



FORT-WEST

COMMERCE CENTER

FORT WEST COMMERCE CENTER is a three building 531,601 square foot master planned Class A industrial development located in one of the nation's most sought after industrial submarkets, North Fort Worth. Situated on just over 30 acres, the project is designed to accommodate users from 34,041 SF to 221,444 SF. The project showcases a functional layout highlighted by the ease of ingress/egress with exceptional access fronting N Loop 820. Skilled labor, top ranked school districts, affordable housing and abundant nearby dining & shopping make Fort West a place your business will be proud to call home.





FORT WEST COMMERCE CENTER

TOTAL BUILDING AREA: 531,601 S.F.
 SITE AREA: 1,381,290 S.F. (31.71 AC.)
 LOT COVERAGE: 38.5%
 CURRENT ZONING: G - INTENSIVE COMMERCIAL

REQUIRED PARKING:
 OFFICE (2.5/1000): +/- 60,000 S.F. = 150 SPACES
 WAREHOUSE (1 PER 4 EMPLOYEES) = +/- 235 SPACES
 385 TOTAL SPACES REQUIRED

PROVIDED PARKING:
 427 SPACES
 0.80 CARS/1000

	Building B
Building Size	173,992
Divisible To	43,498
Spec Office	3,049
Building Layout	Rear-Load
Clear Height	32'
Column Spacing	52' x 60'
Building Dimensions	728' x 240'
Dock Doors	39 - 9' x 10'
Drive In Doors	2 - 12' x 14'
Sprinkler	ESFR
Truck Court Depth	200' (Shared)
Auto Parking	203
Trailer Parking	0
Lighting	LED @ 30FC





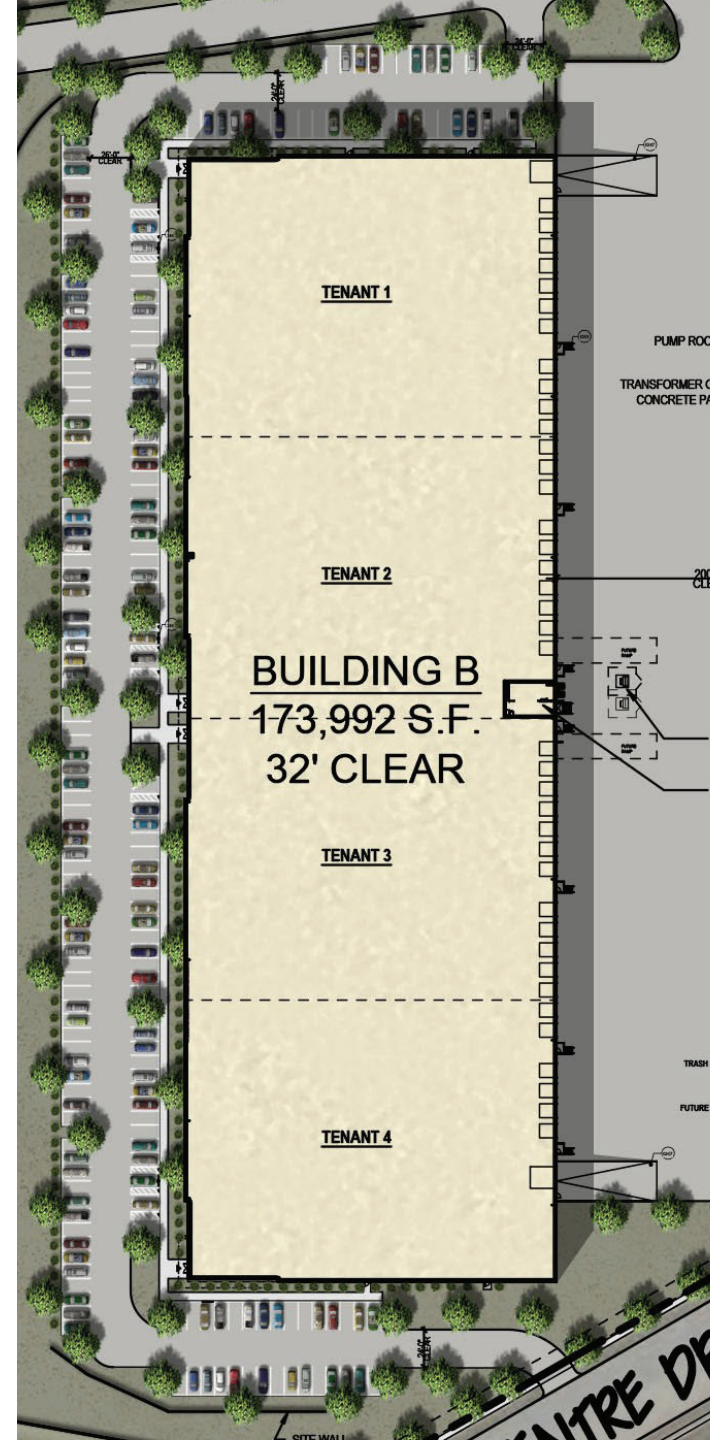
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BUILDING SPECS

Building Size:	173,992	Dock Doors:	39 - 9' x 10'
Divisible To:	43,498	Drive In Doors:	2 - 12' x 14'
Spec Office:	3,049	Sprinkler:	ESFR
Building Layout:	Rear-Load	Truck Court Depth:	200' (Shared)
Clear Height:	32'	Auto Parking:	203
Column Spacing:	52' x 60'	Trailer Parking:	0
Building Dimensions:	728' x 240'		



BUILDING B 3151 NW CENTRE DRIVE, FORT WORTH, TEXAS 76135

LEASED BY:



DEVELOPED BY:



INSTITUTIONAL INVESTORS
ADVISED BY:



DESIGNED & BUILT BY:



FOR LEASING INFORMATION

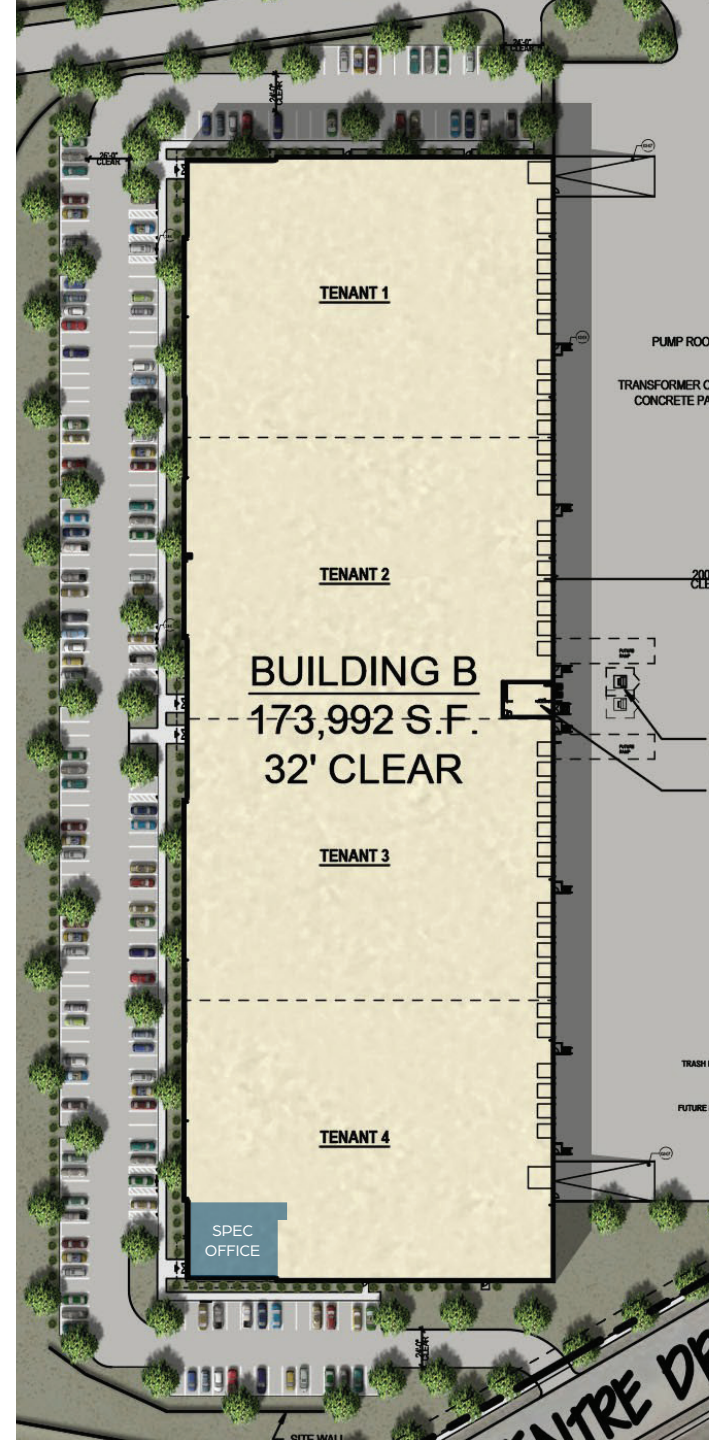
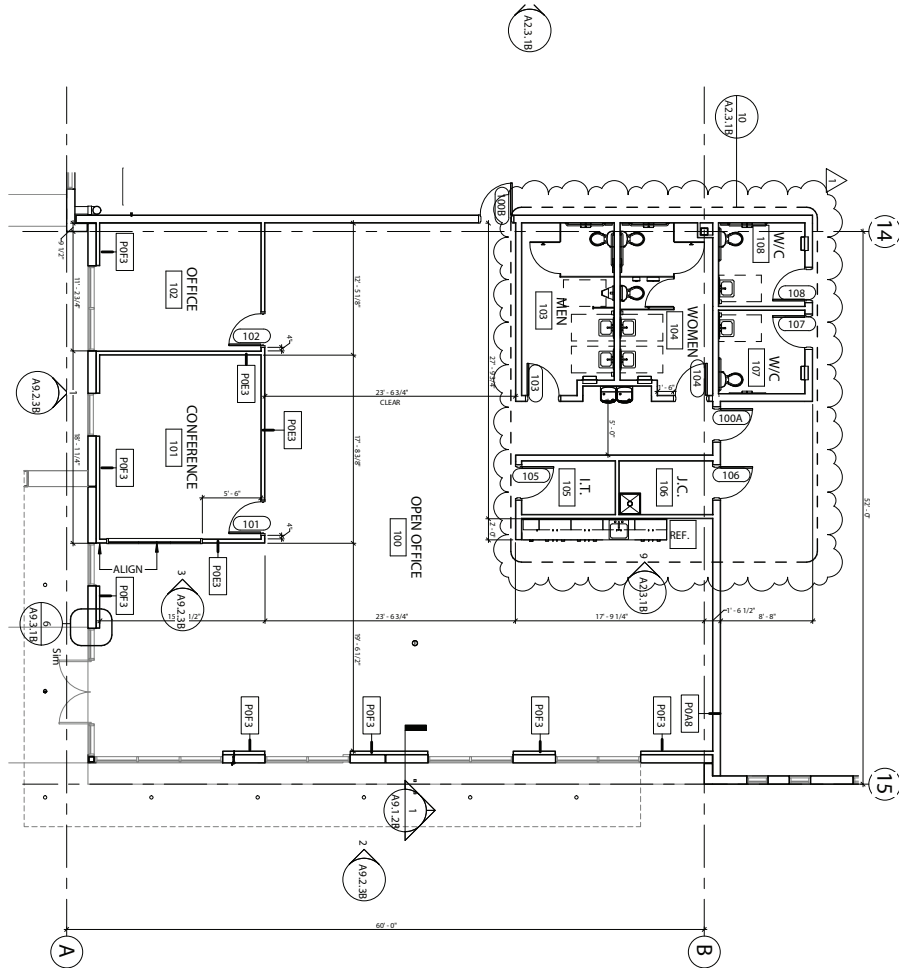
Matt Carthey | 817.710.1111 | mcarthey@holtlunsford.com
George Jennings | 817.632.6151 | gjennings@holtlunsford.com



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SPEC OFFICE - 3,049 SF



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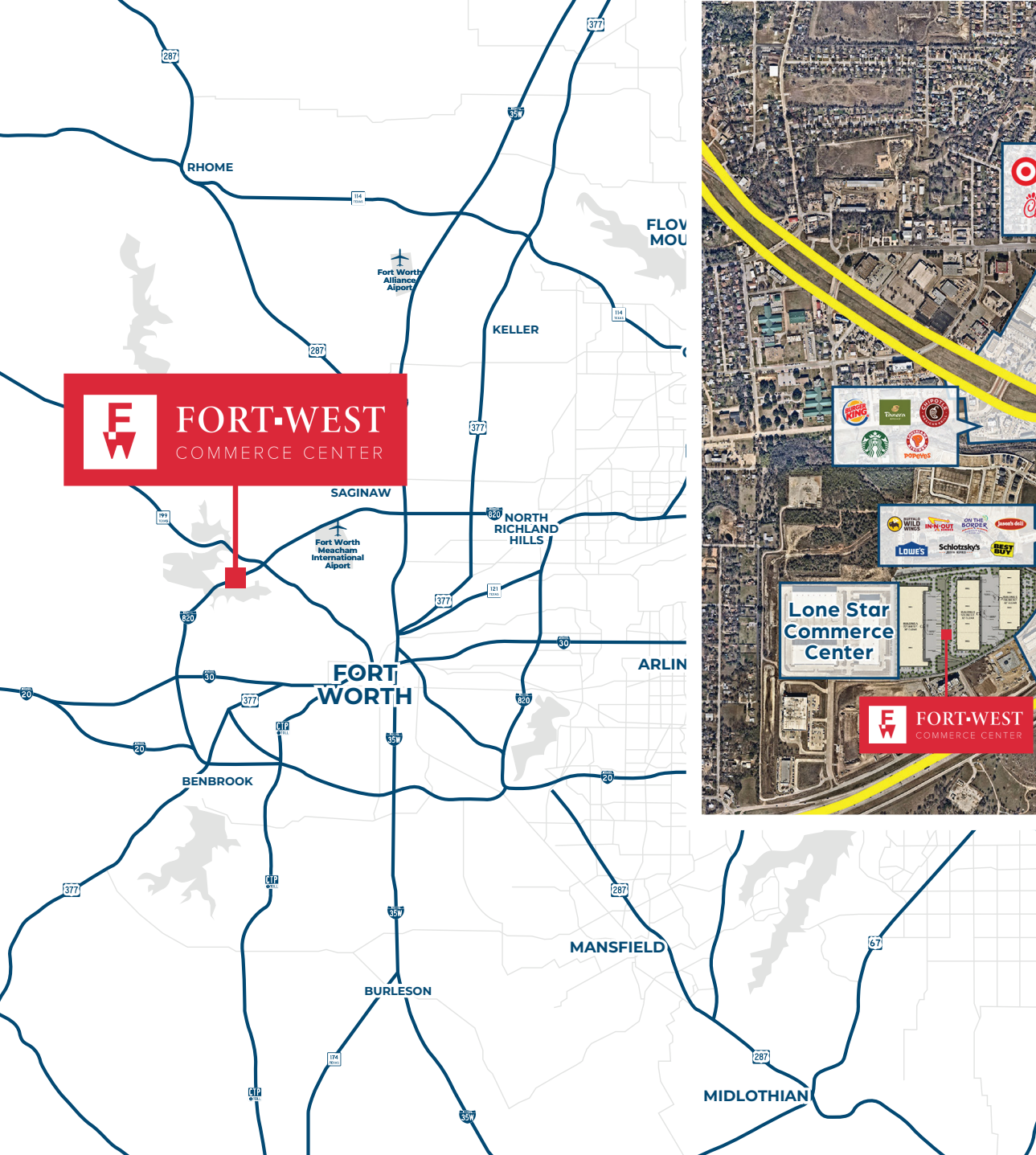


DESIGNED & BUILT BY:



FOR LEASING INFORMATION

Matt Carthey | 817.710.1111 | mcartery@holtlunsford.com
George Jennings | 817.632.6151 | gjennings@holtlunsford.com



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DRIVING DISTANCES



- 7.0 Miles to Fort Worth CBD
- 36.9 Miles to Dallas CBD



- 4.4 Miles to Meacham International Airport
- 14.9 from Fort Worth Alliance Airport
- 23.6 Miles from Dallas/Fort Worth International Airport



- Minutes from NW Loop 820
- 7.2 Miles to I-35W
- 5.3 Miles to I-30
- 14 Miles to Chisholm Trial Parkway
- 14 Miles to I-20
- 38 Miles to TX-360



FOR LEASING INFORMATION

Matt Carthey
mcarthey@holtlunsford.com
817.710.1111

George Jennings
gjennings@holtlunsford.com
817.632.6151



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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



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.

01-08-2024



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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date