

# BLUE SMOKE INDUSTRIAL PARK



**FOR LEASE**

## **MOVE-IN READY INDUSTRIAL SPACE FROM 1,800 - 10,800 SF AVAILABLE**

402-414, 2301-2434 Blue Smoke Court, 2301-2639 Ludelle Street  
& 150 S. Beach Street

Fort Worth , TX 76105

## Availability

- ◆ 10,800 sf
- ◆ 8,100 sf
- ◆ 4,500 sf
- ◆ 3,600 sf
- ◆ 3,000 sf
- ◆ 2,400 sf
- ◆ 1,800 sf

## Property Highlights

- ◆ Grade level and dock high loading available
- ◆ New LED lighting
- ◆ +/- 14'-20' Clear height in warehouse
- ◆ 3-phase power available
- ◆ Move in ready
- ◆ Secured outside storage available
- ◆ Significant park upgrades completed and underway
- ◆ Minutes to Downtown Fort Worth
- ◆ Immediate access to I-30, Hwy 287



**MAJOR PARK  
ENHANCEMENTS**



**16 BUILDING  
INDUSTRIAL PARK**



**PRIME  
LOCATION**



**PROACTIVE  
OWNERSHIP**



Owned by:



Leased by:



CORFAC  
INTERNATIONAL

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# SITE PLAN



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**8 MINUTES TO FORT WORTH CBD**

**20 MINUTES TO ARLINGTON ENTERTAINMENT DISTRICT**



**22 MINUTES TO FORT WORTH ALLIANCE AIRPORT**

**24 MINUTES TO DFW INTERNATIONAL AIRPORT**

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# BLUE SMOKE INDUSTRIAL PARK



**BAY  
SPACE**

**FOR LEASING INFORMATION**



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