

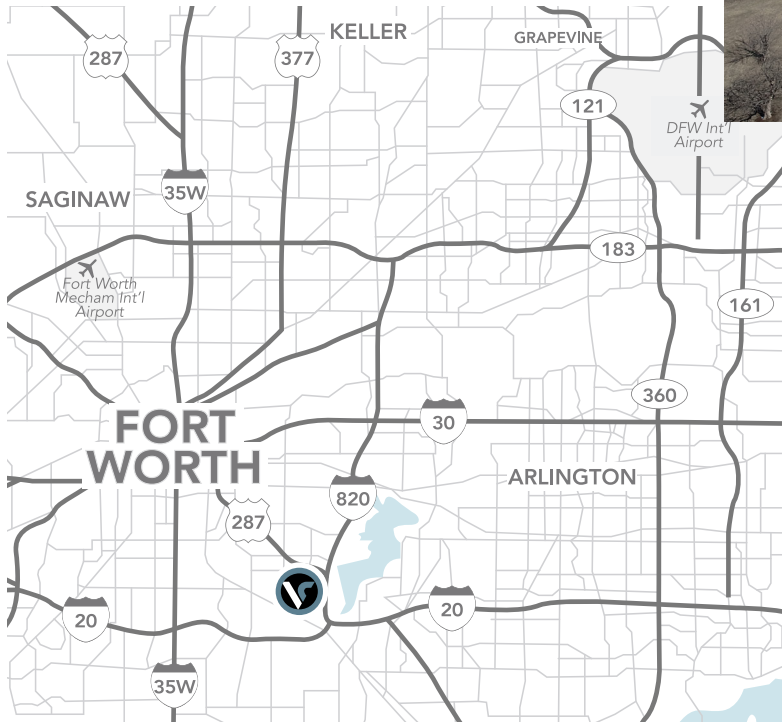
VILLAGE CREEK



5000 VILLAGE CREEK RD., FORT WORTH, TX 76119



UP TO 605,489 SF



PROJECT FEATURES

- 36.6 Acre Site Zoned "J" Medium Industrial with the City of Fort Worth
- Central Location at the Intersection of Loop 820 and Hwy 287
- Across the street from FedEx Ground, UPS Freight and 5 other shipping & logistics companies located within 1 mile.
- Located 2 Miles from I-20, 6 Miles from I-30, 7 Miles from I-35W & Downtown Ft. Worth and 23 Miles from DFW Airport
- Site Located within a Neighborhood Empowerment Zone (NEZ) which Provides a 5-Year, 100% Property Tax Abatement with the City of Fort Worth
- Ability to Fully Secure Site or Truck Courts for Up To 4 Tenants

SETH KOSCHAK
817.877.1301
skoschak@streamrealty.com

LUKE DAVIS
214.267.0420
ldavis@streamrealty.com

JEFF REIN
817.877.1309
jeff.rein@streamrealty.com

STREAM

FOREFRONT
COMMERCIAL REAL ESTATE

GRANITE

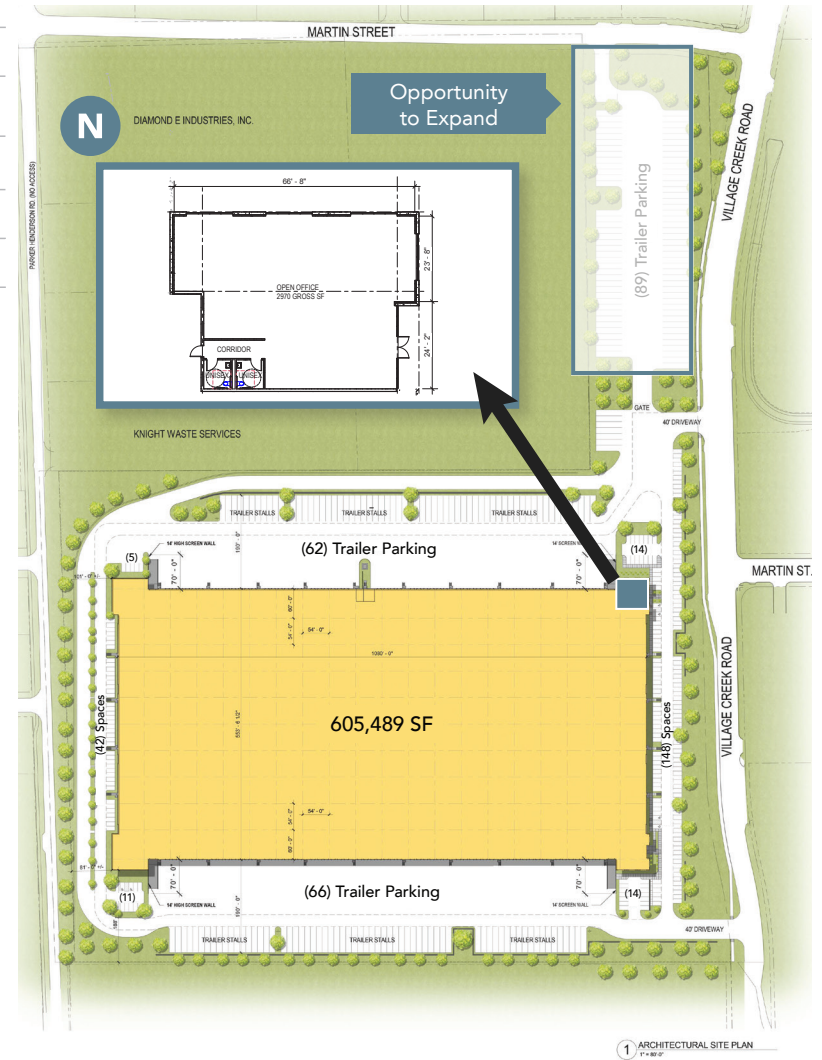
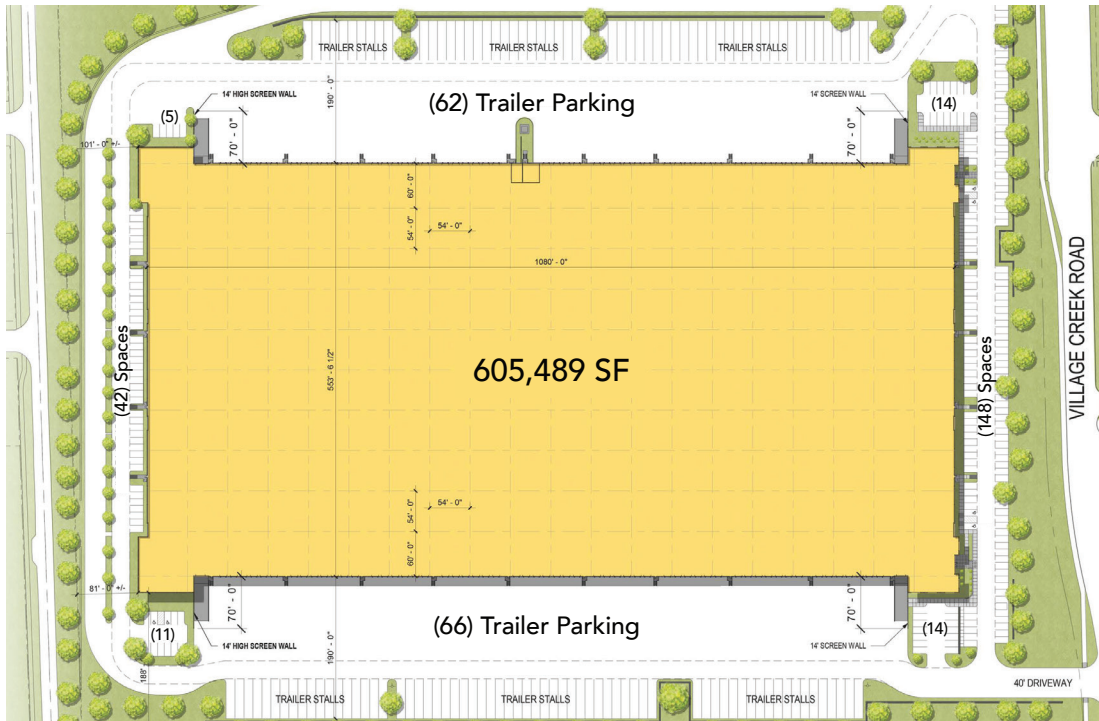
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SITE SPECIFICATIONS:

TOTAL AVAILABLE SF	605,489 SF	DRIVE-IN DOORS	4
OFFICE	2,970 SF	CAR PARKS	245
BUILDING DEPTH	554'	TRAILER PARKS	128 (expandable to 217)
CLEAR HEIGHT	36'	FIRE SUPPRESSION	ESFR
TRUCK COURT	190'	LIGHTING	LED Lighting in Warehouse
DOCK DOORS	117	ROOF INSULATION	R-20
LEVELERS	40 (40K lbs Pit Levelers)		



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