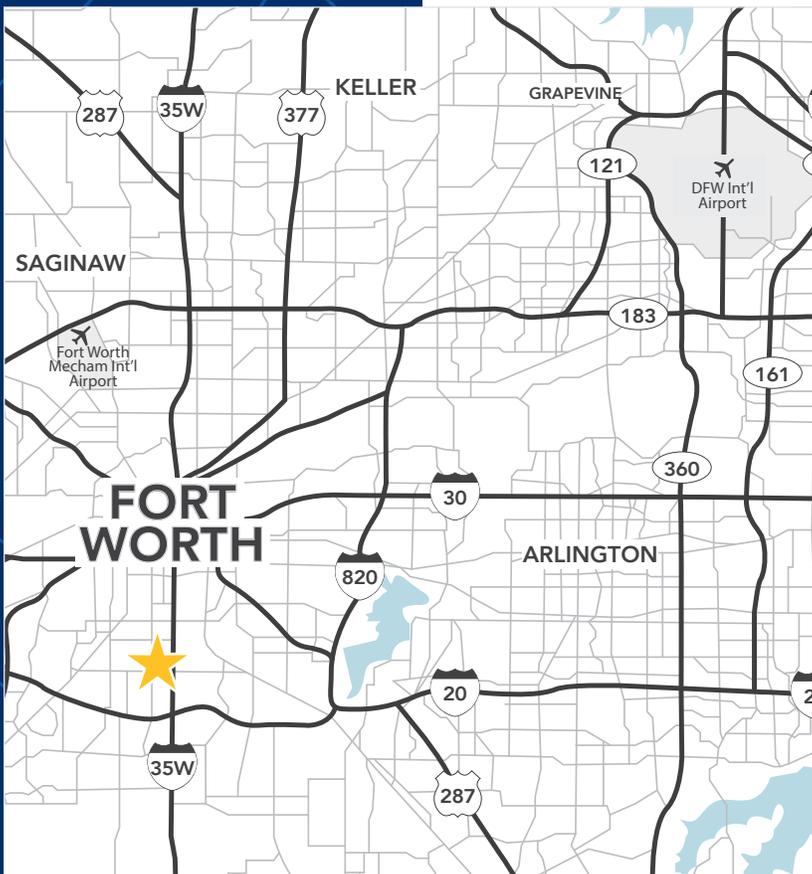
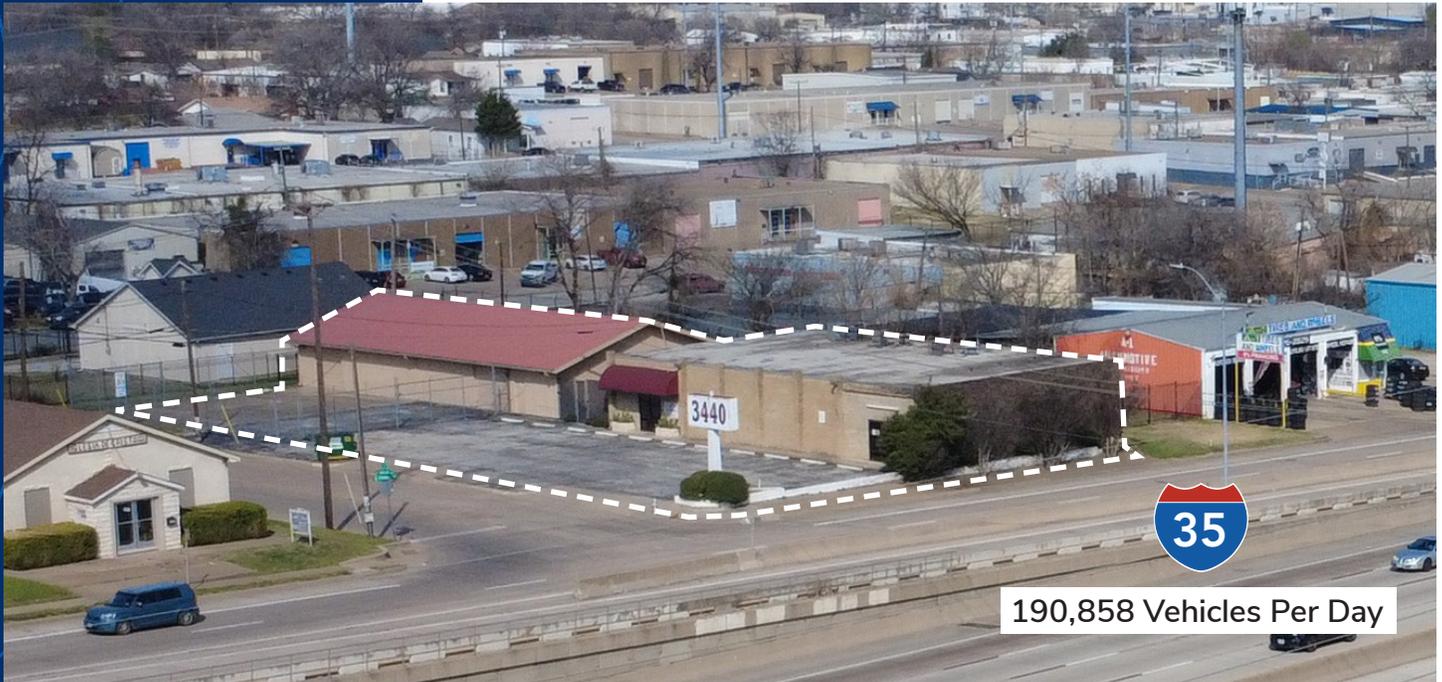


**FOR  
SALE**

# 3440 South Fwy

Fort Worth, TX 76118



## PROPERTY HIGHLIGHTS

- 7,200 SF Total
- 0.4178 Acres
- 4,000 SF Office Building
- 3,200 SF Warehouse/Shop space
- Fenced and secured parking/ outside storage
- 2 Drive in doors
- Zoned "I" - Light Industrial
- Frontage on I-35W, Excellent Visibility
- 190,858 Vehicles Per Day
- Single- or Multi-tenant capability

## DRIVE TIMES

Downtown Fort Worth: 3.3 Miles / 5 Minutes	DFW Airport: 25.2 Miles / 26 Minutes
I-20, Loop 820: 1.7 Miles / 4 Minutes	Downtown Dallas: 32.5 Miles / 35 Minutes

For more information, please contact:

**Matt Blackburn**  
matt.blackburn@streamrealty.com  
817.502.8179

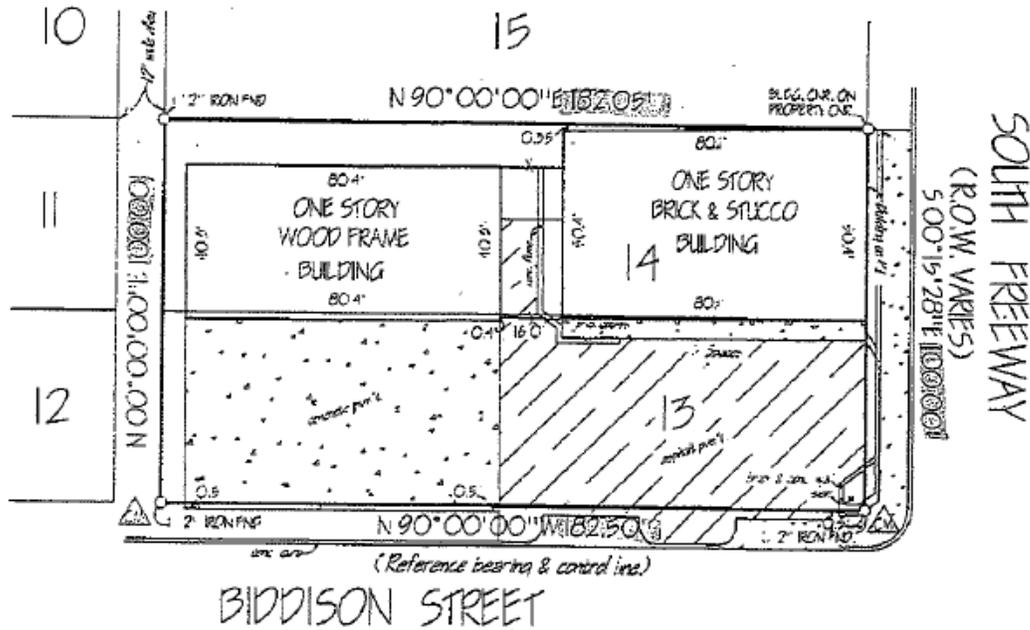
**Forrest Cook**  
forrest.cook@streamrealty.com  
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