

**FOR  
SUBLEASE**

# 3201 N Sylvania Ave

Fort Worth, Texas 76111



## Property Highlights

- Suite 603
- 35,511 SF
- 1,608 SF Mezzanine Office
- +/- 1,500 SF of 100% HVAC Production/Storage Area with Two (2) Grade Level Doors
- Shop Viewing Deck
- Two (2) 20-Ton Bridge Cranes
- One (1) 24'W x 20'H Grade Level Door
- One (1) 15'W x 18'H Sliding Door
- Four (4) Office and Shop Restrooms
- Compressed Air Lines Throughout
- +/- 3,400 SF of Covered Outdoor Storage
- Zoned "K - Heavy Industrial"
- Private Employee Parking
- Heavy Power - +/- 1,800 Amps, 480 Volt, 3-Phase
- Term Through 9/30/2027

**STREAM**<sup>®</sup>

For more information, please contact:

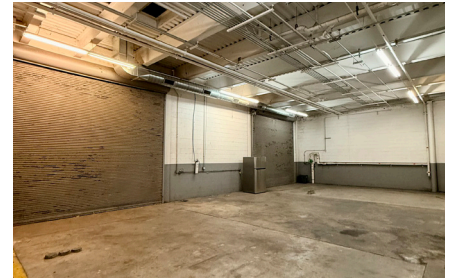
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N Sylvania Ave & NE 33rd St



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