

±65,000 SF Industrial Building

28' Clear | ESFR | Dock-High Loading



FOR SALE



6601 Will Rogers Blvd
Fort Worth, TEXAS



FORMATION
REAL ESTATE

EXCLUSIVELY MARKETING BY

GRANT HUFF

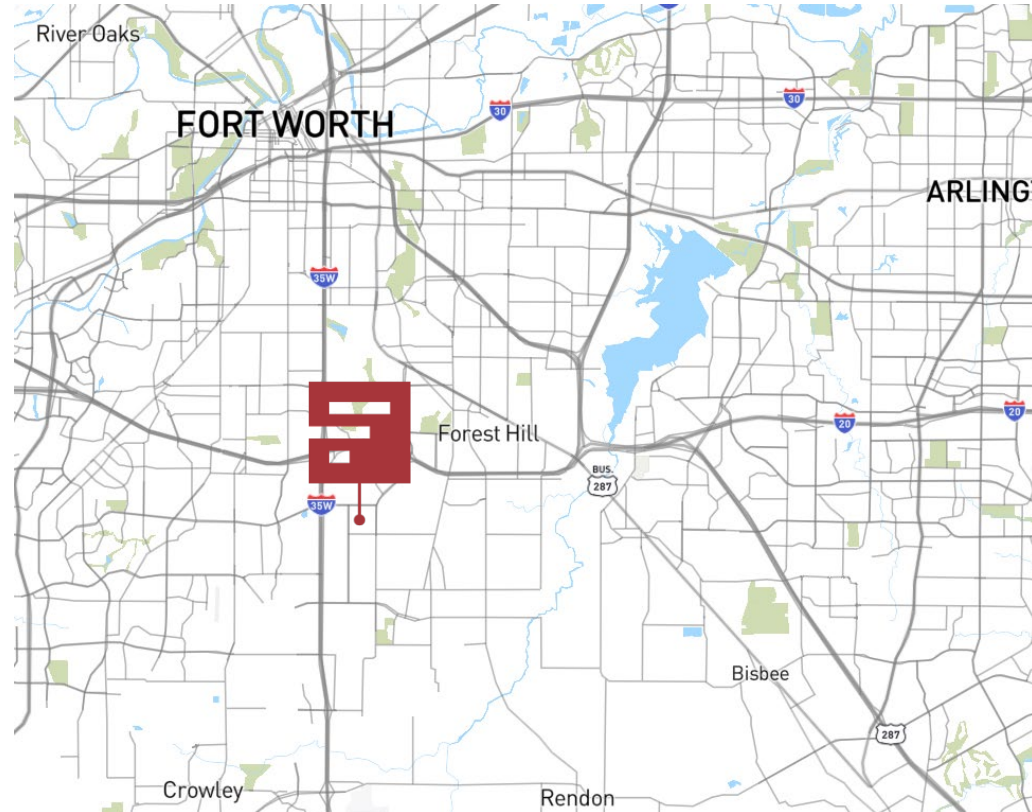
Vice President

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2906 SE Loop 820 | Suite G

Fort Worth, Texas 76140



PROPERTY SUMMARY & FEATURES



Features

- ±65,000 SF Building | Built 1999
- 28' Clear Height
- ESFR Sprinkler System
- 10 Dock-High Doors w/ Levelers | 1 Ramp
- 5,828 SF Finished Office
- Zoned J - Medium Industrial
- Concrete Panel Construction
- Gated, Fully Paved Truck Court
- Rail Line Along East Property Line
- Delivered Vacant 7/1/2027
- Contact Broker for Pricing

±65,000 SF | Dock-High Industrial, Fort Worth

6601 Will Rogers Blvd is a 1999 concrete panel building on the southeast side of Fort Worth, inside Loop 820 with I-35W a few minutes west. 28' clear, ESFR throughout, ten dock-high doors with levelers plus a ramp. Open warehouse floor, no interior columns through the main bay, and 5,828 SF of finished office already built out - reception, private offices, conference room, break room.

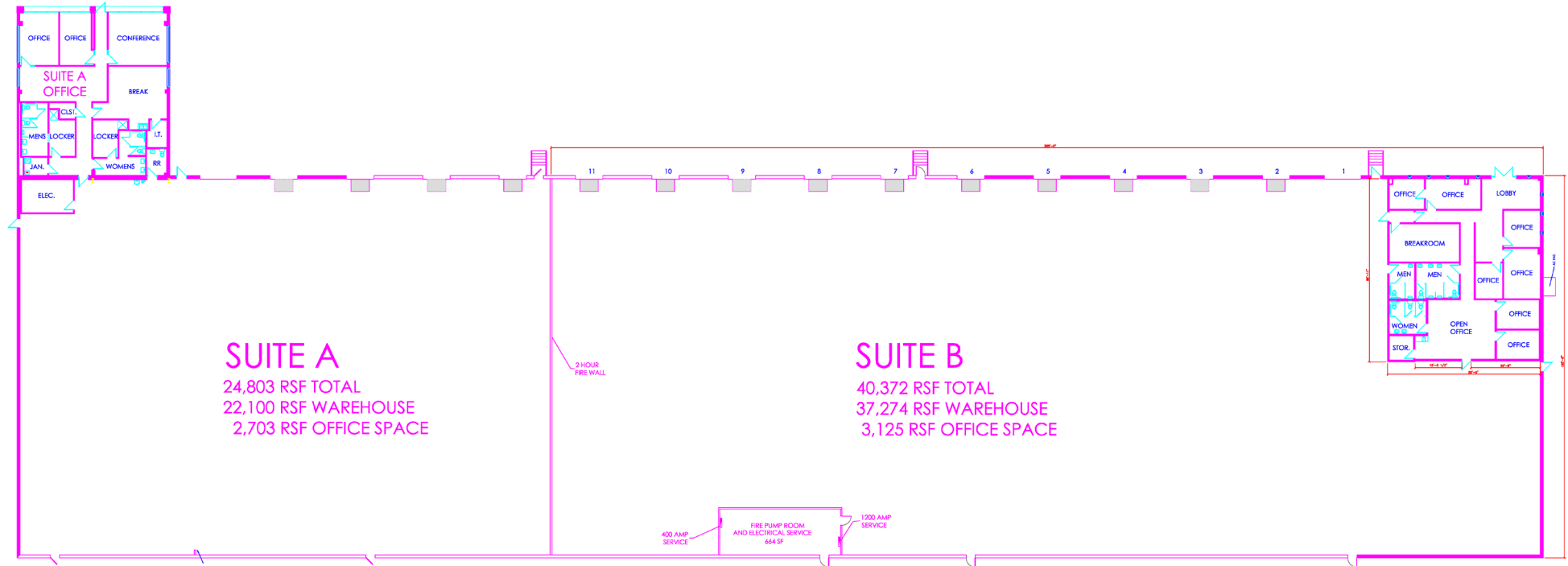
The site is fully paved and gated with a deep truck court, and a rail line runs the east property line. Will Rogers sits in one of the older working industrial pockets in 76140, with manufacturers and distribution on every side.

PROPERTY PHOTOS



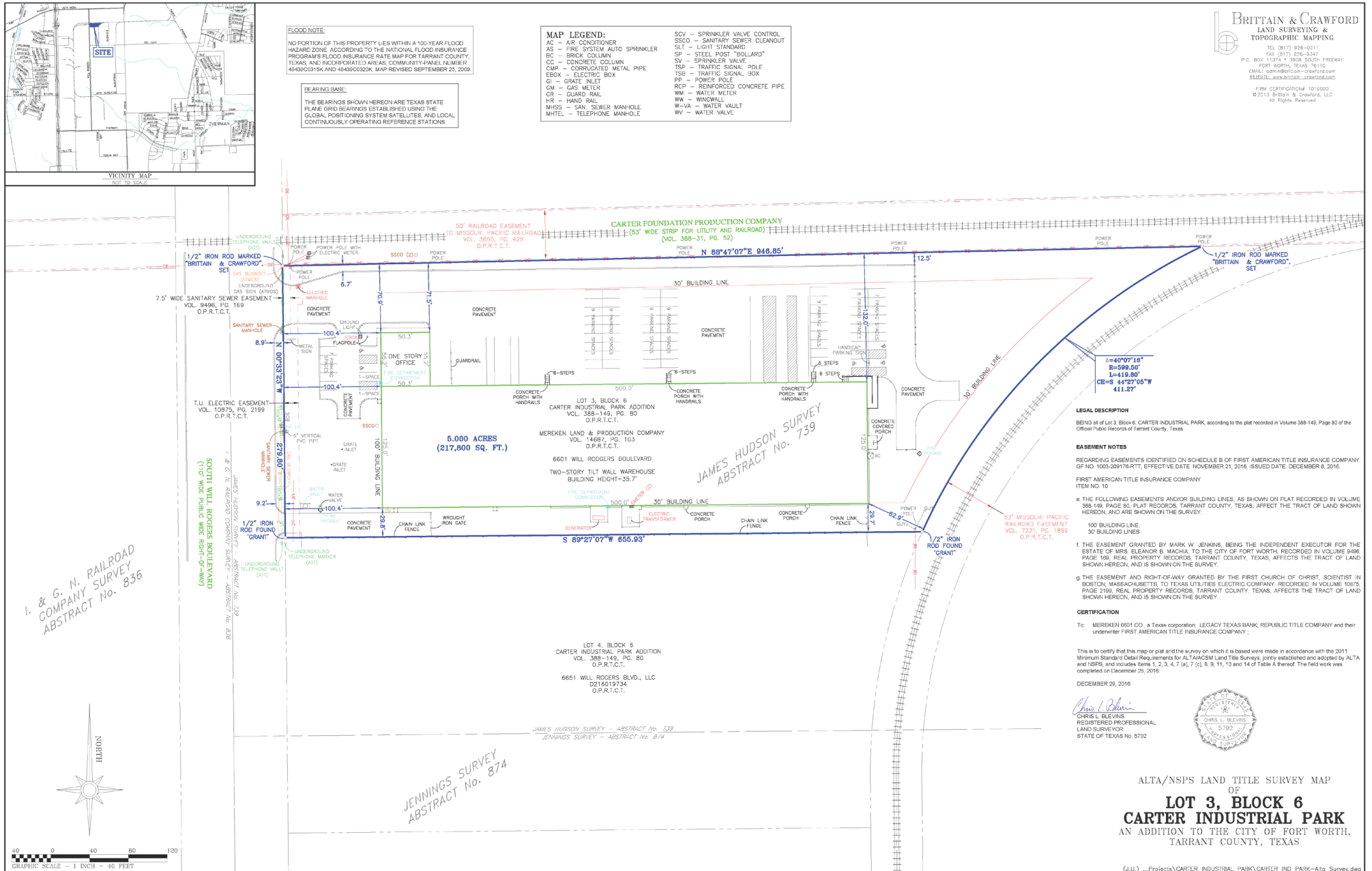
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PROPERTY FLOOR PLAN



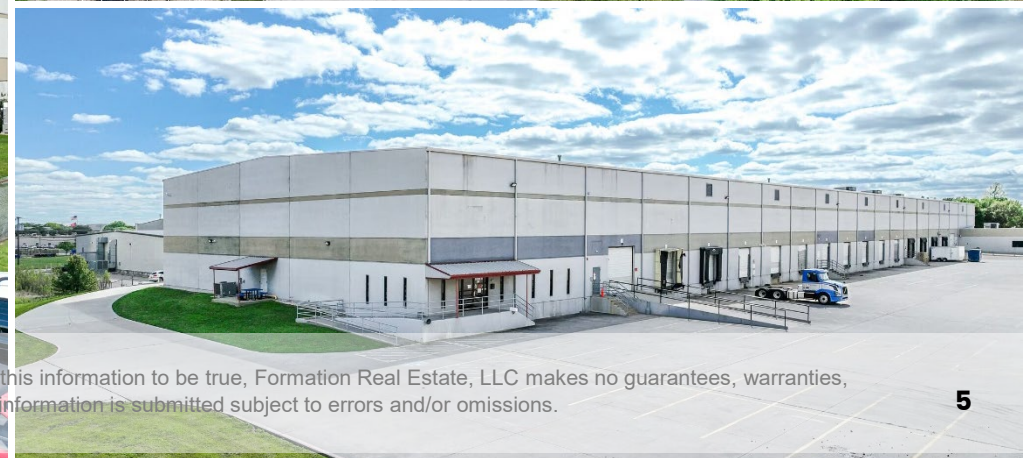
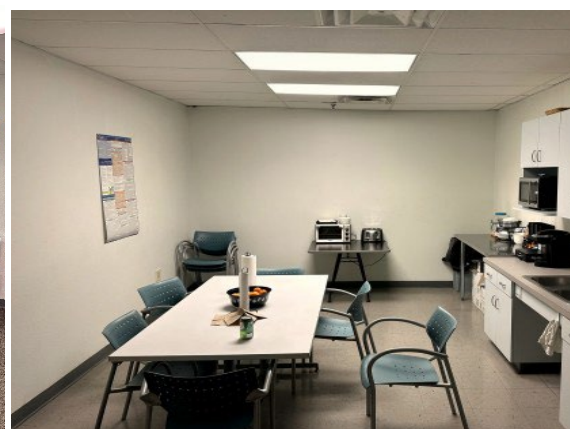
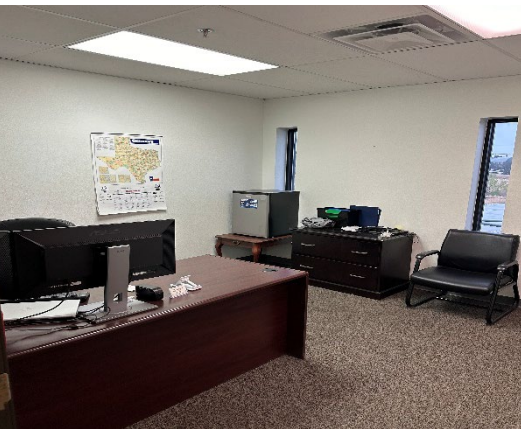
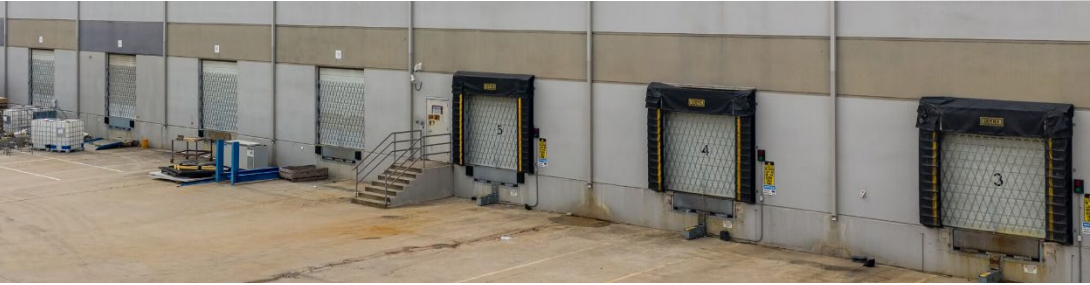
6601 Will Rogers Blv.
 Warehouse Floor Plan

PROPERTY SURVEY



PROPERTYPHOTOS

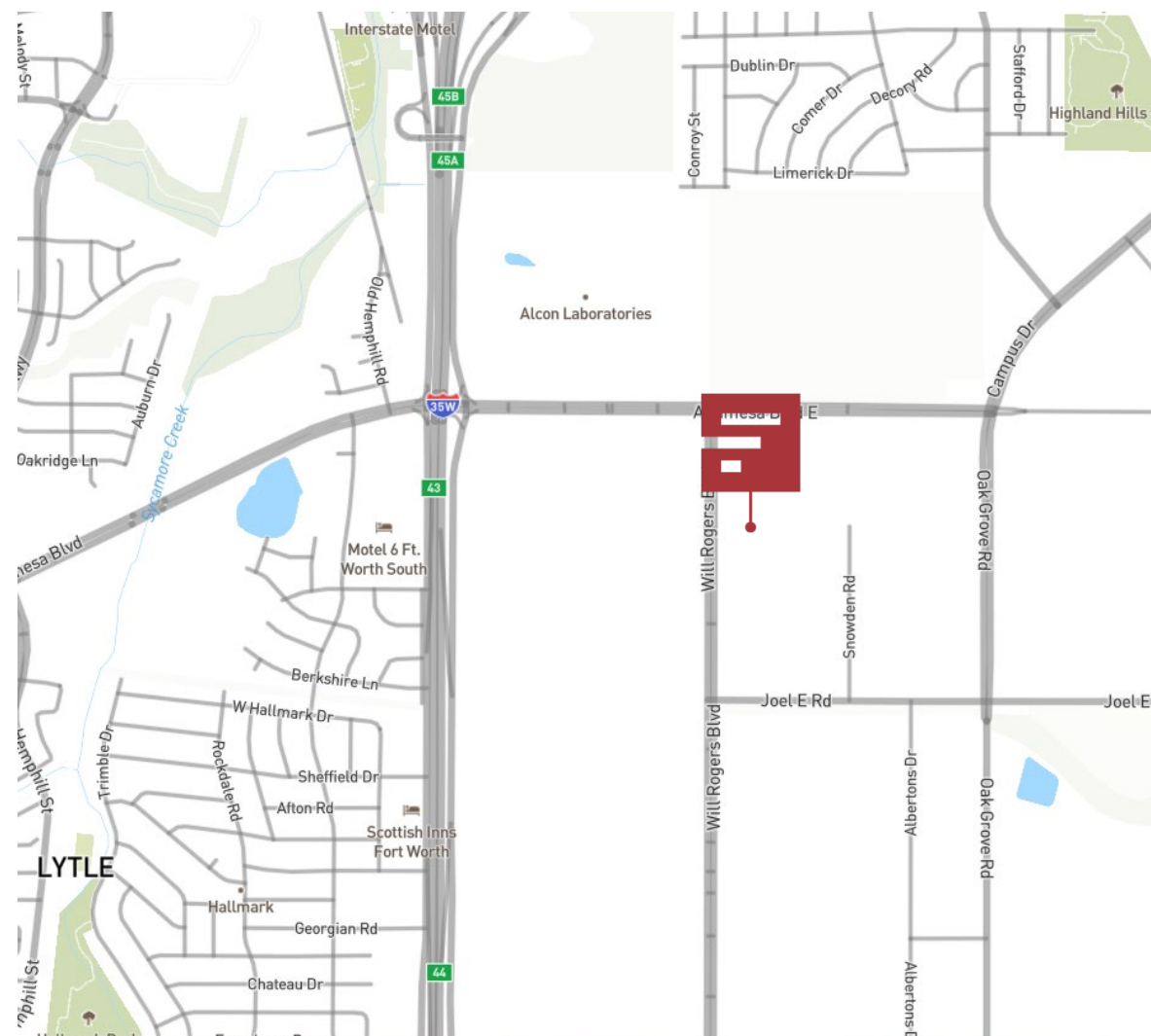
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PROPERTY MAP & AERIAL

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