



FOR SALE

**6001 TENSION DR
FORT WORTH | TEXAS**



CONTACT

Akash Khanna
945.217.6410
akash@cheneygroup.com

Jeff Cheney

OFFERING MEMORANDUM

IMPORTANT DISCLOSURES

This Offering Memorandum (the "Memorandum") has been prepared by The Cheney Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Cheney Group.

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Cheney Group and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.





TABLE OF **CONTENTS**

04	EXECUTIVE SUMMARY
05	PROPERTY SUMMARY
06	INVESTMENT OVERVIEW
08	PROPERTY PHOTOS
10	LOCATION OVERVIEW
13	OUR TEAM
14	CONTACT US

EXECUTIVE SUMMARY

6001 Tension Drive presents an exceptional opportunity to buy a freestanding industrial/flex building located in Fort Worth, Texas. Offering approximately 18,264 square feet of total space, this property is ideally positioned near major transportation corridors including I-30 and Loop 820, allowing for seamless access throughout the Dallas-Fort Worth metroplex.

The building is well-suited for a variety of industrial users such as service contractors, distributors, and small manufacturers. Inside, the facility features a flexible layout that includes both warehouse space and finished office areas, providing an efficient environment for daily operations. The warehouse is equipped with grade-level overhead doors, allowing for easy loading and unloading, while the office portion supports administrative or customer-facing needs.

Whether you're an owner-user looking to control your space or an investor seeking a functional and well-located industrial asset, 6001 Tension Drive delivers versatility, connectivity, and strong long-term potential in one of Fort Worth's most accessible industrial corridors.



PROPERTY SUMMARY



Listing price
\$1,550,000



Total Building Size
+/- 18,264 SF



Type
INDUSTRIAL



FINANCIAL DETAILS

Listing price	\$1,550,000
Price PSF	\$85

PROPERTY DETAILS

Property Address	6001 Tension Dr., Fort Worth, TX
Total Building	+/- 18,264 SF (HVAC)
Finished Office	+/- 3,500 SF
Warehouse Area	+/- 14,764 SF (HVAC)
Type	Industrial
Proposed Use	Office/Warehouse



BUILDING OVERVIEW



+/-18,264 SF
Square Feet



TENSION DR.
Frontage



INDUSTRIAL
Type



OFFICE/WAREHOUSE
Proposed Use

- **FINISHED OFFICE WITH 11 PRIVATE OFFICES, CONFERENCE ROOM & BREAK ROOM/KITCHENETTE**
- **HVAC WAREHOUSE, 2 DOCK HIGH DOORS, 1 GRADE LEVEL DOOR, 2 EXTERIOR COVERED DOCK HIGH STAGING AREAS, & 4 RESTROOMS**
- **+/- 12 FT CLEAR HEIGHT & A FENCED-IN SIDE LOT**
- **CONVENIENT ACCESS TO I-820, I-30, & I-20**
- **RECOGNIZABLE ADDRESS NEAR SWQ OF I-820 & LANCASTER AVE**

TOTAL AVAILABILITY: +/-18,264 SF

Includes:

- 14,764 SF Total Warehouse Space
- 3 Warehouse Spaces
- 4 Warehouse Restrooms
- 2 Dock High Doors
- Grade Level Dock Door
- Covered Exterior Double Dock High Staging Area
- Warehouse Break Area
- 3,500 SF Office Space
- 11 Private Offices
- 2 Restrooms
- Conference Room

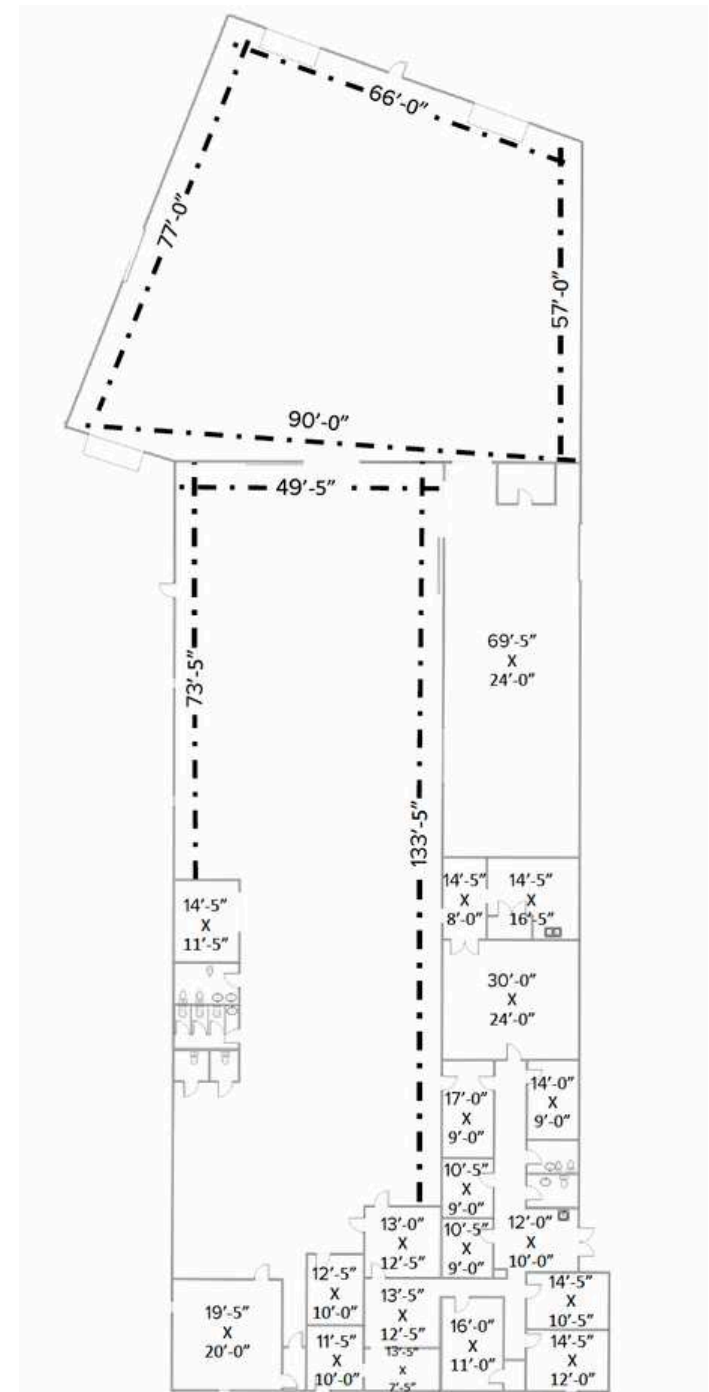
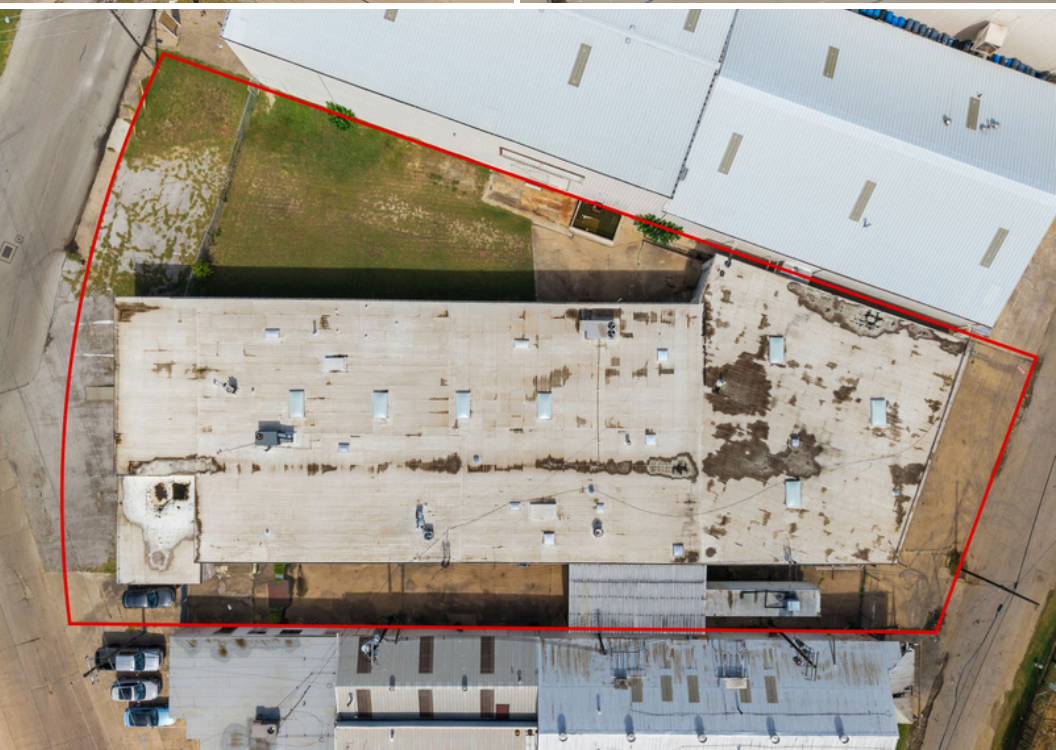




TABLE OF CONTENTS





LOCATION OVERVIEW

FORT WORTH, TEXAS

Fort Worth, Texas, stands as a cornerstone of the thriving Dallas-Fort Worth (DFW) metroplex, which continues to demonstrate resilience and transformation across commercial real estate sectors in 2025. While the industrial sector has experienced a period of cooling following rapid expansion—with 33.6 million square feet delivered over the past year and a 9.5% vacancy rate—investor interest remains robust. Rents in the industrial market continue to grow at an annual rate of 4.1%, underscoring the sector's long-term potential. The office market is evolving alongside hybrid work trends, reflected by 4.9 million square feet of negative net absorption year-to-date. However, large-scale investments from companies like Wells Fargo and Goldman Sachs signal sustained confidence in Fort Worth's commercial landscape.

Supporting this commercial momentum are major infrastructure investments, including a \$9 billion expansion of Dallas-Fort Worth International Airport and a \$6 billion redevelopment of the DFW convention center. With a median household income of \$53,693, a median property value of \$332,000, and an employed population exceeding 1.16 million, Fort Worth presents a dynamic blend of affordability, workforce strength, and accessibility. Its evolving economic landscape, business-friendly climate, and continued growth position Fort Worth as one of the most promising investment environments in the region.



\$53,693
MEDIAN HH
INCOME



\$332,000
MEDIAN
PROPERTY VALUE



1.16M
EMPLOYED
POPULATION



35.9
MEDIAN
AGE



TRAFFIC VISIBILITY

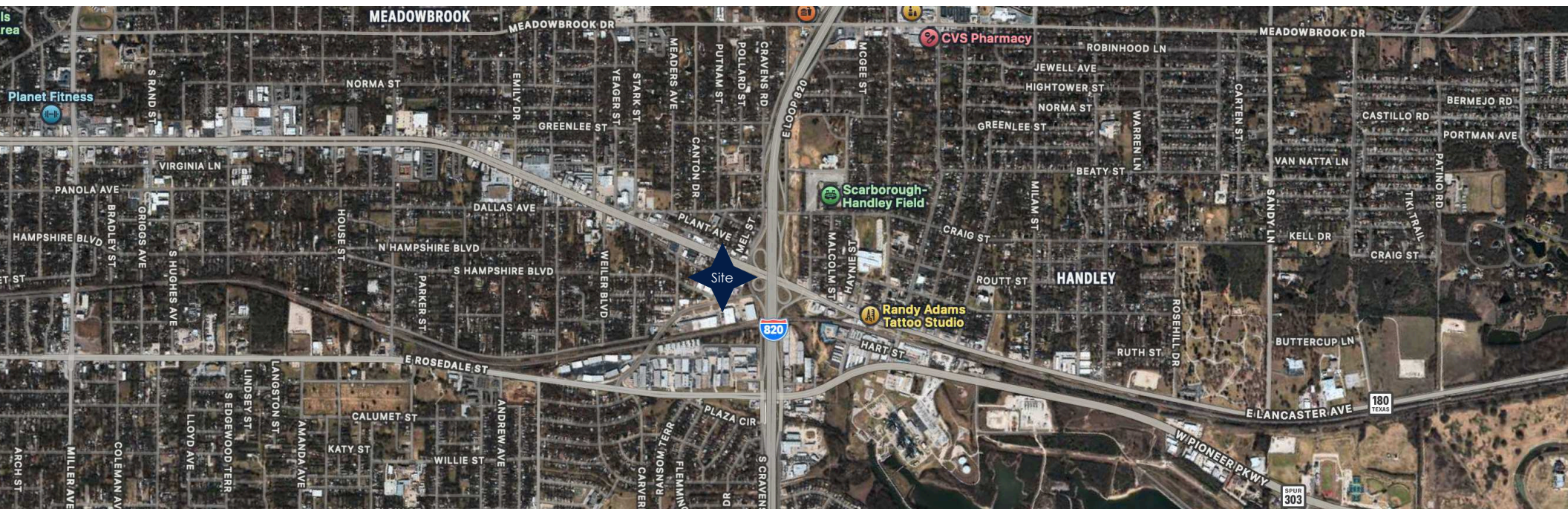
6001 Tension Drive benefits from excellent traffic visibility due to its strategic location near several major highways, including I-20, I-30, and I-820. These highways are among the most heavily trafficked routes in the Fort Worth area, providing outstanding exposure for businesses located on or near Tension Drive. According to the Texas Department of Transportation (TxDOT), adjacent corridors to I-820 frequently record daily traffic volumes exceeding 100,000 vehicles. This level of activity ensures a steady flow of potential customers and maximizes signage and branding visibility for tenants at the property.



Tension Drive's proximity to freeway access points allows for ease of mobility, making the property an appealing option for both employees and customers. Coupled with the property's strong visibility and ease of access, these traffic dynamics make 6001 Tension Drive a compelling location for commercial use, particularly for businesses seeking regional reach and convenient transportation links.

DRIVE TIME

I-820	1 Minutes	DFW Airport	20 Minutes
I-30	5 Minutes	Dallas	26 Minutes
I-20	6 Minutes	Lewisville	35 Minutes
Pres. George Bush TP	12 Minutes	Denton	45 Minutes



OUR TEAM



AKASH KHANNA
COMMERCIAL LEAD

945.217.6410
akash@cheneygroup.com



JEFF CHENEY
BROKER/ TEAM LEAD

214.550.8200
jeff@cheneygroup.com



CONTACT

Akash Khanna
945.217.6410
akash@cheneygroup.com

Jeff Cheney

M
MONUMENT REALTY
CHENEY GROUP

Cheney Group
1 Cowboys Way Ste 160 | Frisco, Texas, 75034
akash@cheneygroup.com

www.cheneygroup.com