

4701 Pylon St

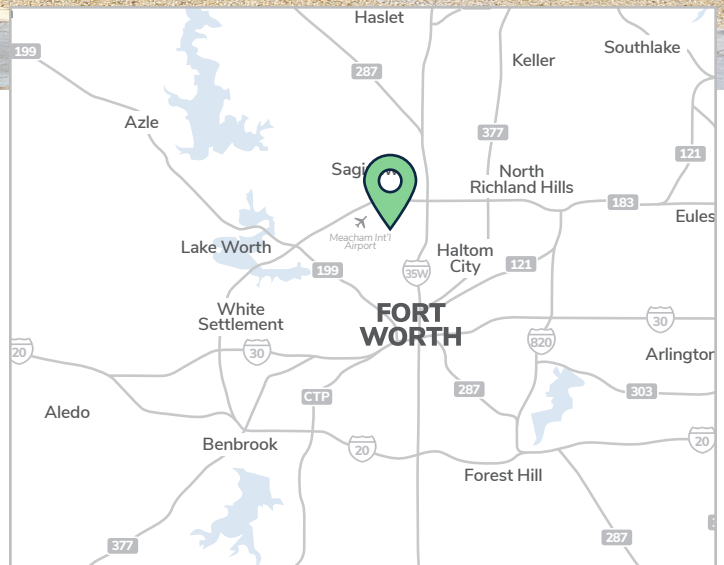
Fort Worth, TX 76106

AVAILABLE FOR LEASE



Property Information

- ± 56,470 SF Available
 - ± 41,342 SF Main Building
 - ± 15,128 SF Service Building
- ± 4,830 SF Main Building Office
- Ability to Accommodate Multiple Demising Scenarios
- Sits on ± 6.85 AC with secured & paved outside storage
- Additional ± 3.08 AC fenced and secured outside storage & trailer parking
- 20' – 35' Clear Height
- Main Building:
 - 14 Dock High Loading Doors (9' x 10')
 - 16 Semi-Dock High Loading Doors (8' x 8')
- Maintenance Building:
 - 12 Grade Level Doors (1 - 14' x 14', 2 - 10' x 16', 9 – 10' x 14')
- 104 Car Parks
- 20 Trailer Parks
- Zoning: K - Heavy Industrial
- Close proximity to the intersection of I-35W and Loop 820



DOWNTOWN FORT WORTH

7.5 MILES | 13 MINS

DOWNTOWN DALLAS

36 MILES | 36 MINS

DFW AIRPORT

20.2 MILES | 21 MINS

MEACHAM AIRPORT

1.5 MILES | 3 MINS

FORREST COOK

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CHEYENNE MUNGARAY

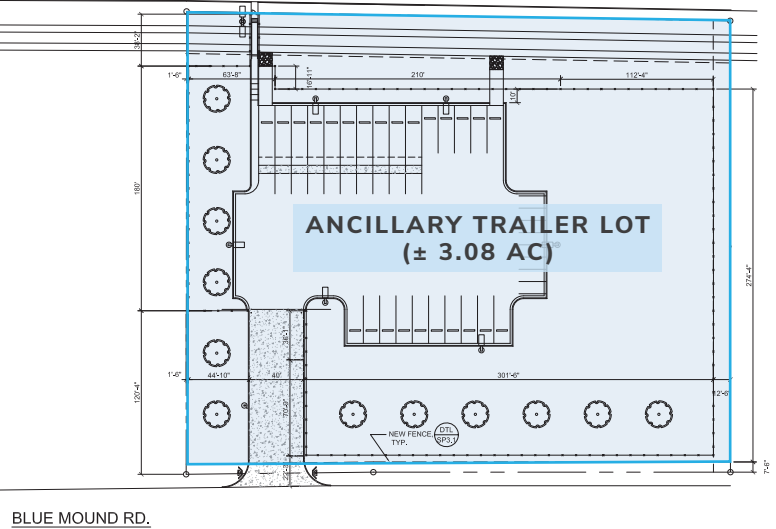
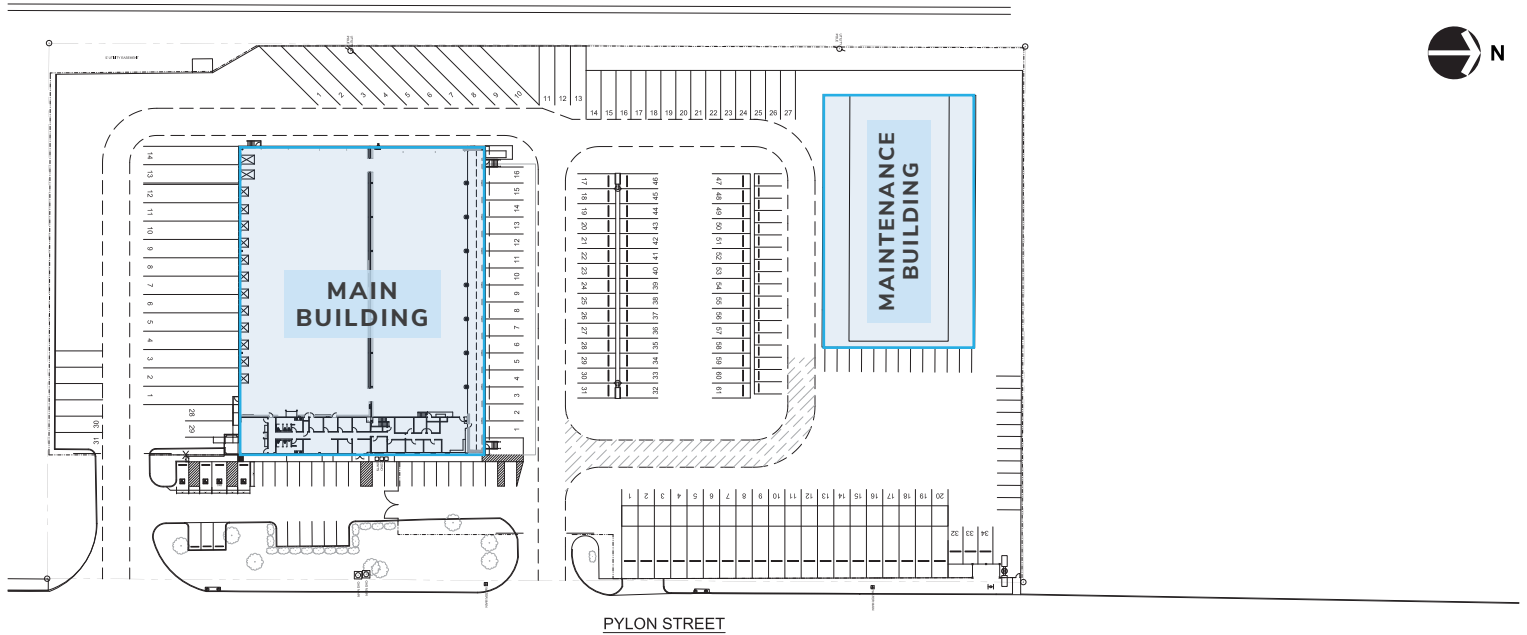
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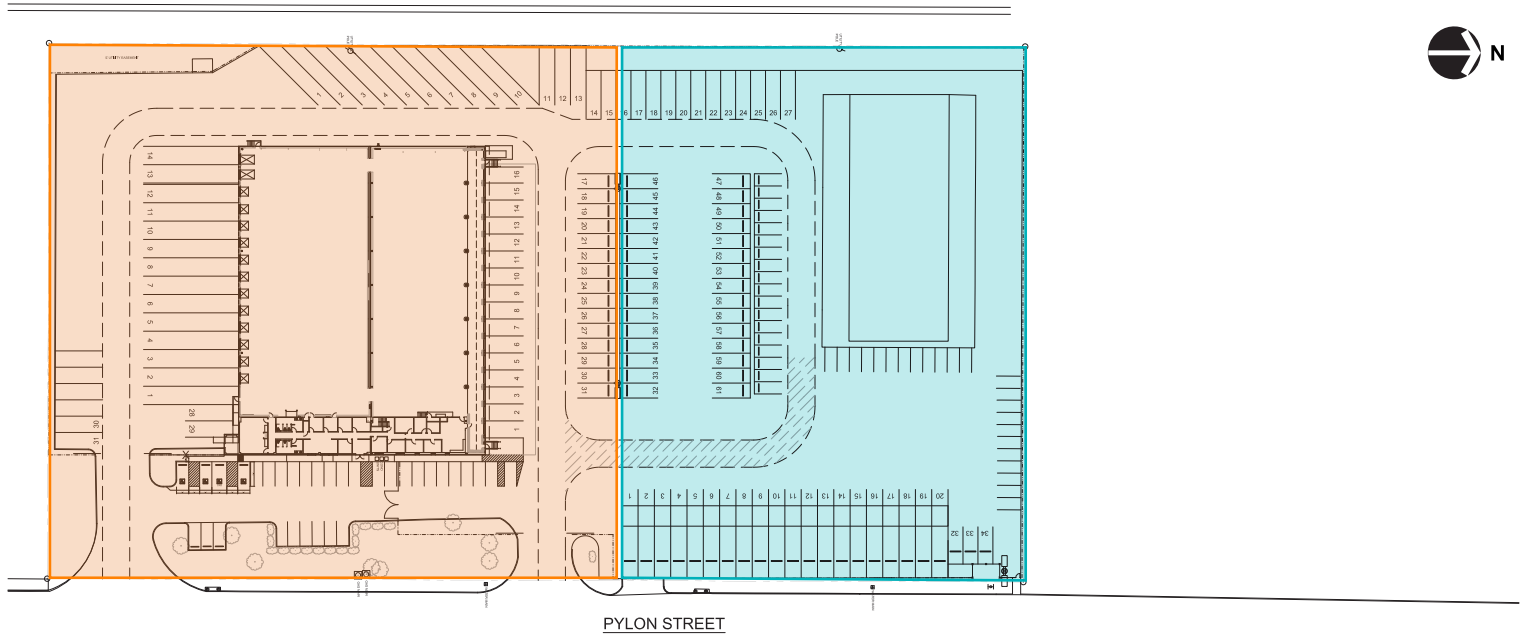
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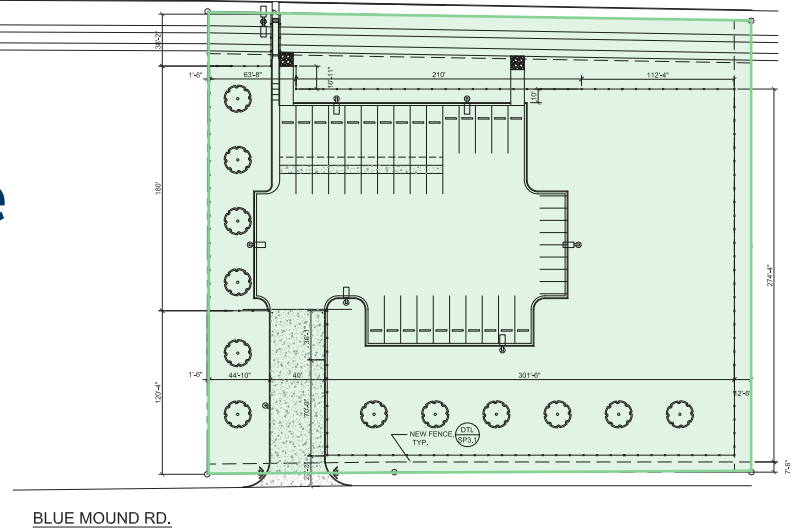
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Flexibility to Demise

- Divisible Concept 1:
± 41,342 SF with ± 3.5 AC
- Divisible Concept 2:
± 15,128 SF with ± 3.35 AC
- Divisible Concept 3:
± 3.08 AC



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