



14,358 SF Office/Warehouse on 2.20 Acre Paved Lot

5012 & 5014 David Strickland, Fort Worth TX

FOR LEASE

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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PROPERTY SUMMARY

FOR LEASE

5012 David Strickland is a **±14,358 SF** freestanding industrial building on **±2.20** acres in southeast Fort Worth, offering warehouse space with grade-level doors and secured concrete-paved outside storage. The building includes six offices, a climate-controlled storage room, two restrooms, and 100' wide warehouse with (6) 14' tall exterior OH doors. The site is served by three gated access points to support easy circulation and yard use.



PROPERTY SUMMARY

Building Size:

14,358 SF

Year Built:

1984

Lot Size:

2.20 ACRES

Lease Rate:

\$13.50/SF/Yr

NNN

Zoning:

I - Light Industrial

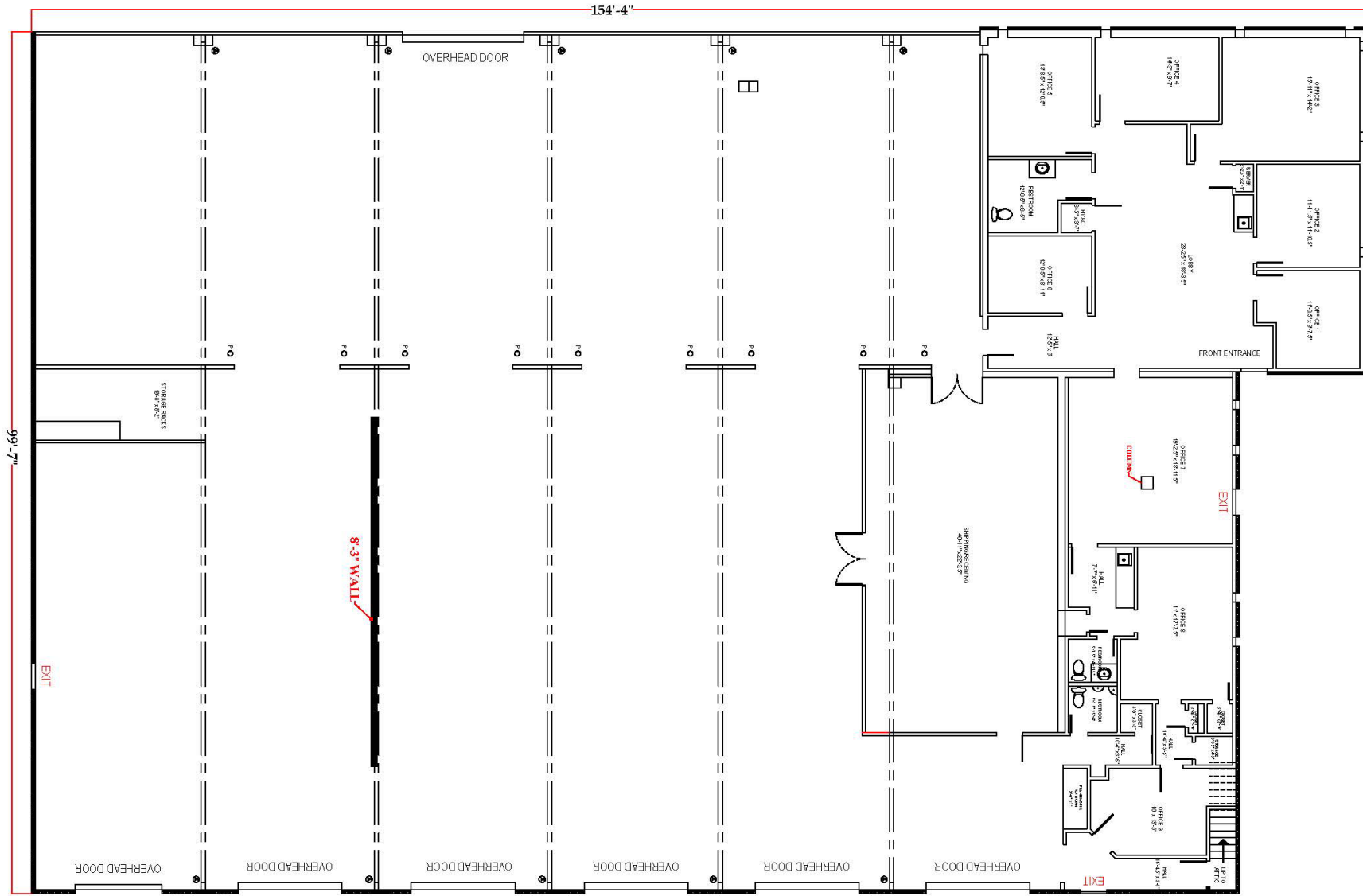
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FEATURES:

- ±14,358 SF freestanding industrial building
- Sits on ±2.20 AC fully gated, concrete paved lot with three access points
- 3,993 SF Office - Six (6) private offices, two (2) restrooms + climate-controlled storage room
- Five (5) 14'H x 12'W grade-level doors and One (1) 10'H x 14'W grade-level door
- Four (4) 14'H x 12'W internal overhead doors
- Power: One 3-phase panel and two single-phase panels
- Zoned for light industrial use
- Easy access to Loop 820, I-20, and I-35
- Fenced & paved yard area suitable for equipment storage or truck parking
- Ideal for contractors, logistics, or outdoor storage users





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AERIAL

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PROPERTY PHOTOS

FOR LEASE



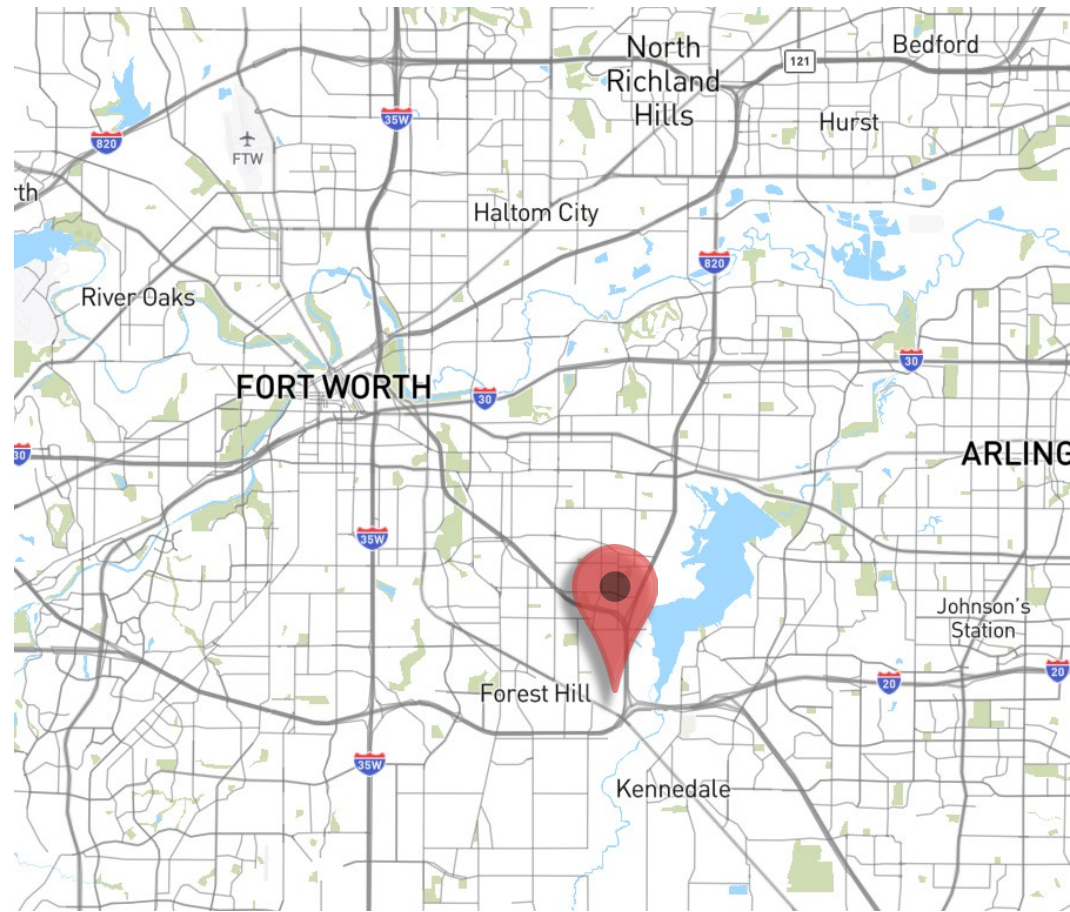
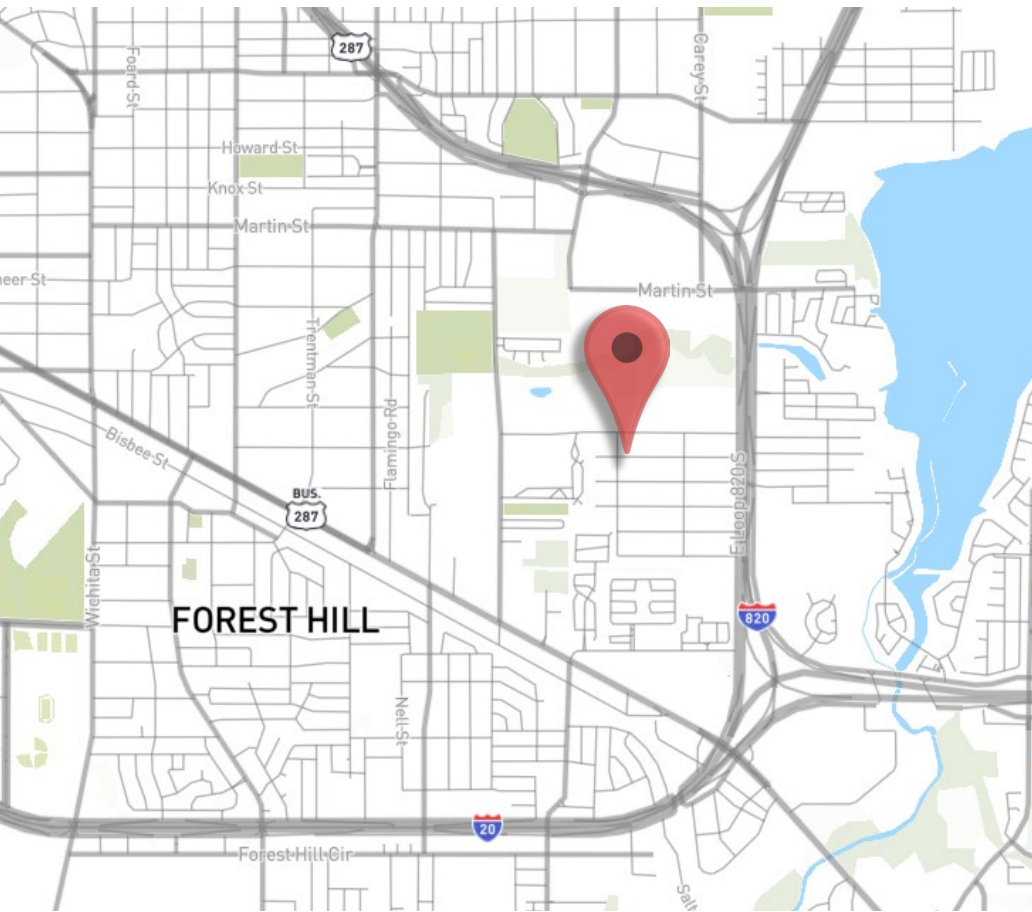
PROPERTY PHOTOS

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MAP

FOR LEASE



Location Highlights:

Located just off Loop 820 in southeast Fort Worth, 5012 David Strickland offers excellent regional access via I-20 and I-35. The surrounding area is home to a wide range of industrial users and service businesses, with strong transportation infrastructure and a labor-ready workforce. With access points on both David Strickland and Vesta Farley, the site is strategically positioned for efficient ingress and egress.

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