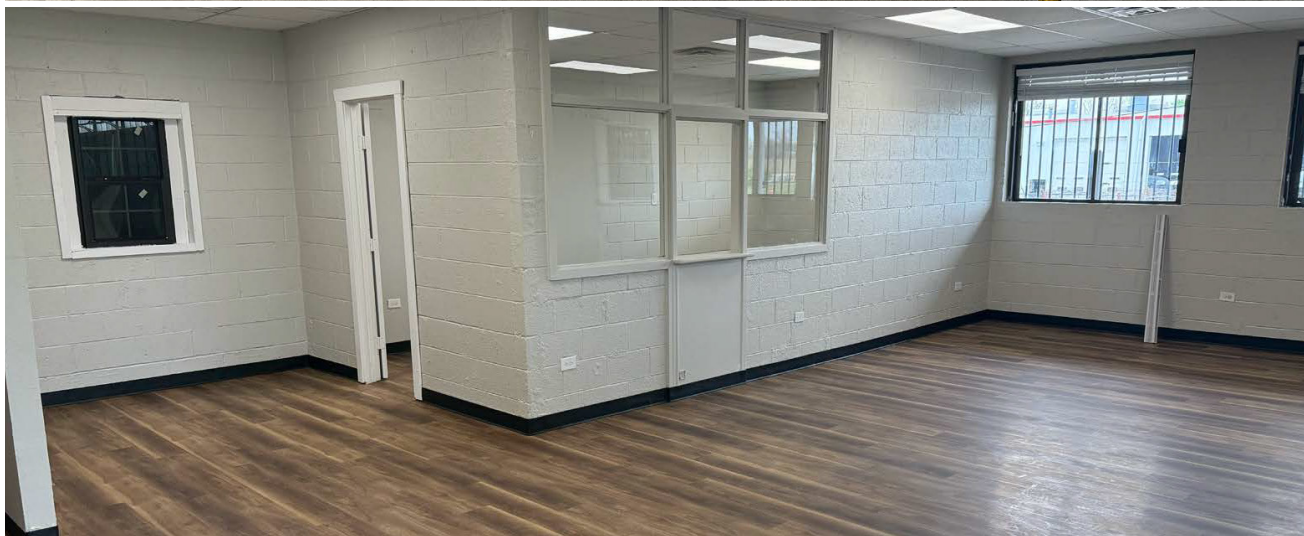
OPTION 3: 1301 RIVERSIDE FULL CROSS DOCK FACILITY

8,588 SF Cross Dock Facility

± 2,600 SF Office

1.93 Acres

INTERIOR



AGENTS

Jeff Jackson, SIOR, CCIM

817.872.3901

JJACKSON@NAIRL.COM

Todd Hubbard, SIOR

817.872.3901

THUBBARD@NAIRL.COM

NAI Robert Lynn

201 S. Adams Street
Fort Worth, TX 76104

817.885.8333 | nairl.com



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Todd Hubbard, SIOR	516283	thubbard@nairl.com	817-885-8333
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jeffrey Jackson, SIOR, CCIM	674429	jjackson@nairl.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone