

SANDSTROM BUSINESS PARK

4778 GRANTS LN, FORT WORTH, TX 76179

LOT 10 :+/- 9,400 SF ON 1.6 AC



ZACH NAPIER

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SCOTT SCHAMBACHER

817.881.0459

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AVONDALE
DEVELOPMENT GROUP



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PROPERTY FEATURES

Price Guidance : CONTACT FOR DETAILS

Lot Size : +/- 1.6 Acres

Overall Property Dimension : +/- 297' x 279'

Lot SqFt : +/- 70,000 Sf

Utilities : Water Well, Septic, 3- Phase Available

Road Frontage : 251' (30' Wide Asphaltic Pavement)

Zoning : NO ZONING

IMPORTANT INFO :

Avondale is willing to improve the yard space, fencing, etc.

Contact For More Details.

Overall Building SqFt : +/- 9,400'

Overall Building Dimension : +/- 60' x 150'

2nd Story : +/- 20' x 20' (400 Sf)

Total Building Height : +/- 28' - 25'

Roll up Door Dimension : (4) 12' x 14' and (4) 12' x 12'

Best Use : Industrial, Flex, Warehousing,
Manufacturing, Distribution, Etc.

Other Details :

- NO Flood Plain
- NO Wetlands



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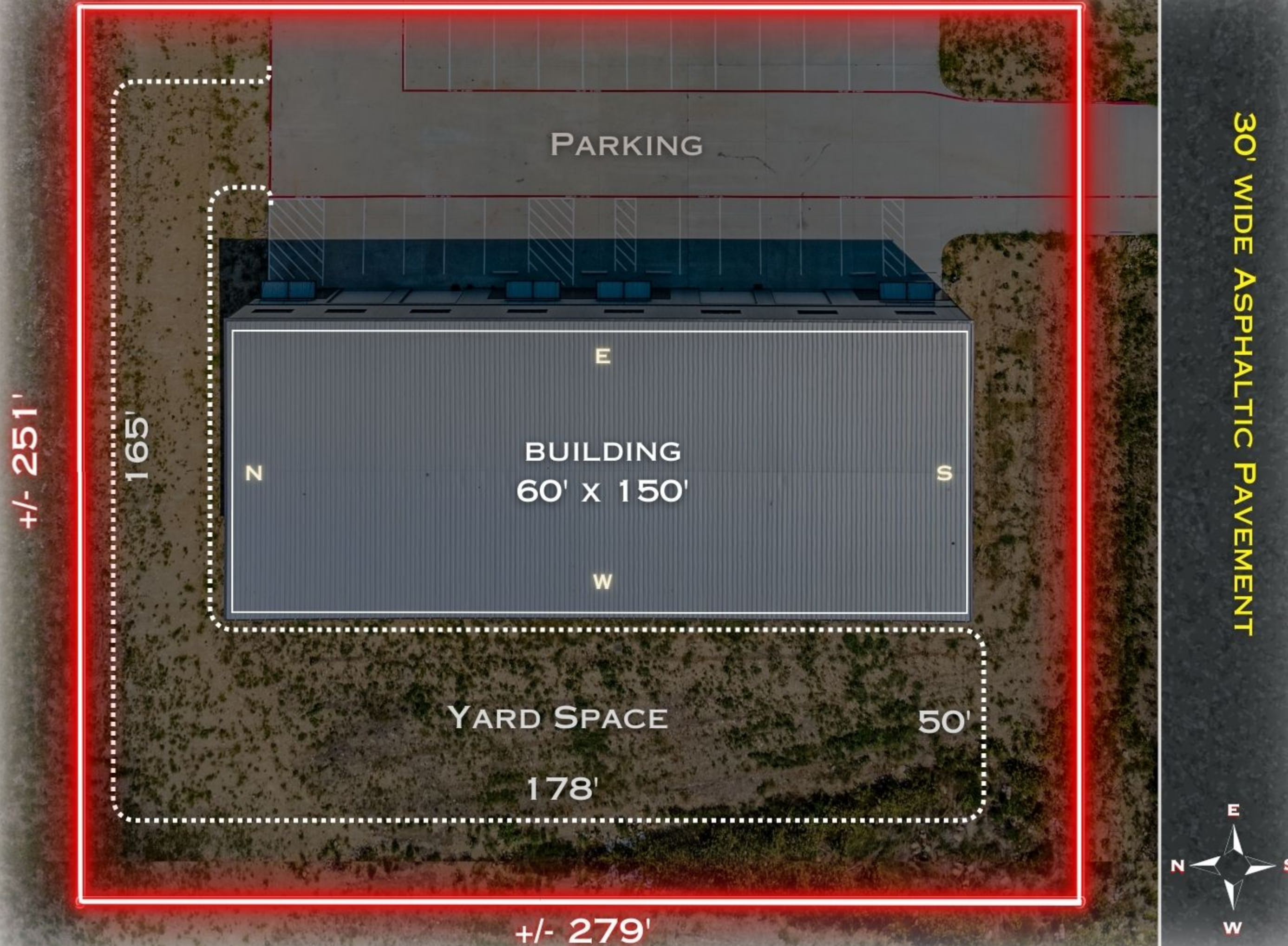
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SITEPLAN LOT 10 : 1.6 AC



- LOT #10 IN SANDSTROM BUSINESS PARK ACCOMMODATES THE DIVERSE NEEDS FOR BUSINESSES.
- THE BUILDING IS 60' X 150' AND HAS THE ABILITY TO INCREASE THE SIZE. THE SITE ALSO COMES WITH +/- 25 PARKING SPACES
- THIS 1.6 AC SITE IS 251' X 279'. UTILIZE THE REMAINING LAND FOR YARD SPACE OR OUTSIDE OPERATIONS.
- IT IS IMPORTANT THAT THE PROPERTY OFFERS THE FLEXIBILITY AND SPACE REQUIRED FOR ALL OPERATIONS

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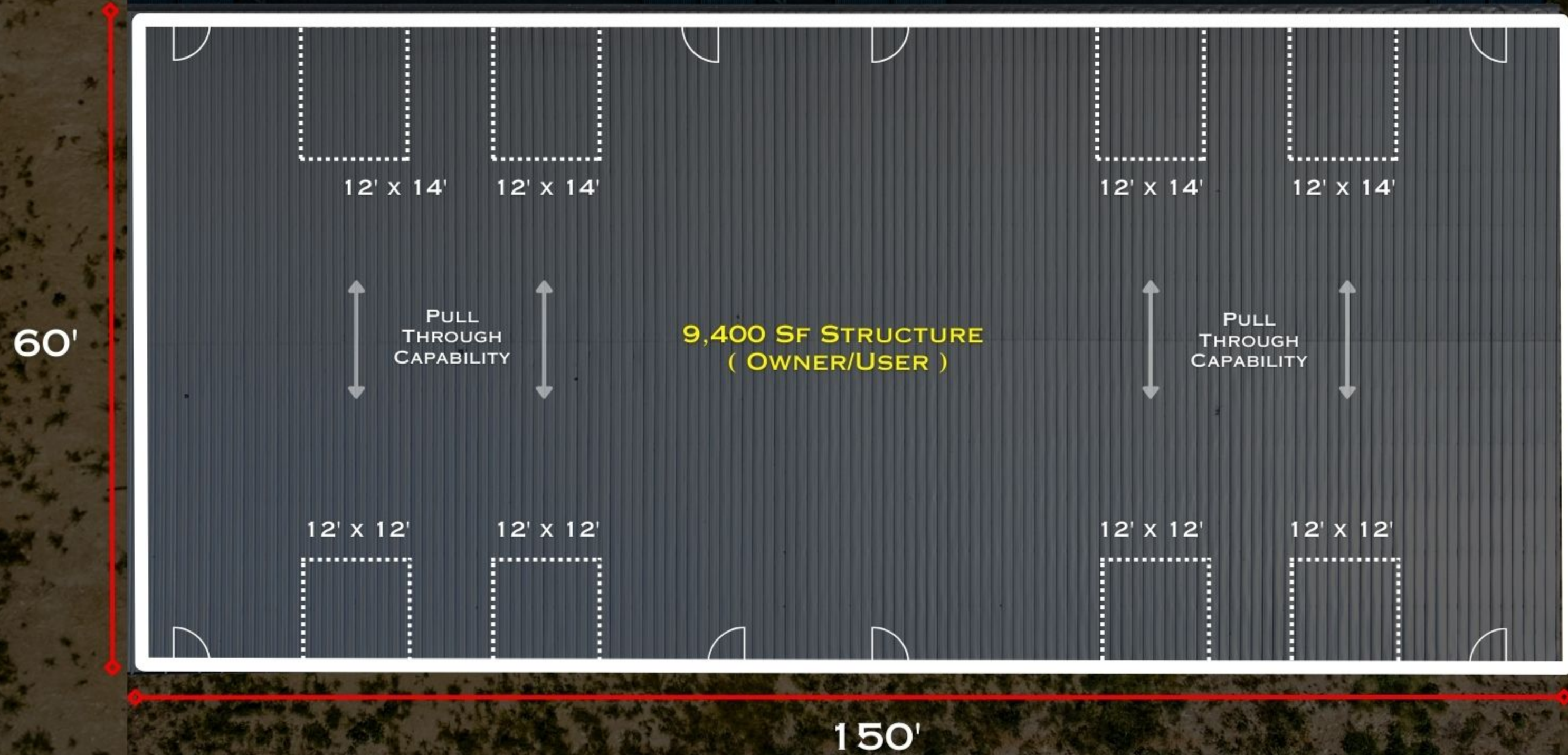
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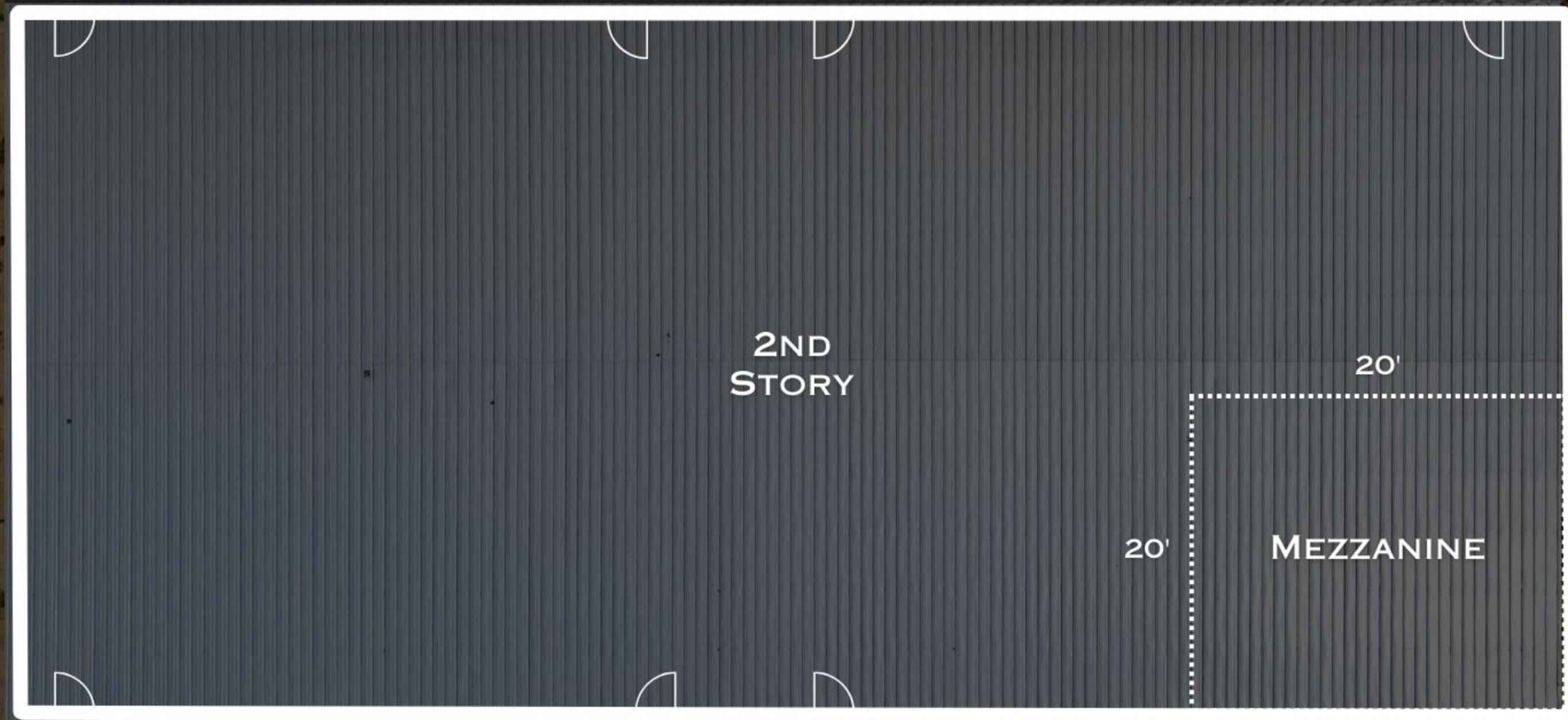


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60'



2ND
STORY

20'

20'

MEZZANINE

150'



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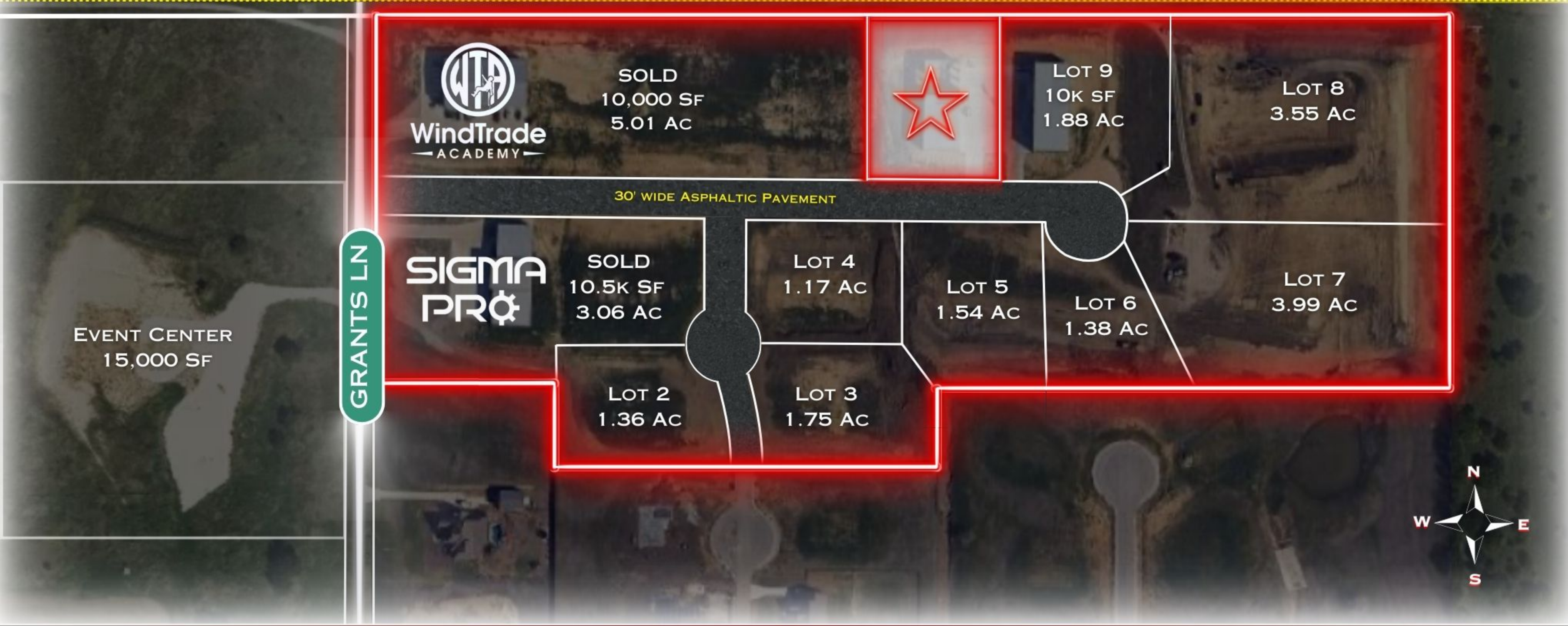
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FUTURE ALLIANCE GATEWAY EXPANSION



• 8 LOTS REMAIN, LOT SIZES RANGING FROM 1.17 AC - 4 AC

• AVONDALE OFFERS CUSTOM OFFICE/WAREHOUSE SPACES, CONTACT US TO GET STARTED ON YOUR NEXT PROJECT

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ALLIANCE GATEWAY EXPANSION - FORT WORTH MTP



LOCATION HIGHLIGHTS

- **BUS-287** - 2 MILES
- **US-287** - 4 MILES
- **FM 718** - 4 MILES
- **FM 156** - 7 MILES
- **BNSF** - 7 MILES
- **I-35W** - 8 MILES
- **HWY 114** - 11 MILES
- **DFW** - 20 MILES

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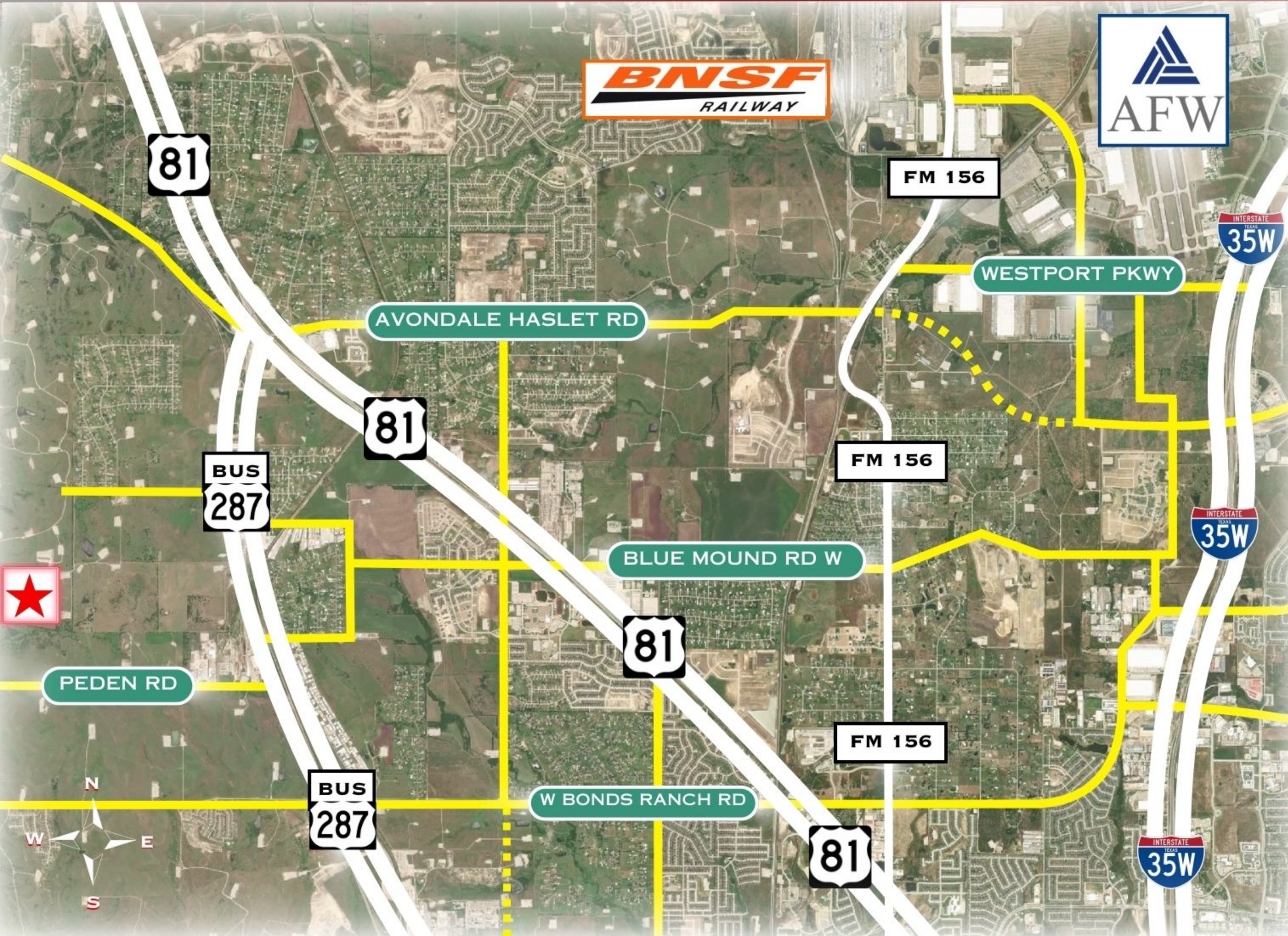
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FOR MORE INFORMATION

SCAN OUR QR CODE

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