

TPG REAL ESTATE
PARTNERS



For Lease

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Contents

4

Property Summary

9

Location Maps

6

Lease Terms

12

Area Overview

7

Tenant Overview

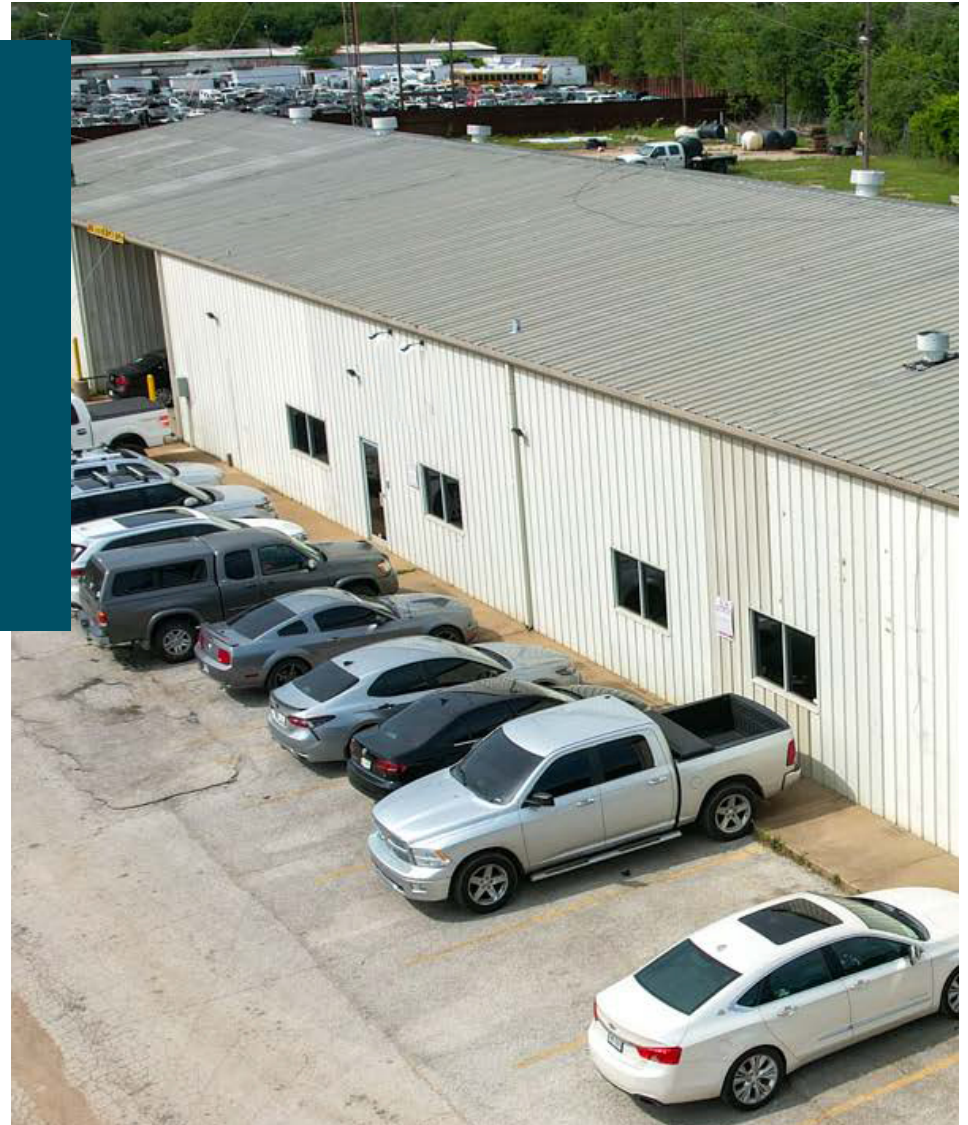
13

Disclaimer

Property Summary

Ideal Property with Versatile Space & Easy Access

This industrial property, spans 3.37 acres and features a total of 13,325 square feet of versatile warehouse shell space. The facility boasts impressive 18-foot ceilings, providing ample vertical storage and operational efficiency. With seven roll-up doors, the property ensures easy access for equipment loading and unloading, making it ideal for high-volume operations. Located in a strategic area, this property is well-equipped to support the needs of a growing business.



Property Summary

\$12-16 PSF
Price

Negotiable
TI Allowance

13,325
Building SF

3.37 Acres
Lot Size

1987/2025
Year Built/Demo

Confirmed
IOS Use
Zoning

Lease Terms

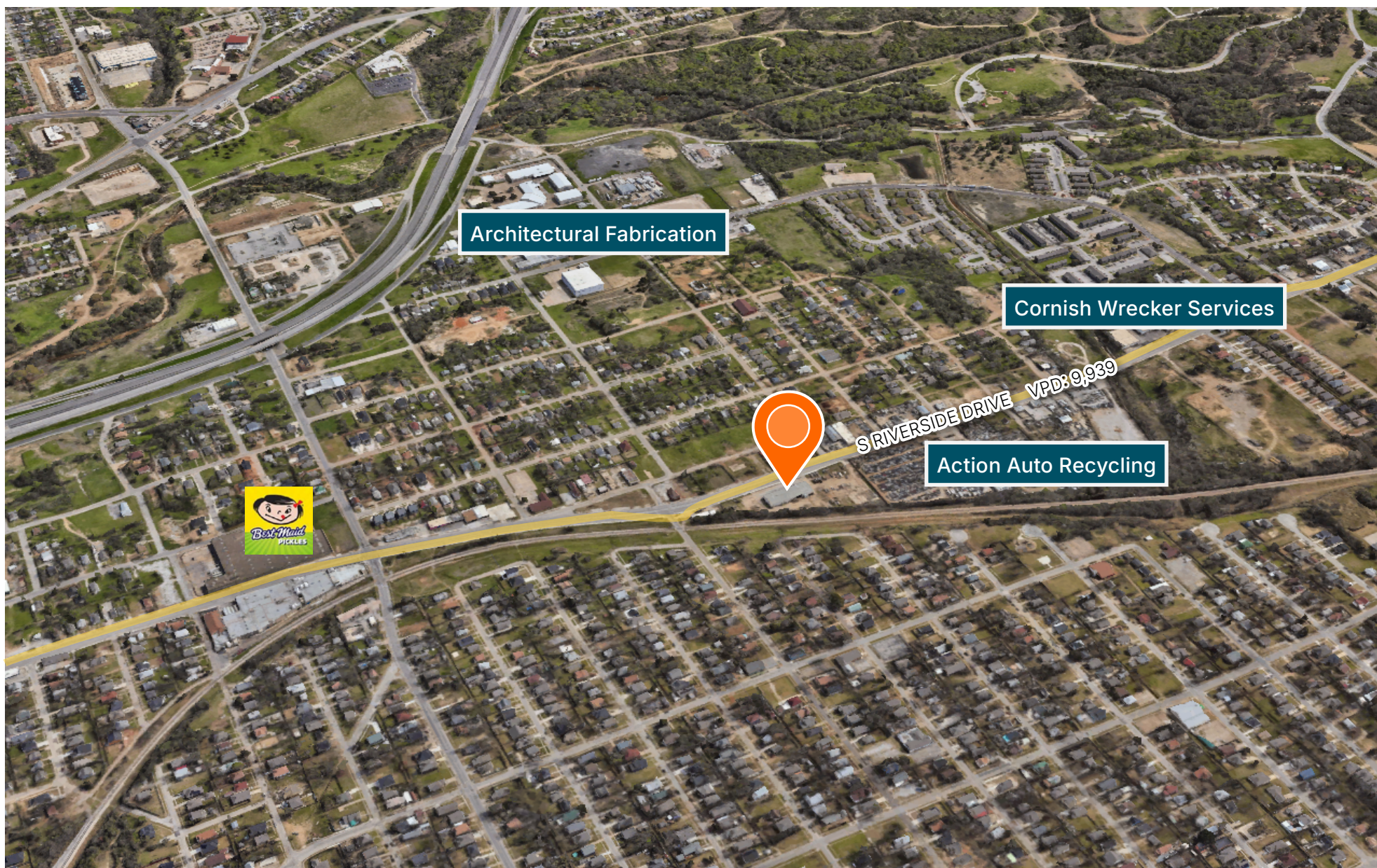


| | |
|-----------------|-----------------------|
| Lease Rate | \$12-16 PSF |
| Lease Type | Absolute NNN |
| Term of Lease | 10 Years — Negotiable |
| Increases | Annual — Negotiable |
| Renewal Options | Two, 5-Year Each |

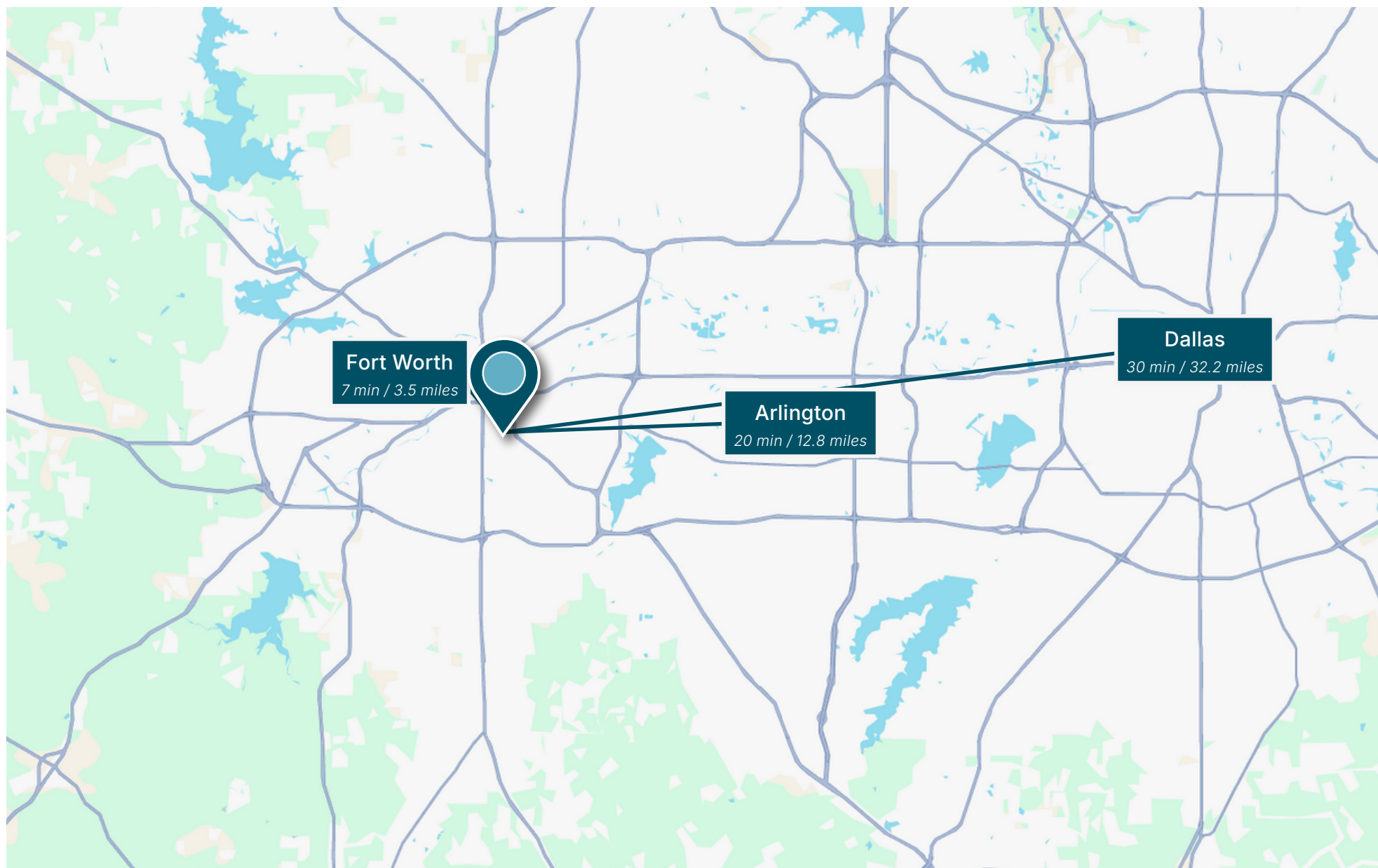
Location Maps



Business Map



Proximity Map



Area Overview



Fort Worth, TX

Fort Worth, TX, is one of the fastest-growing cities in the U.S., known for its dynamic economy and vibrant cultural scene. With a strong foundation in industries such as aviation, manufacturing, and healthcare, Fort Worth has become a central economic hub in North Texas. The city's diverse economy benefits from its proximity to Dallas and major transportation routes, making it an attractive destination for businesses and investors. Additionally, the city is home to major corporations like Lockheed Martin, American Airlines, and Bell Helicopter, further solidifying its role as a leader in the aerospace and defense sectors.

Growth and Opportunity

Fort Worth offers a favorable cost of living compared to other major cities in Texas, contributing to its growing population and residential development. The city has seen significant investments in infrastructure, particularly in its downtown revitalization and urban development projects, which continue to attract both businesses and residents. With its robust economic opportunities, vibrant culture, and ongoing development initiatives, Fort Worth is well-positioned for sustained growth and long-term success, making it an ideal location for investment and business expansion.

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