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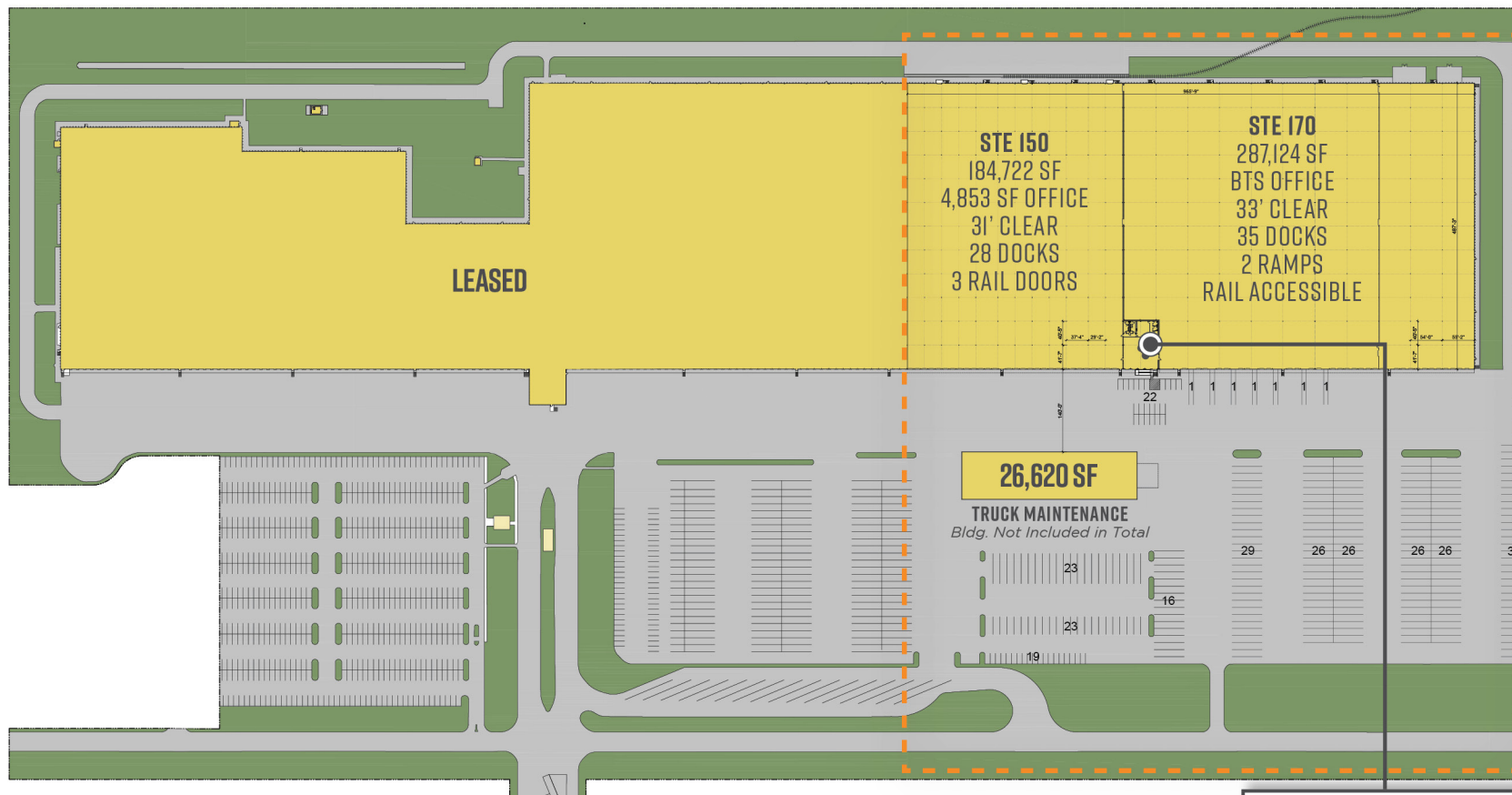
CIM

ALL ROADS LEAD TO

JUNCTION
20/35

184,722 - 471,846 SF AVAILABLE

7550 OAK GROVE ROAD | FORT WORTH, TX 76140



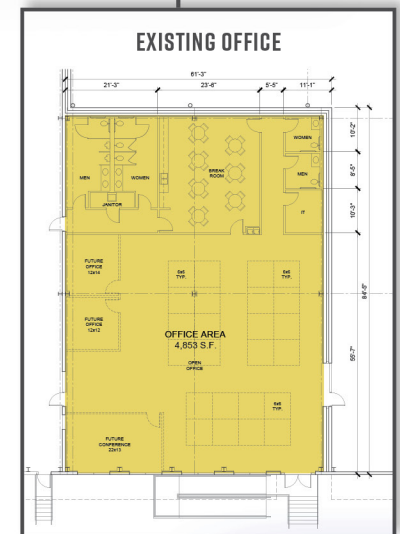
PROPERTY AVAILABILITY

SUITE 150

- Available Immediately
- 184,722 SF
- 4,853 SF Existing Office
- 31' Clear
- 28 Docks
- 3 Rail Doors
- Fenced and Secure 5.6 AC Truck Court / Paved Yard Area
- Bonus: Additional 26,628 SF Truck Maintenance Facility (not included in total SF)
- Rail Served Facility (by Union Pacific and Ft. Worth Western)

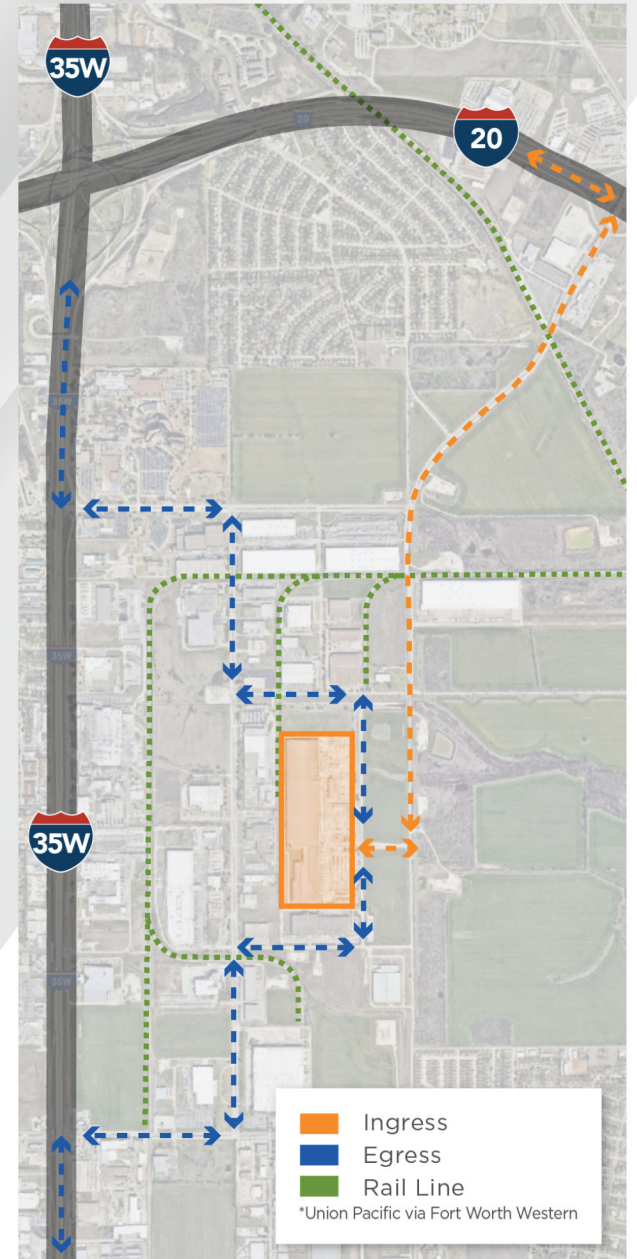
SUITE 170

- 60-90 day Availability
- 287,124 SF
- BTS Office
- 31-33' Clear
- 35 Docks
- 2 Ramps
- Fenced and Secure 6 AC Truck Court / Paved Yard Area
- Rail Accessible (by Union Pacific and Ft. Worth Western)



JUNCTION 20/35

7550 OAK GROVE ROAD | FORT WORTH, TX 76140



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JUNCTION 20/35

7550 OAK GROVE ROAD | FORT WORTH, TX 76140



760,850

Labor Workforce
(within 10 miles)



10 MILES

From Fort Worth CBD



\$71,276

Average Household Income



2 MILES

From 20 / 35



813,176

2029 Projected Population
(within 10 miles)



AT THE INTERSECTION OF **COMMERCE & SUCCESS**

Junction 20/35 is a 1.1M SF warehouse distribution center located at the Carter Industrial Park in South Fort Worth. The building lies in the heart of an ever-expanding and dynamic submarket with a strong workforce. Junction 20/35 has immediate access to north-south I-35W and east-west I-20, two of the country's critical trucking arteries that serve the Dallas/Fort Worth Metroplex as well as major markets across the United States, Canada, and Mexico via truck, rail and air service.

