



FOR LEASE 137,269 SF OF CLASS A WAREHOUSE SPACE

11000 SOUTH FREEWAY | FORT WORTH, TEXAS 76140

PROPERTY FEATURES

- Best-in-class rear-load facility totaling 258,100 SF
- Leasing options ranging from 58,255 - 137,269 SF
- Immediate access to I-35W and McPherson Boulevard
- Proximity to dense labor pool
- Interstate 35 frontage/highly visible building signage
- Triple freeport tax exemption



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

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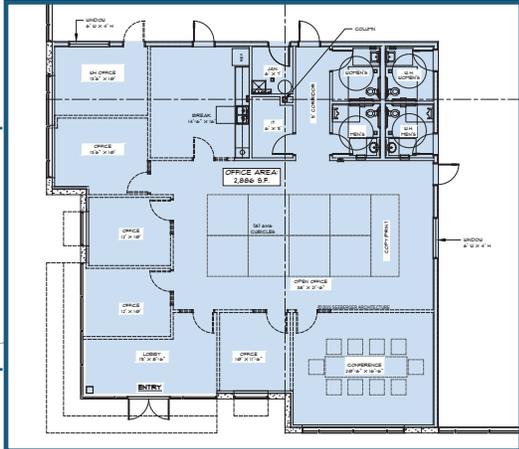
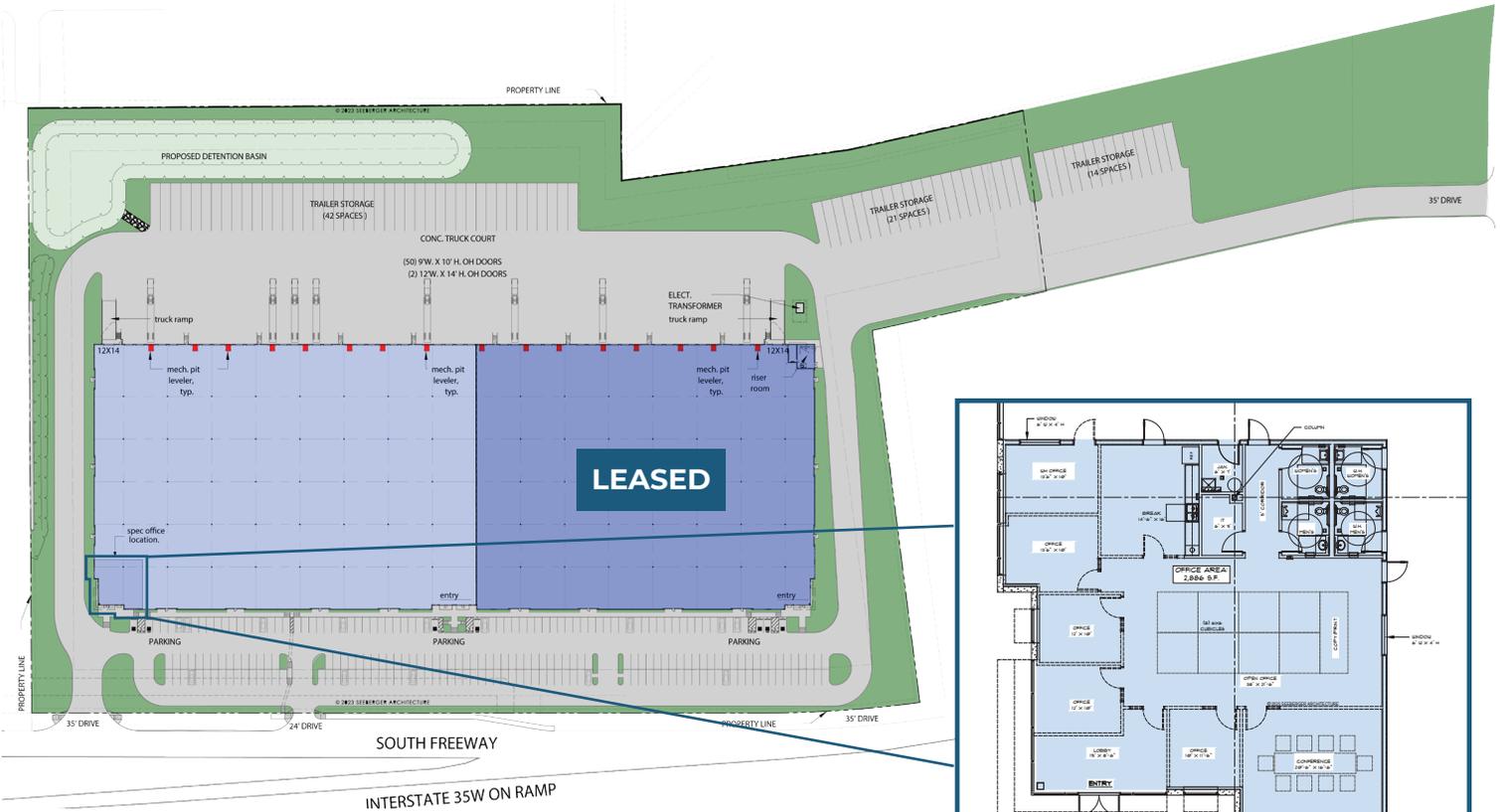
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SITE PLAN



PROPERTY OVERVIEW

Building Size	258,100 SF	Dock High Doors	28 - 9' x 10'
Available	137,269 SF	Dock Equipment	8 - 35k lbs serco mechanical levelers
Divisible To	58,255 SF	Drive In Doors	1 - 12' x 14' with ramp
Spec Office	2,886 SF	Sprinkler	ESFR
Building Configuration	Rear-load	Truck Court Depth	185' - 130'
Clear Height	36'	Auto Parking	234
Column Spacing	52' x 49' w/60' speed bay	Trailer Parking	77
Building Dimensions	850' x 305'	Zoning	I - industrial
Lighting	30' FC LED fixtures on 10' whips	Power	2500 KVA transformer

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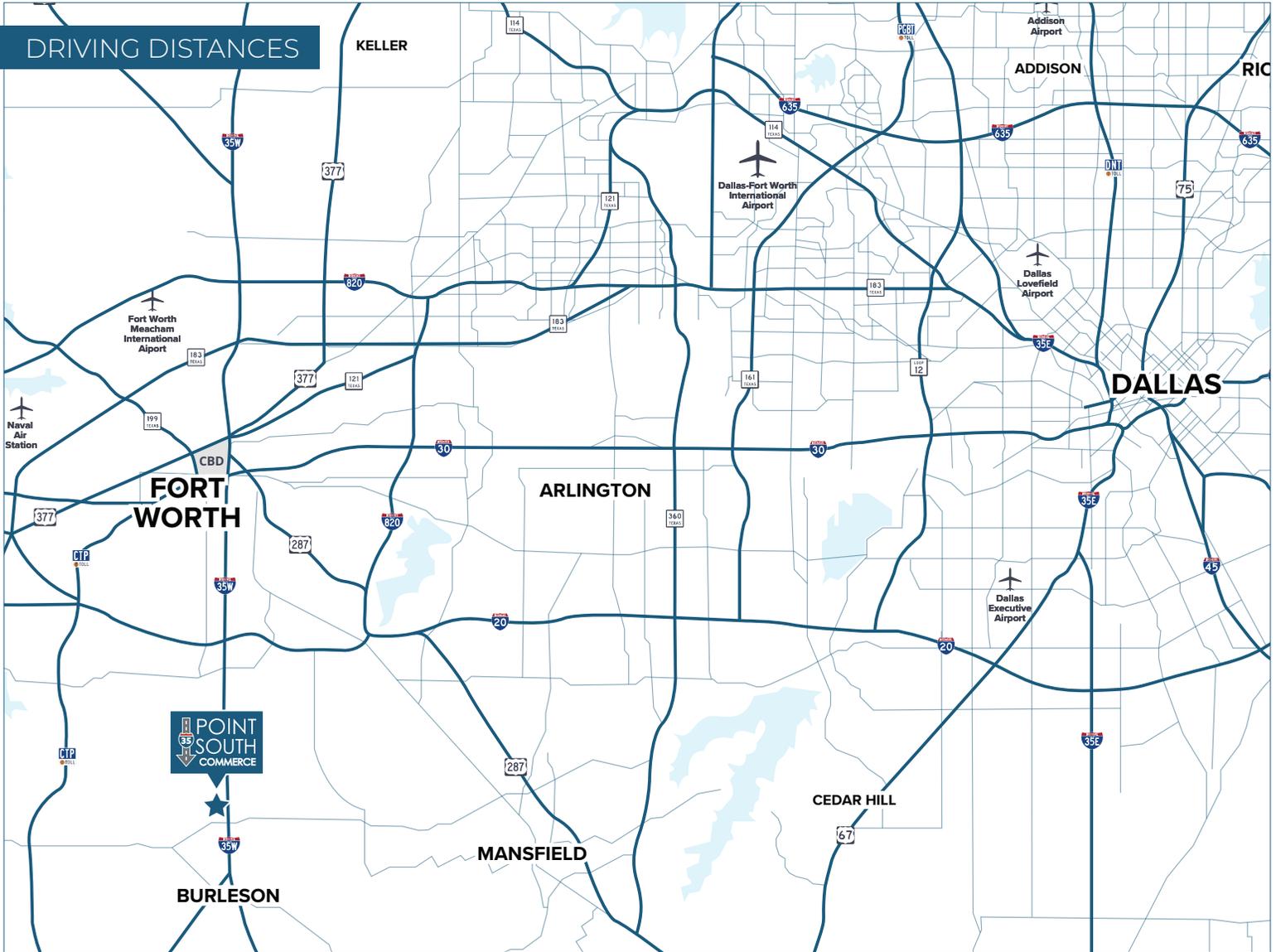


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DRIVING DISTANCES



4.7

MILES TO INTERSTATE 20



10

MILES TO INTERSTATE 30



10.4

MILES TO DOWNTOWN FORT WORTH



25

MILES TO DFW AIRPORT



33

MILES TO DOWNTOWN DALLAS



145

MILES TO AUSTIN

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CORPORATE NEIGHBORS



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