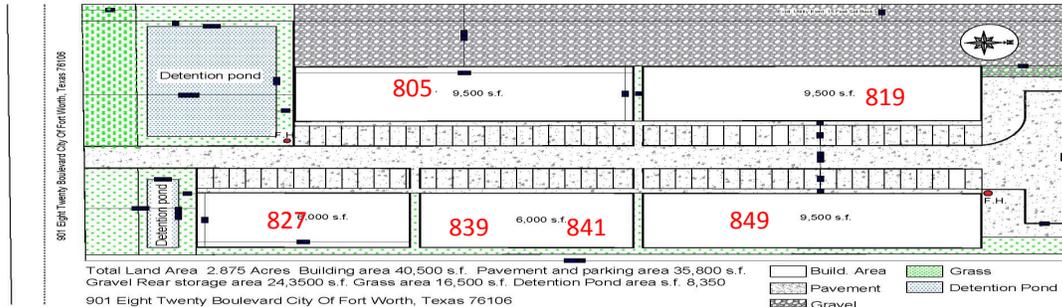


# FLEX WAREHOUSE FOR LEASE

Eight Twenty Blvd  
Fort Worth, Texas



## Property Information

### LOCATION

The property is located immediately west of FM 156 less than a mile south of Loop 820 and less than 2 miles west of I-35W.

### AVAILABLE SPACE

1 space 6,000 sq. ft. with 1 small office and restroom, sprinkled, 3—14' x 14' overhead doors

### ZONING

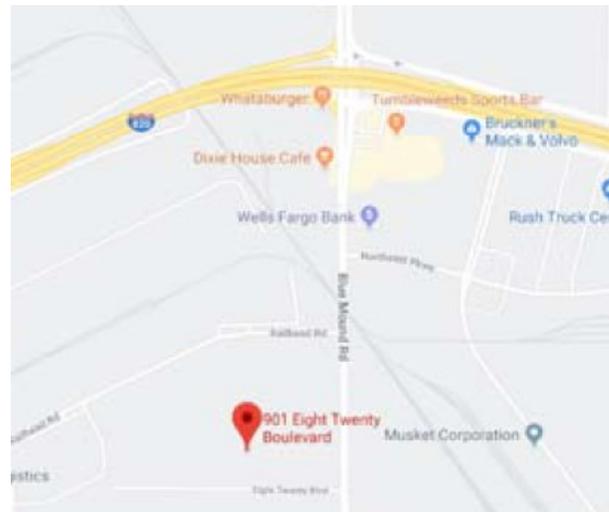
“K” Industrial

### COMMENTS

- 16' side walls
- 3 Phase Electric

### LEASE RATE

- 827 Eight Twenty 6,000 S.F. \$6,000 per month  
*Rates Quoted are Modified Gross 2026 Base Year*

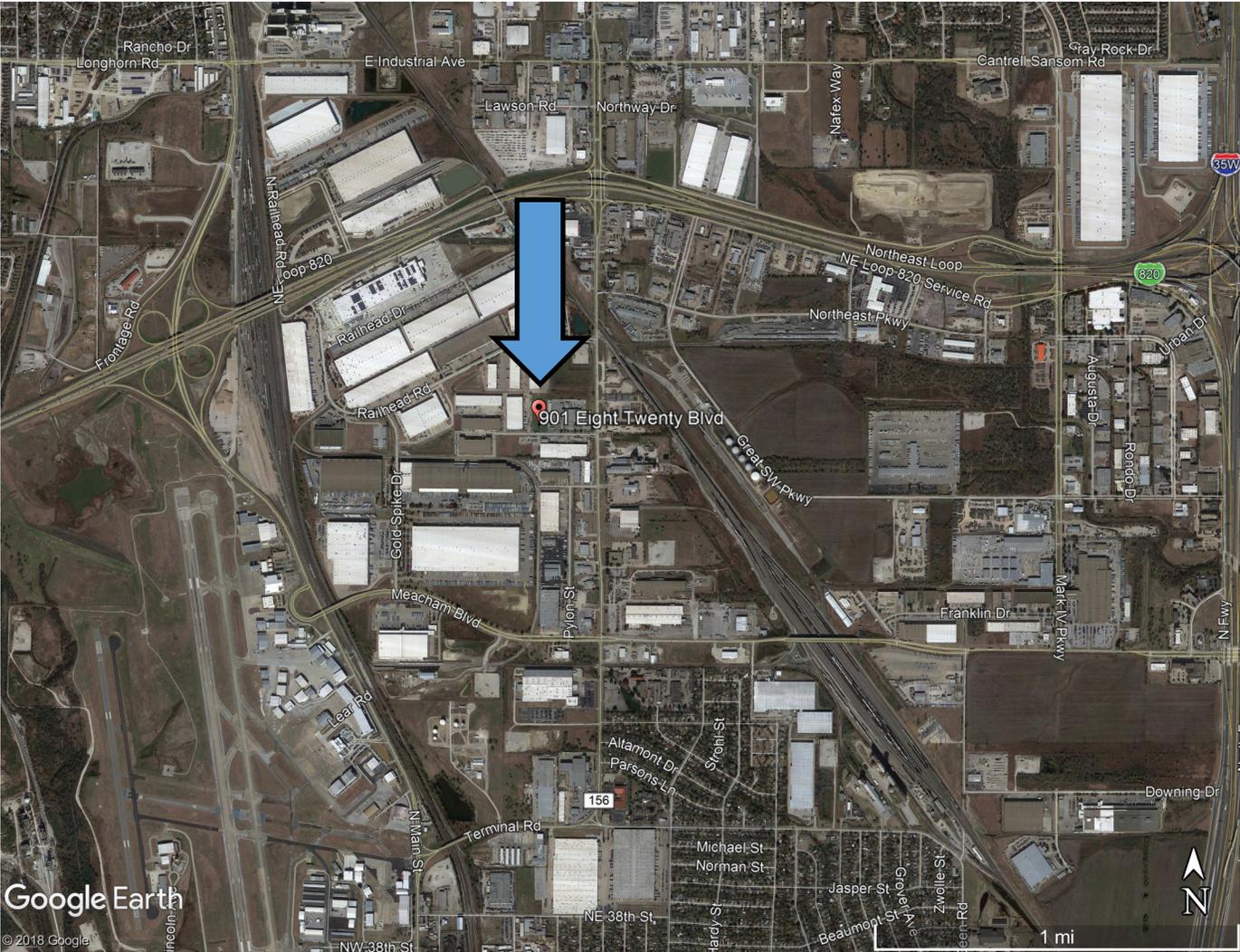


## For Information

Don D. Phifer  
 817-427-9545 office  
 817-239-7100 cell  
 Phifer@LandDeals.com

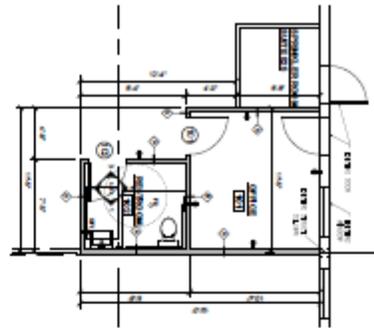
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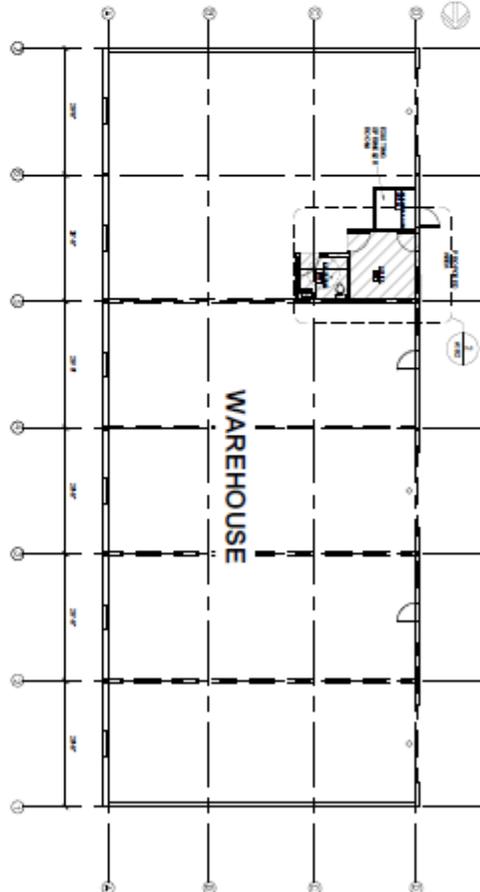


# FLEX WAREHOUSE FOR LEASE

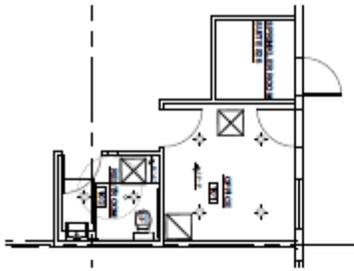
Eight Twenty Blvd  
Fort Worth, Texas



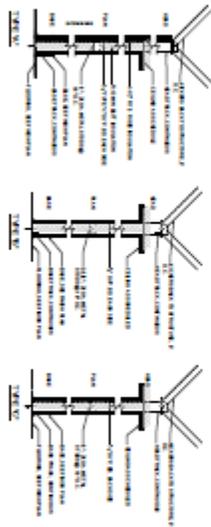
2. ENLARGED FLOOR PLAN



1. FLOOR PLAN



3. ENLARGED CEILING PLAN



**TABLE 'A'**  
SECTION THROUGH CEILING AND FLOOR ASSEMBLY AT OFFICE AREA

**TABLE 'B'**  
SECTION THROUGH CEILING AND FLOOR ASSEMBLY AT AISLE AREA

**TABLE 'C'**  
SECTION THROUGH CEILING AND FLOOR ASSEMBLY AT BAY AREA

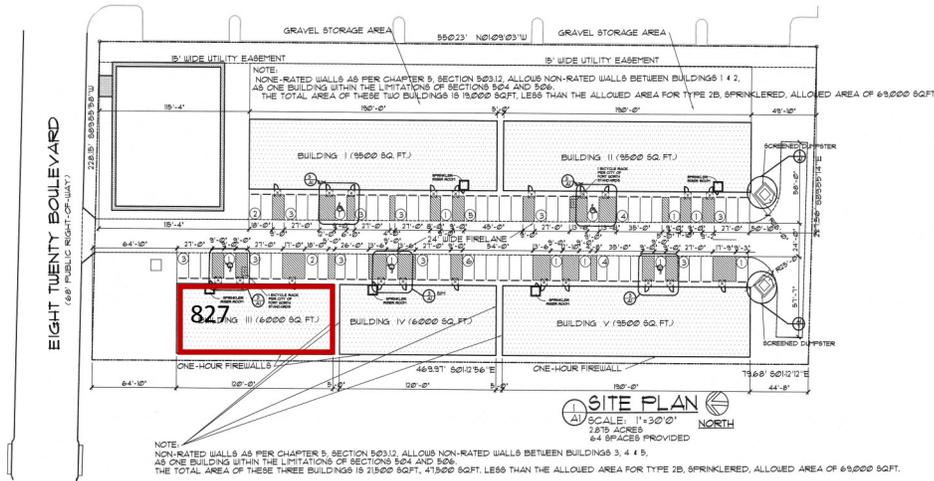
**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE IN FEET AND INCHES.  
2. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE AS SHOWN.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES.  
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURE.  
8. ALL MATERIALS SHALL BE STORED PROPERLY ON-SITE.  
9. THE CONTRACTOR SHALL MAINTAIN A CLEAN WORK SITE AT ALL TIMES.  
10. ALL WASTE SHALL BE REMOVED FROM THE SITE.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.  
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LICENSES.  
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.  
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS.  
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY NOTICES.  
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ORDERS.  
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY DECISIONS.  
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### PLAN NOTES

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# FLEX WAREHOUSE FOR LEASE

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Fort Worth, Texas



### PARKING & PASSENGER LOADING ZONES

**NOTE:**  
-ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 96" WIDE  
-PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH T.A.S.  
-96" ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE  
-COPYLY WITH T.A.S.  
-PASSENGER VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE  
-PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:48

### ACCESSIBLE ROUTES SLOPES

**NOTE:**  
-ALL ACCESSIBLE ROUTE WITH A RAMPING SLOPE GREATER THAN 1:30 IS A RAMP AND SHALL COMPLY WITH T.A.S.  
-COURSES SHALL NOT EXCEED 1:48 AND SHALL COMPLY WITH T.A.S.

### ACCESSIBLE ROUTES LOCATION

**NOTE:**  
-AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION TO AN ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING AND ACCESSIBLE ENTRANCE TO THE ACCESSIBLE ROUTE SHALL BE TO THE NEAREST INTERSECTING CONCOURSE WITH THE ROUTE FOR THE GENERAL PUBLIC.  
-ALL LOCATION OF ACCESSIBLE ROUTES SHALL COMPLY WITH T.A.S.

Date: 11/22/19  
Drawn By: TLUJ  
Checked By: TLUJ  
Revised:  
11/23/2019

INCH HORSE PROPERTIES  
801 EIGHT TWENTY  
BURNING WOOD PARK  
FORT WORTH, TEXAS



T. L. U. J.  
1000 PROCHER ROAD, SUITE A, FORT WORTH, TEXAS 76104  
PHONE: 817.726.8888  
WWW.TLUJ.COM

Sheet No. 1  
Project No. 190110

