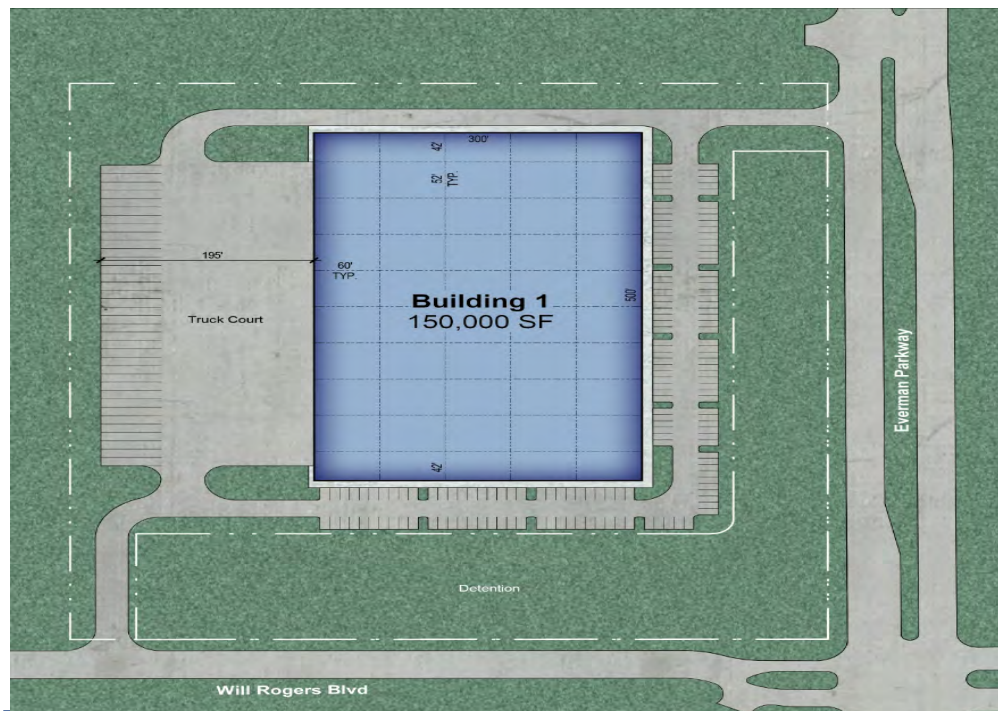




BUILDING FEATURES

- 150,000 SF- Rear Load
- Everman Parkway Frontage
- 300' Building Depth
- 195' Truck Court
- 36' Clear Height
- Fully Sprinklered - ESFR
- 60' Staging Bay
- Bay Spacing 54' x 62'
- 2 Drive-in Doors (12'x14")
- Immediate access to I-35W
- 36 Trailer Parking
- 157 Car Parking



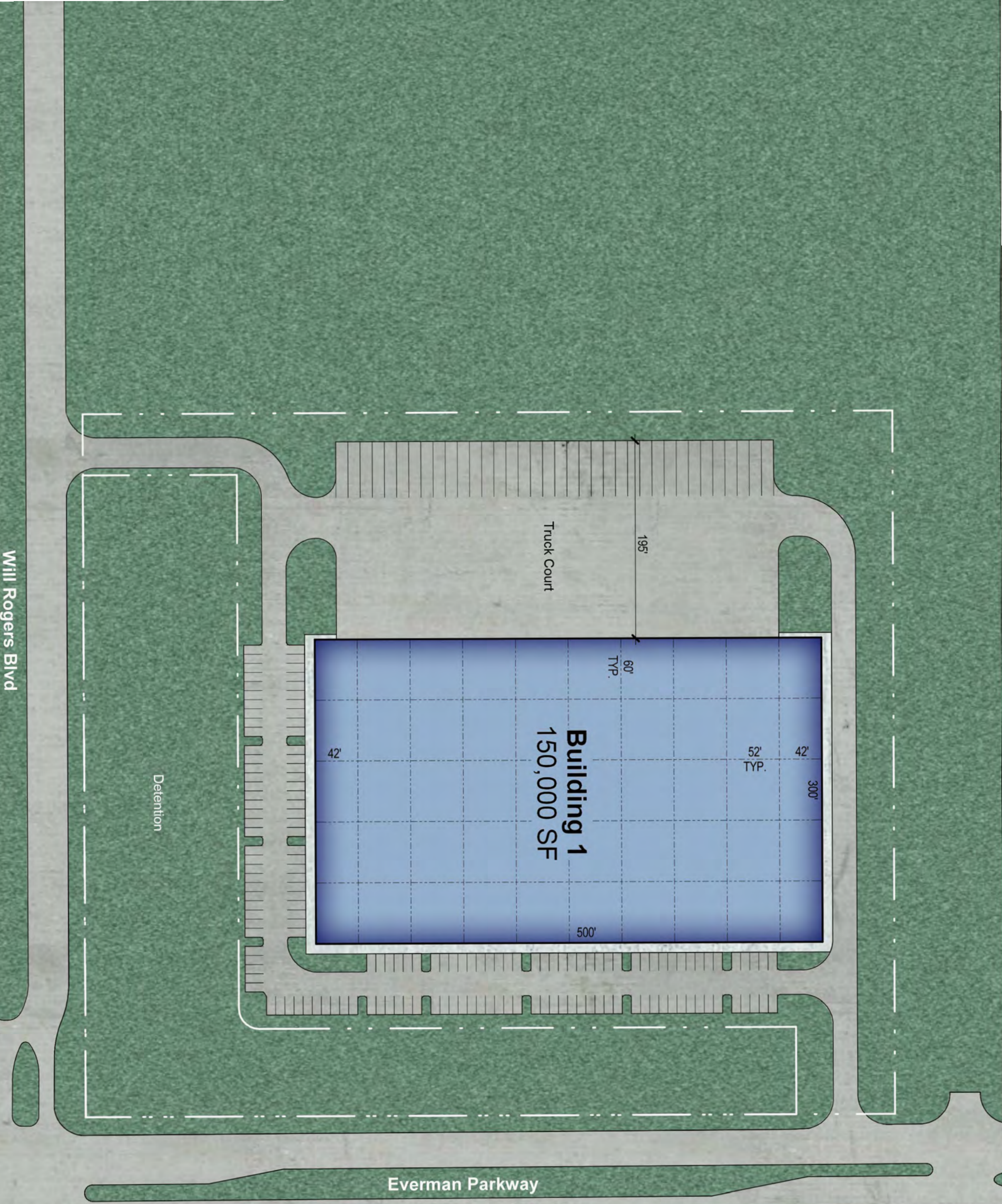
**FOR MORE
INFORMATION**

CORBY SNOW
210-508-2988
Corby@TCRG.com

RYAN WOOD
817-456-5208
Ryan@TCRG.com

The Patton Industrial Park
- Building 1

Site 1 Net Acreage	12.71 AC
Building 1	150,000 SF
Car Parking	157
Trailer Parking	36





FOR LEASE

Patton Industrial Park • BUILDING 1
1120 Everman Pkwy, Fort Worth, TX 76140
150,000 SF Available



Patton Industrial Park

SITE ACCESSIBILITY

- Major Thoroughfares
 - ❖ I-35W25 Mi
 - ❖ I-20.....3.5 Mi
 - ❖ I-30.....8.0 Mi
 - ❖ I-820.....7.5 Mi
- Major Arterial Roads
 - ❖ Everman Parkway
 - ❖ Risinger Rd
 - ❖ Oak Grove
- Airports
 - ❖ Spinks Regional.....4.0 Mi
 - ❖ Meacham.....19 Mi
 - ❖ DFW.....30Mi
 - ❖ Dallas Love.....40 Mi

**FOR MORE
INFORMATION**

CORBY SNOW
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Corby@TCRG.com

RYAN WOOD
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2024-02-21

The Patton Industrial Park Master Plan

Overall Acreage 191.94 AC
 Park Acreage 150.697 AC
 Site 1 Acreage 13.765 AC
 Building 1 150,000 SF
 Car Parking 157
 Trailer Parking 36

Site 2 Acreage 63.159 AC
 Building 2 1,014,905 SF
 Car Parking 134
 Trailer Parking 398

Site 3 Acreage 25.70 AC
 Building 3 460,880 SF
 Car Parking 220
 Trailer Parking 130

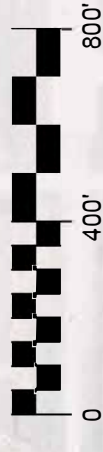
Site 4 Acreage 28.75 AC
 Building 4 588,000 SF
 Car Parking 211
 Trailer Parking 143

Site 5 Acreage 14.70 AC
 Building 5 285,600 SF
 Car Parking 166
 Trailer Parking 69

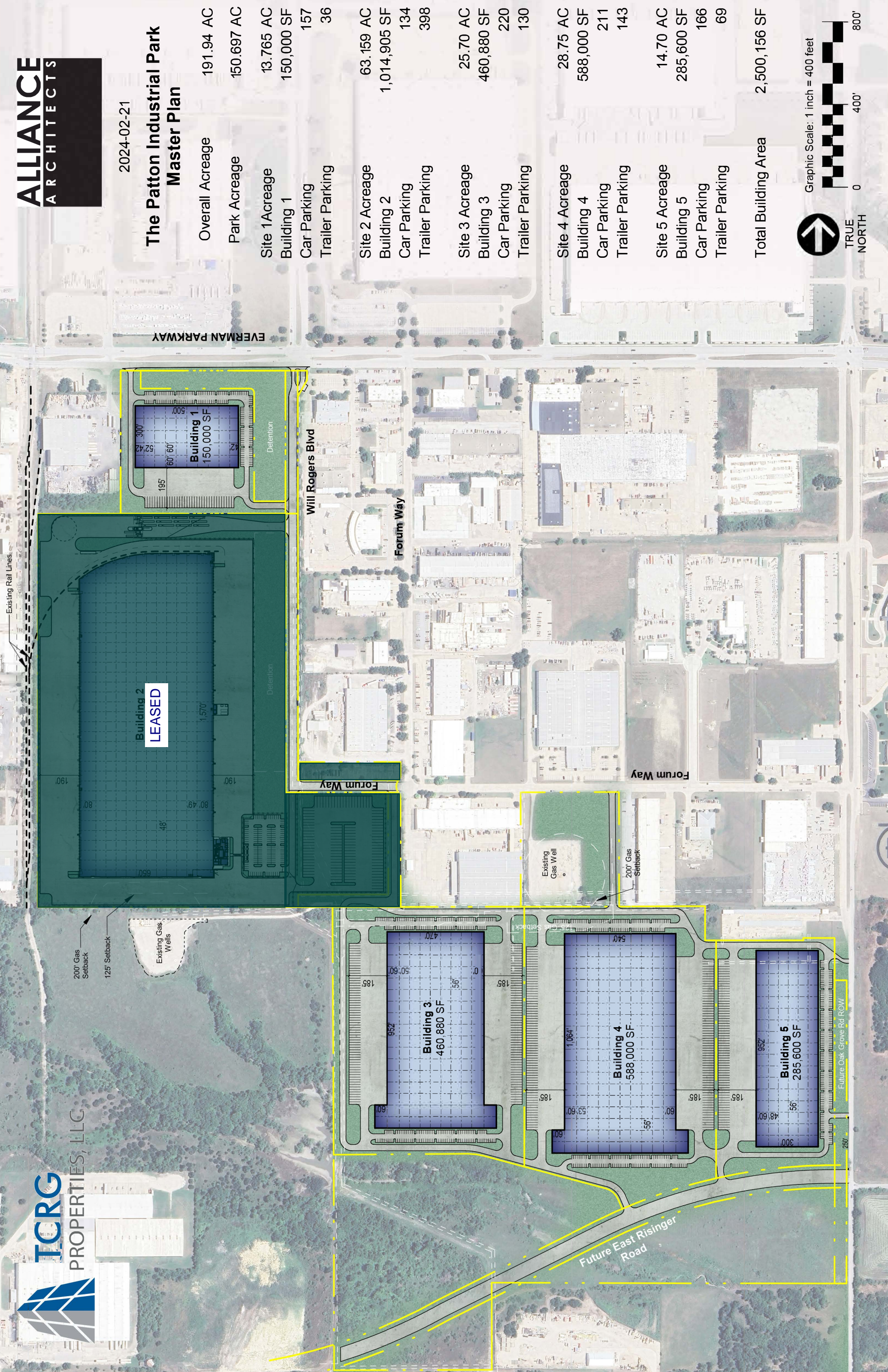
Total Building Area 2,500,156 SF



Graphic Scale: 1 inch = 400 feet



TRUE NORTH





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.

11-2-2015



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.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Ryan Wood	52289	Ryan@tcr.com	817-456-5208
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date