

5070 MARK IV PARKWAY



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Team

COMPASS
COMMERCIAL

MARK IV PARKWAY

5070

Key Highlights

- 26 Guest parking + 2 Handicap
- 24 Covered parking + 2 Open (Gated employee parking)
- Additional land next to the building
- Heavy Power: 1203 Full Load Amps at 480 volt, 3-Phase
- Large conference rooms
- Employee Kitchen/break rooms
- HVAC capacity : ~73 tons

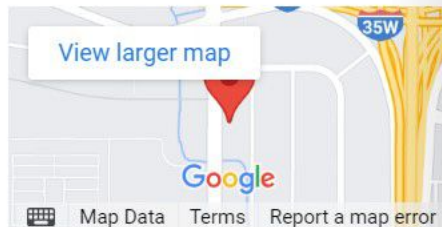
Location 5070 Mark IV Parkway,
Fort Worth

Size +/- 1.68 acres

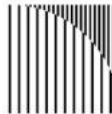
Frontage +/- 370' On Mark IV
Parkway

Zoning "K" (Heavy Industrial)

Building Size 12,771 SF - 1st Floor
11,504 SF - Second floor
(Estimated) 24,275 SF GBA



Executive Summary



Incredible opportunity to own an approximately 24,435 square foot, two-story office building with small warehouse situated on a +/-1.68-acre lot. This Class B property offers a unique opportunity for businesses seeking a versatile space that combines office functionality with warehouse capabilities.

The property's heavy industrial zoning (Zoned K) adds an extra layer of potential, allowing for a wide range of uses. Whether it's a manufacturing company, data center or a business in need of office space and storage, this property has the flexibility to accommodate diverse needs. The additional land square footage offers flexibility to expand, subdivide or increase customer or employee parking.

The property boasts heavy electrical service with distribution panels and 480 volts.

Generally located in the SWQ or Loop 820 North and I-35W North offering excellent freeway commute to anywhere in the metroplex.

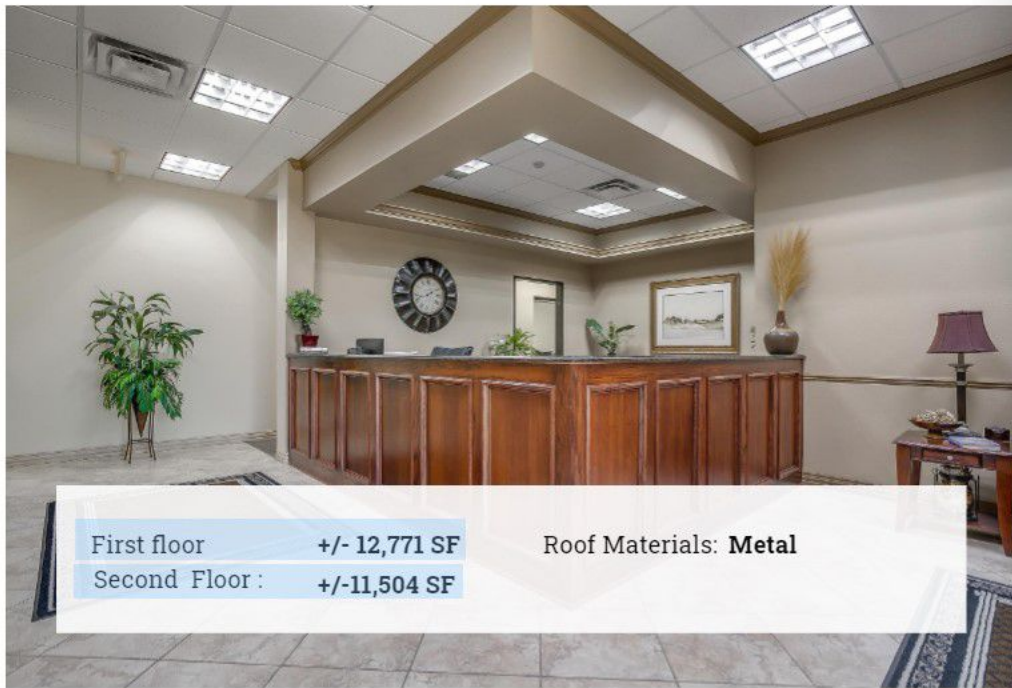
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Office Space +/-22,083 sq.ft.

Warehouse Space +/- 2192 sq.ft.

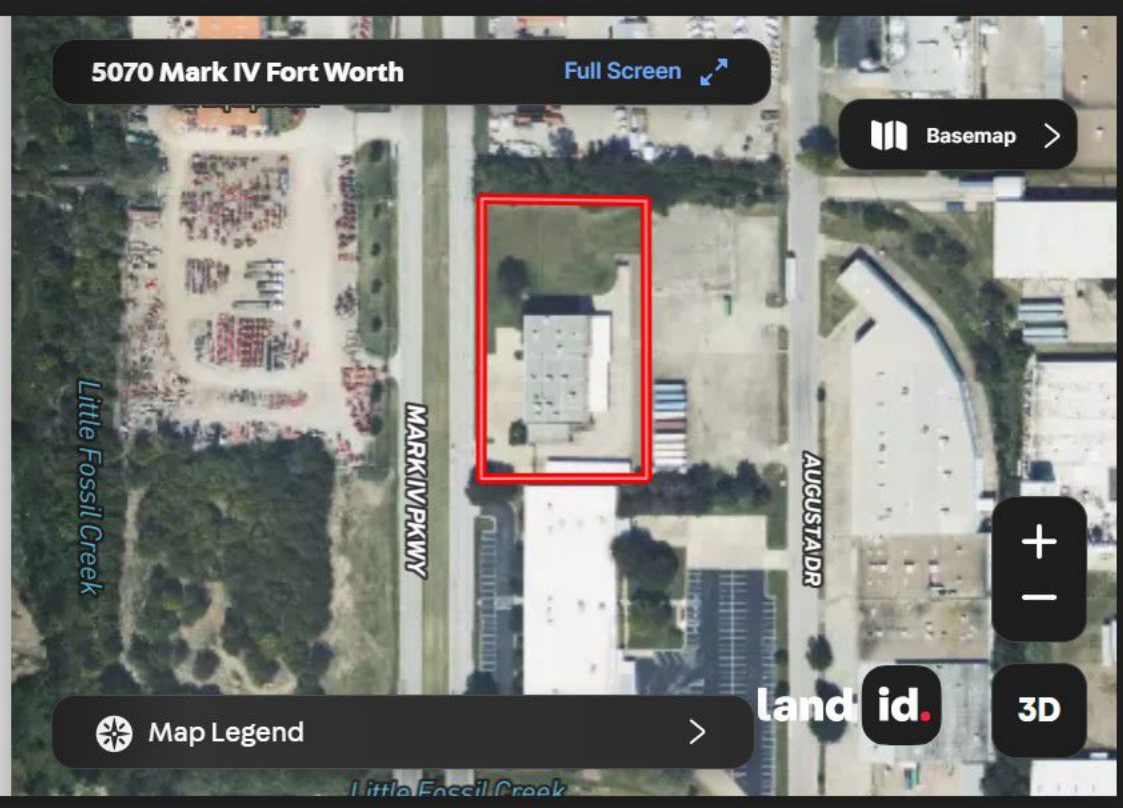
More information





First floor +/- 12,771 SF
Second Floor : +/-11,504 SF

Roof Materials: **Metal**





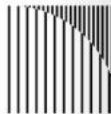
Aerials



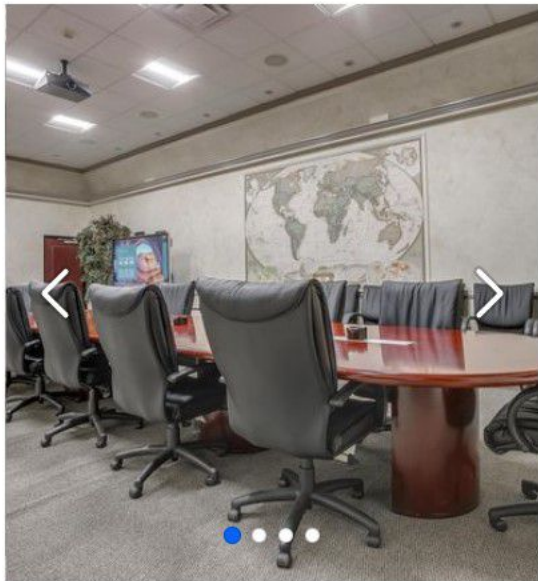
Parking

There are 26 guest parking spaces available, including two designated for handicapped parking.

Additionally, within the secured automatic gate, there are 24 covered parking spaces for employees, with two of those specifically reserved for handicapped parking.

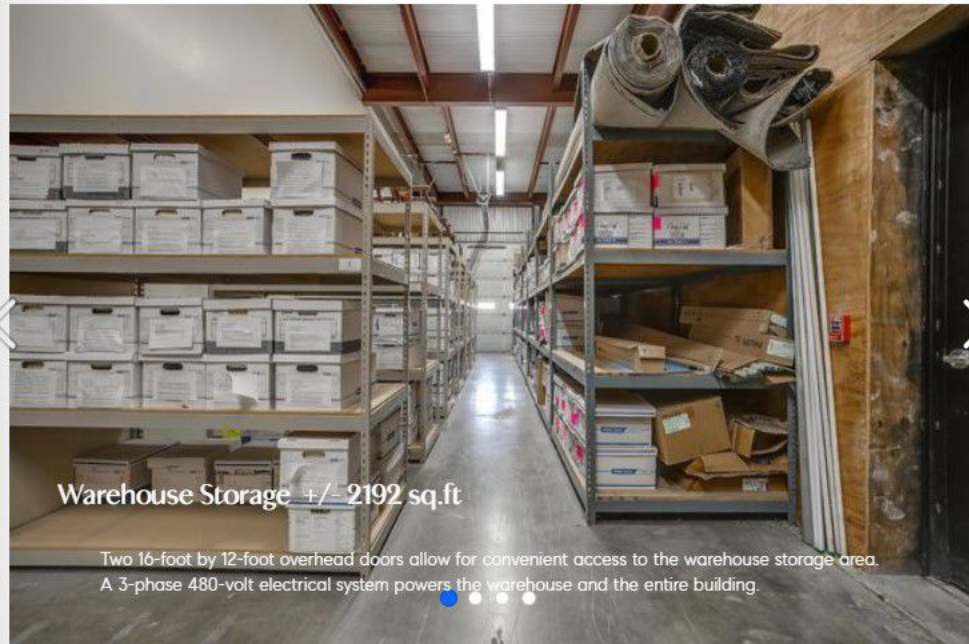
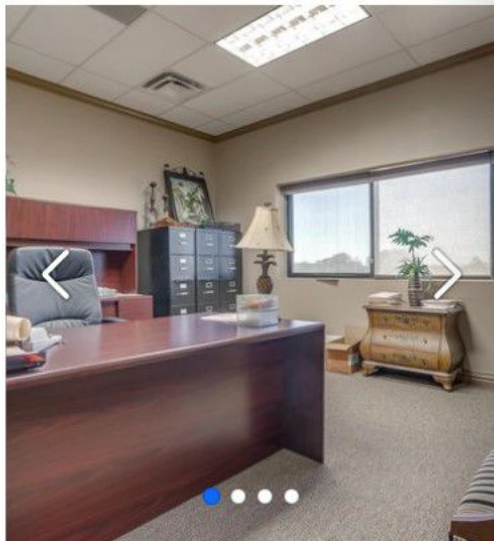


Offices



Conference Rooms

Located on the first floor is a large conference room, ideal for holding large meetings and events. Upstairs, two smaller conference rooms provide a quick and easy option for smaller gatherings.



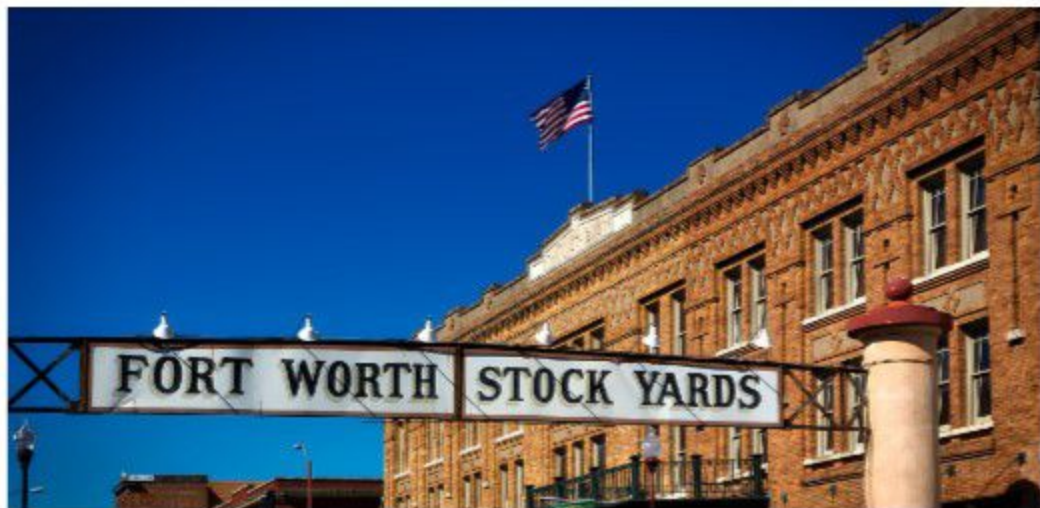
Warehouse Storage +/- 2192 sq.ft

Two 16-foot by 12-foot overhead doors allow for convenient access to the warehouse storage area. A 3-phase 480-volt electrical system powers the warehouse and the entire building.

LISTING BROKERAGE

Wegman, Walsh & Giordano Team | Compass RE

The Walsh Wegman Giordano Team is a top-performing real estate group with a proven track record of success. In 2022 alone, we achieved \$181,000,000 in sales and completed 400 transactions, solidifying our position as one of the most productive teams in the industry. Our commitment to excellence has been recognized by the Compass Texas ranking, where we proudly hold the number one spot in sales volume. Specialties included Residential, Commercial and Farm and Ranch Real Estate.



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Information about Brokerage Services

