



# AVAILABLE

## RISINGER ROAD NORTH BUILDING

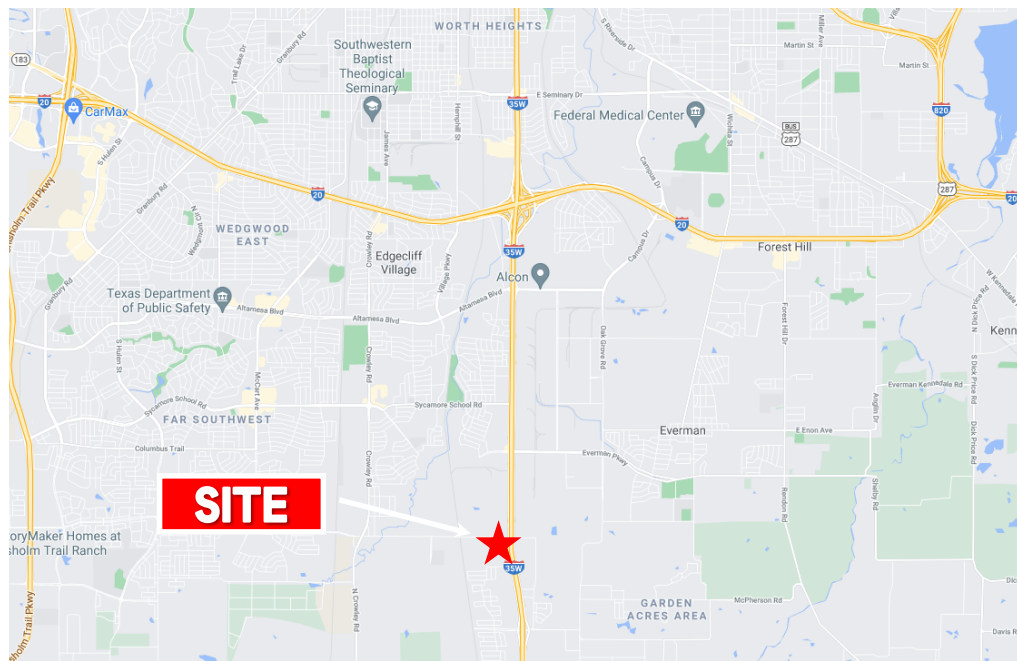
9500 South Freeway • Fort Worth, TX 76140

**50,000 SF 100% HVAC Manufacturing Bldg.**



### SITE FEATURES:

- ✔ 100% HVAC Manufacturing Bldg.
- ✔ I-35 Highway Frontage—immediate access from exit ramp
- ✔ 5.54 Acre Site
- ✔ Heavy park/heavy power
- (75) Space Auto Parking
- (5) Accessible Auto Parking Spaces
- (28) Truck Trailer Parking Spaces
- ✔ 30' candle LED lighting
- ✔ R-25 roof insulation
- ✔ 3,000 SF spec office
- ✔ 8" thick concrete slab
- ✔ Grade and Dock level loading
- ✔ Outside storage/trailer parking



## FOR MORE INFORMATION

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5201 Camp Bowie Blvd Suite #200 • Fort Worth, TX

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### BUILDING DETAILS

<b>Building Dimensions:</b>	250' wide x 200' deep
<b>Clear Height:</b>	32'
<b>Construction:</b>	Concrete Tilt-wall Construction, 9" thick
<b>Windows:</b>	Clerestory Windows
<b>Concrete Slab:</b>	8" thick
<b>Roof:</b>	60 Mil TPO White Roof with R-25 Insulation
<b>Loading:</b>	Rear Load
<b>Docks:</b>	60' deep Speed Bay
<b>Dock Doors:</b>	(5) Truck Dock Positions with 9'w x 10' h Overhead Doors (4) Grade Level Positions with 14'w x 16'h Overhead Doors (2) Drive in Ramps with 12'w x 14'h Overhead Doors
<b>Sprinkler:</b>	212°F, ESFR Wet Pipe Sprinkler Protection for Class 1 through IV product storage (Designed in accordance with NFPA 13, NFPA 20 and the City of Fort Worth Fire Department Requirements)
<b>Office:</b>	3,000 SF center Office Location with Storefront Entry
<b>A/C:</b>	Fully Air-conditioned Building
<b>Electric:</b>	Electrical Service & Switchgear to accommodate spec offices and allow for future expansion—final sizing to ONCOR load sheet verification

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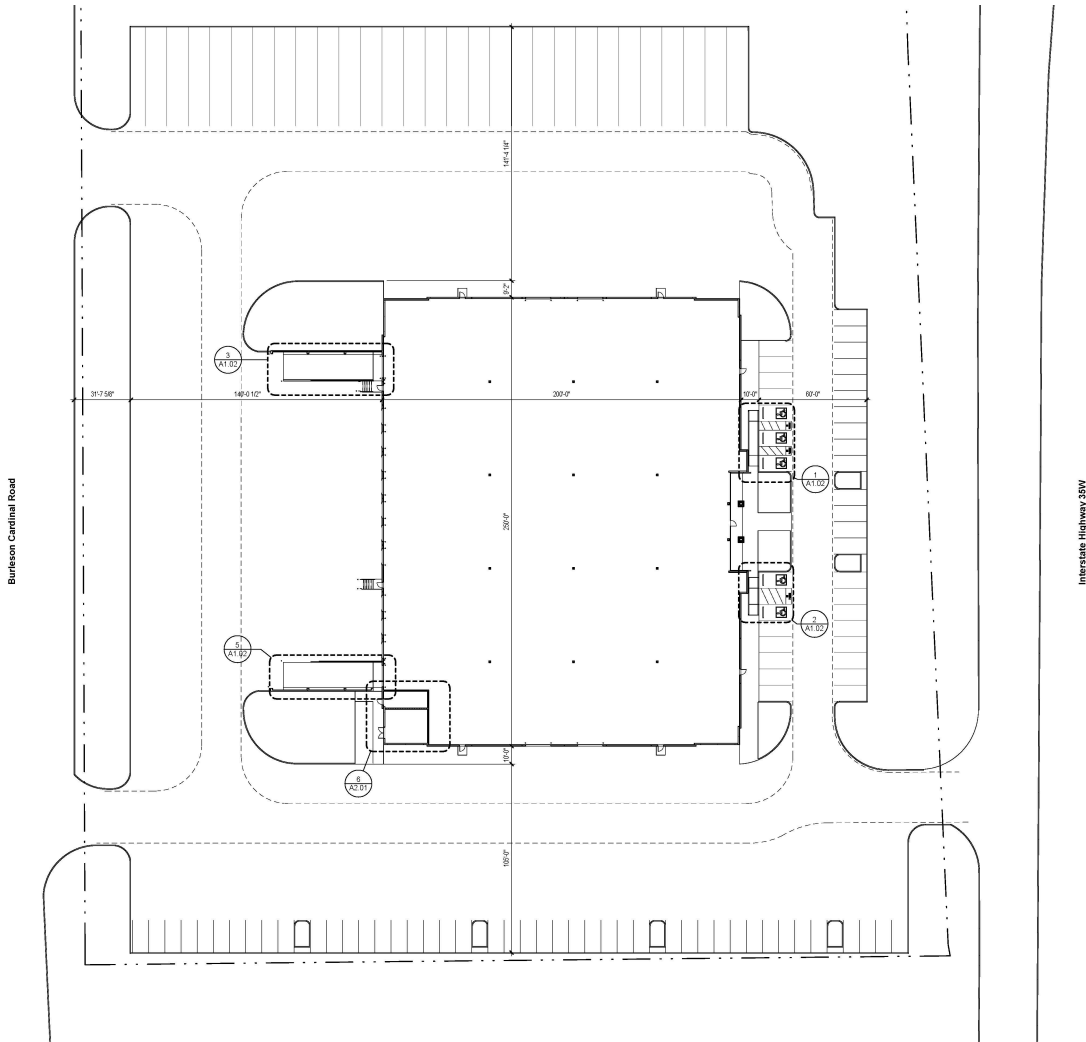
**TCRG**  
PROPERTIES

**AVAILABLE**

**RISINGER ROAD NORTH BUILDING**

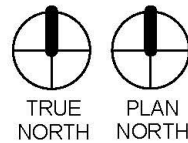
*9500 South Freeway • Fort Worth, TX 76140*

**50,000 SF 100% HVAC Manufacturing Bldg.**



ACCESSIBLE:	5
STANDARD:	110
TRAILER STORAGE:	28
TOTAL:	143

50,052 SF



**1 SITE PLAN**  
Scale: 1" = 30'-0"

**FOR MORE  
INFORMATION**

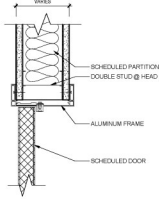
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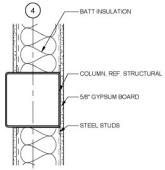
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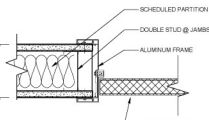
## OFFICE LAYOUT



**7 HEAD DETAIL @ ALUMINUM DOOR**  
Scale: 3/4" = 1'-0"



**8 WALL DETAIL**  
Scale: 3/4" = 1'-0"

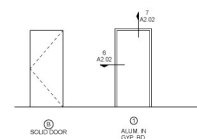


**6 JAMB DETAIL @ ALUMINUM DOOR**  
Scale: 3/4" = 1'-0"

INTERIOR MATERIAL SCHEDULE							
CODE	ITEM	MANUFACTURER	DESCRIPTION	COLOR	SIZE	REMARKS	CONTACT
B1	RUBBER BASE		700 SERIES	COLOR 194	1/2"		
CP11	CABINET TILE	SHAW CABRET		IMMERSE CONCENTRATE 87110			
FRP	FIBERGLASS REINFORCED PLASTIC				1/2" TALL		
P1	PAINT	SHERWIN WILLIAMS	PRIMARY COLOR	ICE CUBE SW 852			
P2	PAINT	SHERWIN WILLIAMS	ACCENT COLOR	SHIPPON BRIDGE			
PL1	PLASTIC LAMINATE	WILSONART	BASE CABINETS	GREYER MESH			
PL2	PLASTIC LAMINATE	WILSONART	UPPER CABINETS	GREY MESH			
SC1	SEALED CONCRETE						
S51	SOLID SURFACE	DAL TILE	COUNTERTOP	FRESHLINE			
T1	TILE PONDICIAN	MANAZZI	FLOOR	HAZ SILVER	24X24	LATCHITE 5018 PEARL GRAY GROUP	
T2	TILE	MANAZZI	WALL	HAZ SILVER	12X24	LATCHITE 5018 PEARL GRAY GROUP	
T31	TRANSITION STRIP	SCHLUDER	JOLLY	BLACK		ATTY ALL EXPOSED TILE EDGES	
T32	TRANSITION STRIP	SCHLUDER	CABRET TO TILE				
T33	TRANSITION STRIP	SCHLUDER	CABRET TO SC				
T34	TRANSITION STRIP	SCHLUDER	CABRET TO VCT				
VCT1	VINYL COMPOSITE TILE	ARMSTRONG		SHADOW BLUE 15807	12X12		
VCT2	ELASTIC COGNITIVE TILE	ARMSTRONG		SHADOW BLUE 15807	12X12		

DOOR SCHEDULE											
DOOR NUMBER	TYPE	THICKNESS	WIDTH	HEIGHT	DOOR		FRAME		FIRE RATING	HARDWARE SET	NOTES
					MATERIAL	FINISH	TYPE	FINISH			
101	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
102	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
103	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
104	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
105	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
106	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
107	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
108	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
109	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
110	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
111	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
112	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		
113	B	1-3/4"	2'-0"	7'-2"	WD	PF	1	CA	1		

### DOOR & FRAME TYPES



### DOOR & FRAME LEGENDS



### DOOR HARDWARE SETS



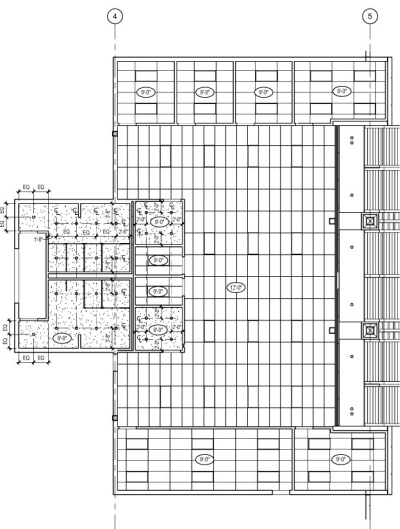
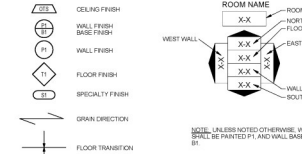
### REFLECTED CEILING NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES
- CEILING TILE, LIGHT FIXTURES AND OTHER ITEMS SCHEDULED ON DRAWINGS SHALL BE LOCATED TO FIT THE REFLECTED CEILING PLAN. THE CONTRACTOR SHALL USE EXTREME CARE IN COORDINATING THEIR WORK TO FIT THE PATTERNS SHOWN ON THE REFLECTED CEILING PLAN. IF A CONFLICT OCCURS BETWEEN THE MECHANICAL SYSTEMS AND THE COORDINATION OF LIGHT FIXTURES ABOVE THE CEILING, CONTACT THE ARCHITECT FOR INTERPRETATION. GENERAL CONTRACTOR TO SUBMIT ANY REVISED LAYOUT TO THE ARCHITECT PRIOR TO INSTALLATION.
- LIGHT SWITCHES, CONTROLS, DIMMERS, DIMMERSTAYS AND THERMOSTATS MOUNTING HEIGHTS SHALL BE 4'0" A.F.F. UNLESS NOTED OTHERWISE.
- SWITCHES SHALL BE GROUPED AT A MINIMUM SPACING APART.
- ALL DOWNLIGHTS ARE TO BE CENTERED WITH A CEILING TILE N.D.
- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SMOKE DETECTORS, EXIT LIGHTS, AND FIRE ALARM BELLWISERS AS REQUIRED TO COMPLY WITH THE LOCAL BUILDING CODES.
- ALL EXISTING CIRCUITING AND SWITCHING FOR LIGHTS TO REMAIN EXCEPT AS NOTED.
- REFER TO MEP DRAWINGS FOR FUTURE FIXTURES.
- PROVIDE 1" EXTENDING FIRE RESISTANCE SYSTEM (IBAS) TO PROVIDE COMPLETE COORDINATION. THE CEILING INSTALLATION MAINTENANCE SHALL COMPLY WITH NFPA 13 LOCAL ORDINANCES AND CODES.

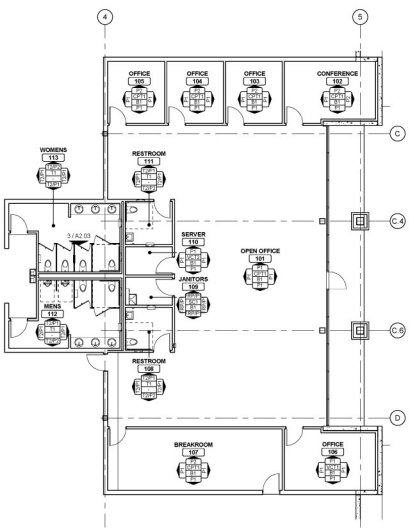
### REFLECTED CEILING PLAN LEGEND



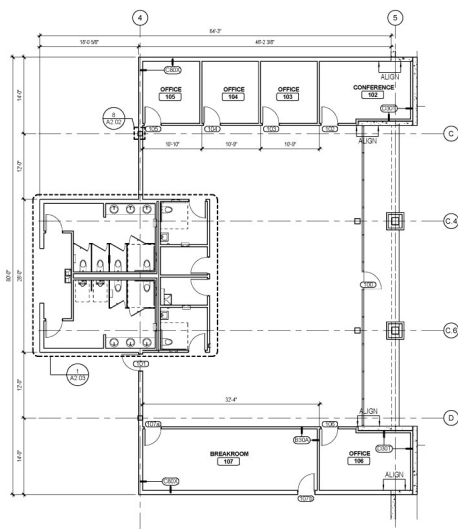
### FINISH LEGEND



**3 REFLECTED CEILING PLAN**  
Scale: 1/4" = 1'-0"



**2 FINISH FLOOR PLAN**  
Scale: 1/4" = 1'-0"



**1 OVERALL FLOOR PLAN - SPEC OFFICE**  
Scale: 1/4" = 1'-0"

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date