

# SANDSTROM BUSINESS PARK

4780 GRANTS LN, FORT WORTH, TX 76179  
LOT 9 :+/- 10,000 SF ON 1.88 AC



FIRE LANE NO PARKING

ZACH NAPIER

817.915.6438  
ZACH.AVONDALE@GMAIL.COM

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 :** +/- 1.88 Acres

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

**Lot SqFt :** +/- 81,980 Sf

**Utilities :** Water Well, Septic, 3- Phase Available

**Road Frontage :** 180' ( 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 :** +/- 10,000'

**Yard Space :** +/- .87 Acres ( 170' x 192' )

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

**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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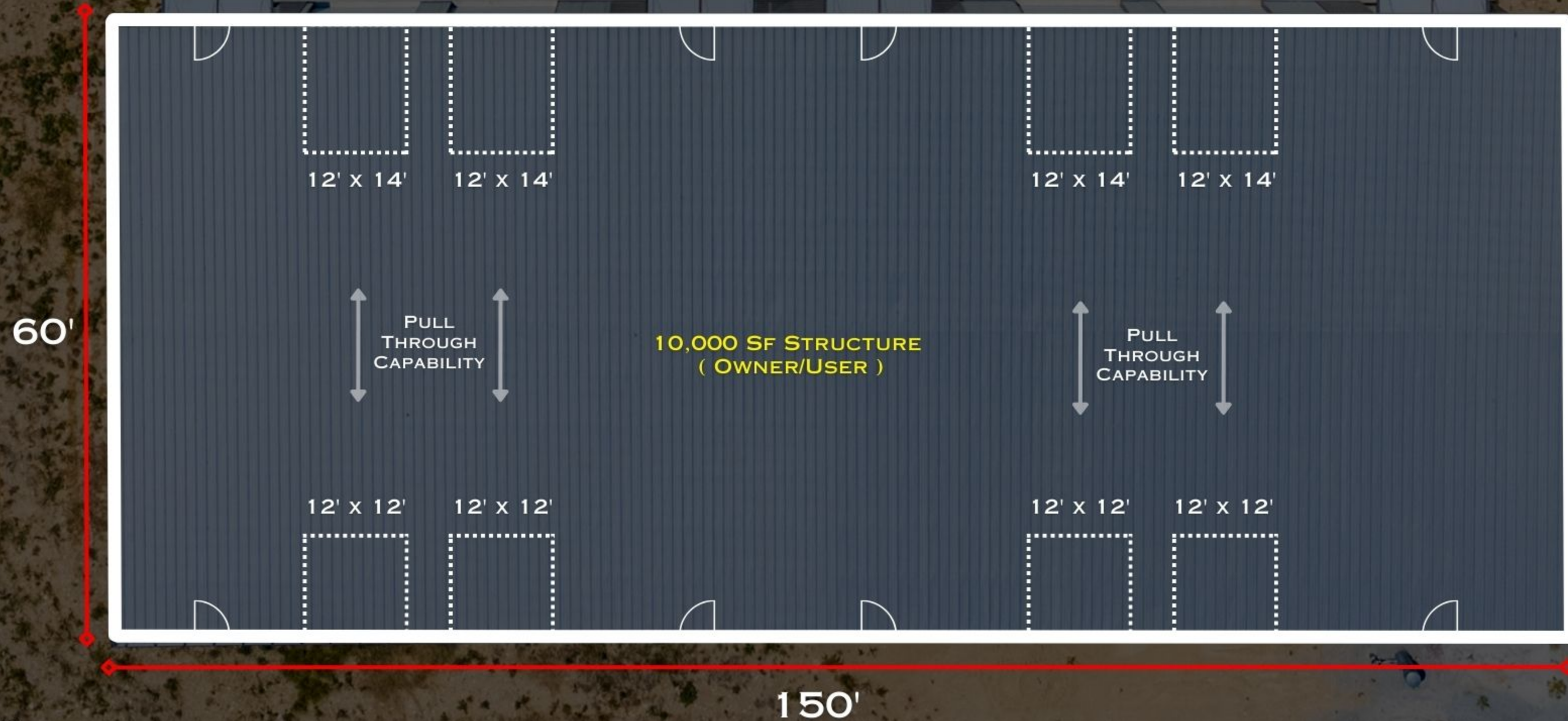
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## SITEPLAN LOT 9 : 1.88 AC



- LOT #9 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 1.88 AC SITE IS 297' X 279'. UTILIZE THE REMAINING LAND FOR YARD SPACE, THAT EQUATES TO ROUGHLY +/- 1 ACRE
- IT IS IMPORTANT THAT THE PROPERTY OFFERS THE FLEXIBILITY AND SPACE REQUIRED FOR ALL OPERATIONS

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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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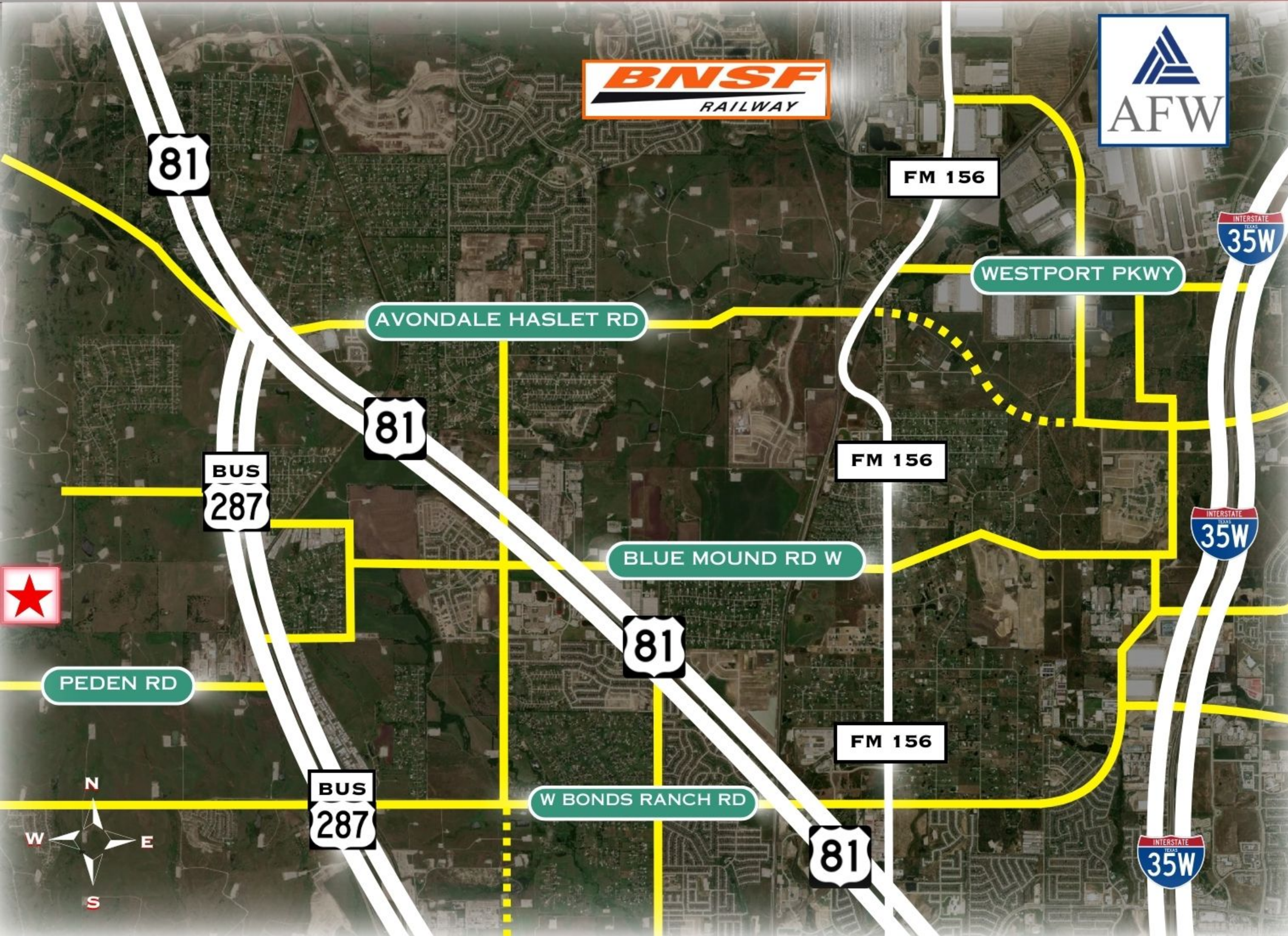
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# FOR MORE INFORMATION

## SCAN OUR QR CODE

**ADG**land.com



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