

INDUSTRIAL OUTDOOR STORAGE

850 BLUE MOUND RD E FORT WORTH, TX 76177

FOR LEASE : 1 - 17.56 ACRES

BLUE MOUND RD E

+/- 311'

+/- 1,823'

+/- 632'

30' WIDE ACCESS

+/- 623'



ZACH NAPIER

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AVONDALE
DEVELOPMENT GROUP



FOR LEASE : 1 - 17.5 AC

850 BLUE MOUND RD E,
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LOT AVAILABILITY



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PROPERTY FEATURES

Lease Terms : CONTACT FOR DETAILS

Overall Building SqFt : +/- 10,200 SF

Lot Size : +/- 1- 17.5 Ac (Can Subdivide Into Any Size)

Bay(s) Available : +/- 6

Overall Property Dimension : +/- 311' x 1,823'

Bay Size(s) : +/- 20' x 60'

Overall Lot SqFt : +/- 764,913 SF

Roll up Door Dimension : 12' x 14'

Lot (A) Dimension : CONTACT FOR DETAILS

Best Use : Truck/Container, Heavy Equipment,
Work Vehicles, Material Yard, Etc.

Lot (B) Dimesnion : 311' x 775'

Other Details :

Lot (C) Dimesnion : 311' x 632'

- NO Flood Plain
- NO Wetlands

Road Frontage : 30' Wide Paved Access Easement

IMPORTANT INFO :

Office Space and Warehouse/Shop available

Zoning : NO ZONING

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PROPERTY HIGHLIGHT

24-hour Access, Fully Fenced, Automated, & Secured Yard :

This ±17.56-acre site is fully fenced and recently stabilized with 6"–8" of flex base, offering a durable surface for heavy-duty use. The property features multiple automated entry gates, security lighting, and camera surveillance throughout—ideal for 24/7 operations.

Perfectly suited for truck/trailer parking, container storage, or laydown space for contractors and suppliers of building materials and equipment. The property also includes available lease bays for on-site equipment or vehicle maintenance.

Ownership is open to installing additional internal fencing for enhanced security tailored to tenant needs.

Prime Location in a High-Growth DFW Submarket :

This site offers exceptional access to key transportation corridors and logistics hubs. It sits just 1 mile from I-35W, 2 miles from FM 156, and 3 miles from both BUS-287 and US-287. The BNSF Alliance Intermodal Rail Terminal is only 3 miles away, with Perot Field Fort Worth Alliance Airport just 4 miles from the site. Highway 114 is also easily accessible at 5.9 miles.

This strategic position within the nation's fourth-largest metro makes the property ideal for logistics, distribution, and a wide range of industrial uses.

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LOCATION HIGHLIGHTS

- **I-35W** - 1 MILE
- **BUS-287** - 3 MILES
- **US-287** - 3 MILES
- **FM 156** - 2 MILES
- **BNSF** - 3 MILES
- **AFW** - 4 MILES
- **HWY 114** - 5.9 MILES

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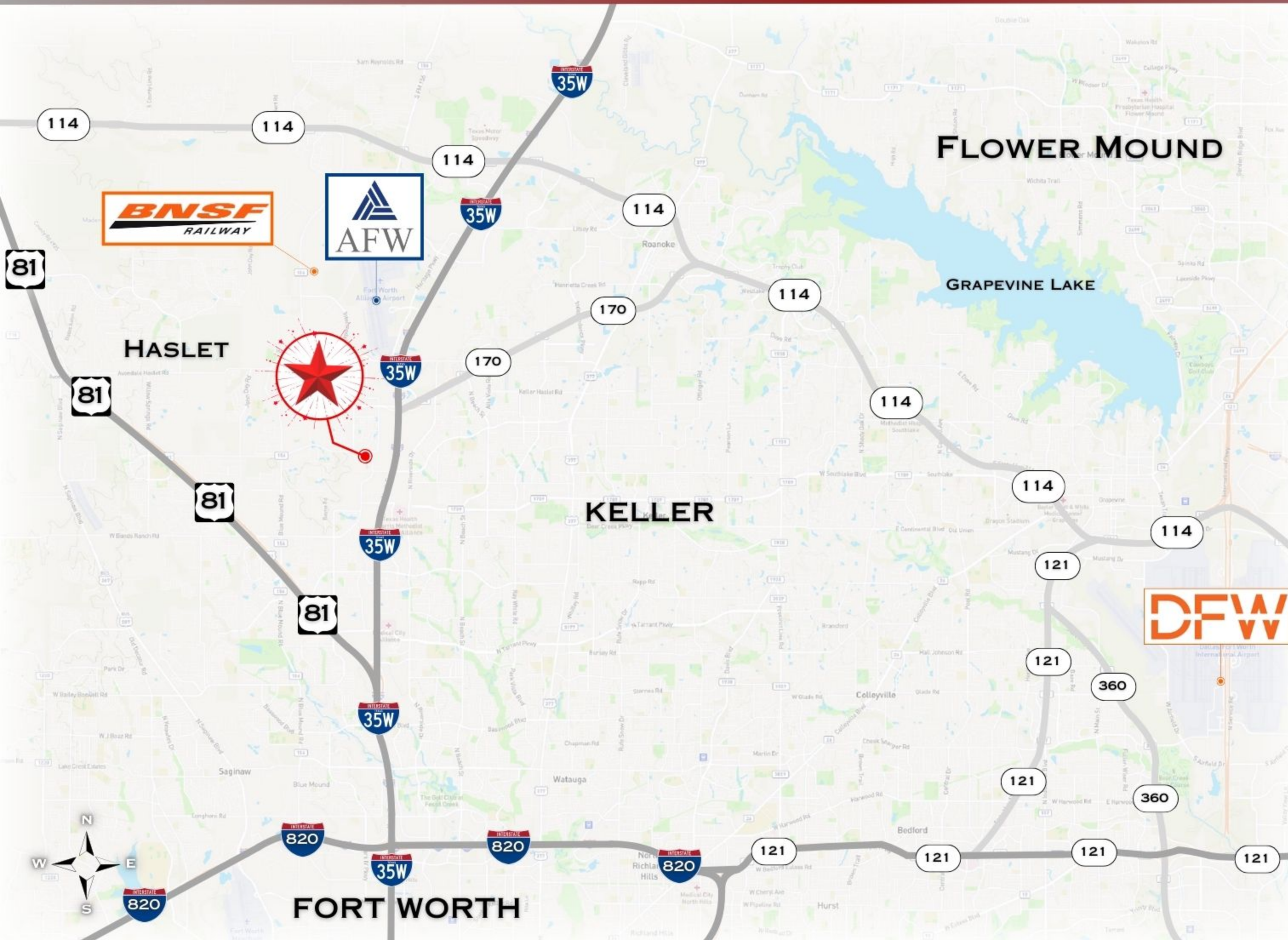
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