

FOR LEASE

Historic Industrial Building

1000 Harding St | Fort Worth, TX 76102



SPACE AVAILABLE

21,000 SF

PRICING INFORMATION

**\$4.50 PSF + NNN
(est. \$2.00)**

LOCATION

**SWC Harding St &
9th St**

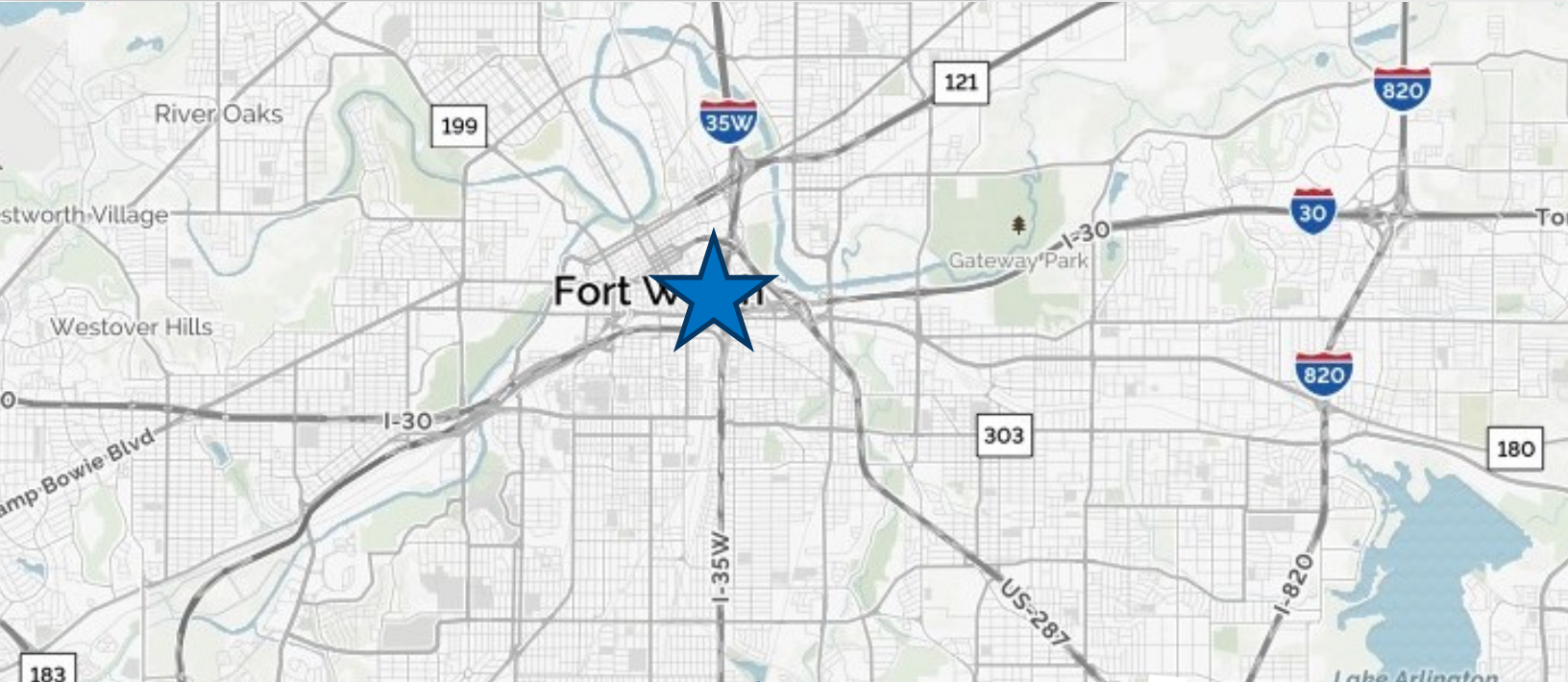
- 👁️ 21,000 SF - 4-Story Masonry Construction on 3.6 Acres of Land
- 👁️ Destination Location On The Edge of Downtown w/ Excellent Highway Visibility
- 👁️ 3 (8'x8') Dock Doors, 1 (8'x8') Grade Level Door
- 👁️ Ceiling Height: 10' - 50'
- 👁️ Convenient Access to I-35W, Spur 280 & MLK Jr Fwy
- 👁️ Zoning: "H" - Central Business

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	8,371	29,775	81,909	274,059
Employees	42,069	86,254	124,632	182,951
Average HH Income	\$74,588	\$59,432	\$61,177	\$61,306
2017-2022 Annual Rate	3.01%	3.35%	2.87%	2.55%
Traffic Count	31,000 VPD @ State Spur 280 MLK Jr Fwy			

*STDBonline.com 2018

1000 Harding St

Industrial Special Use Facilities
Conveniently Located in CBD!



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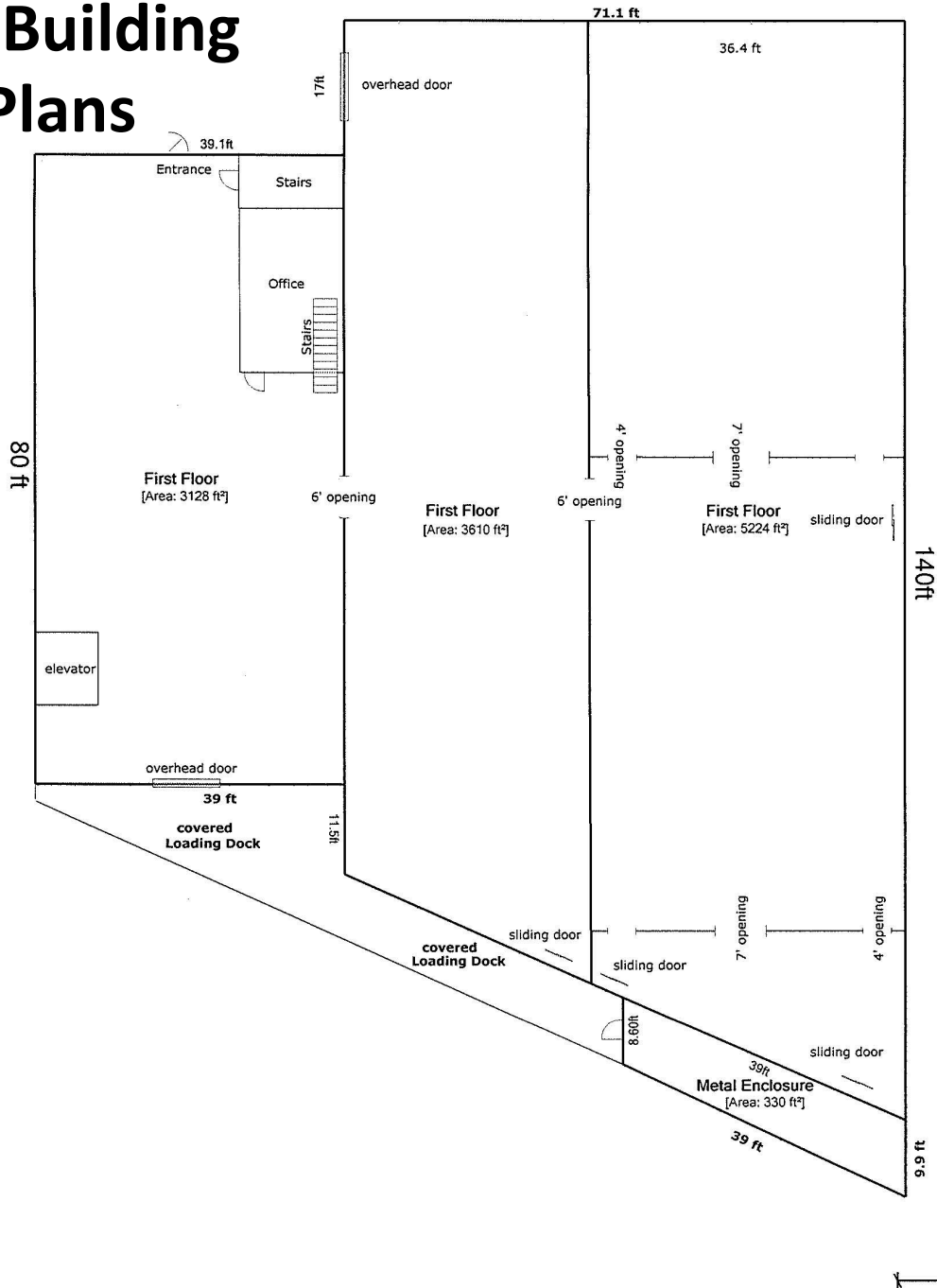
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North Building Floor Plans

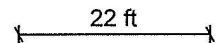
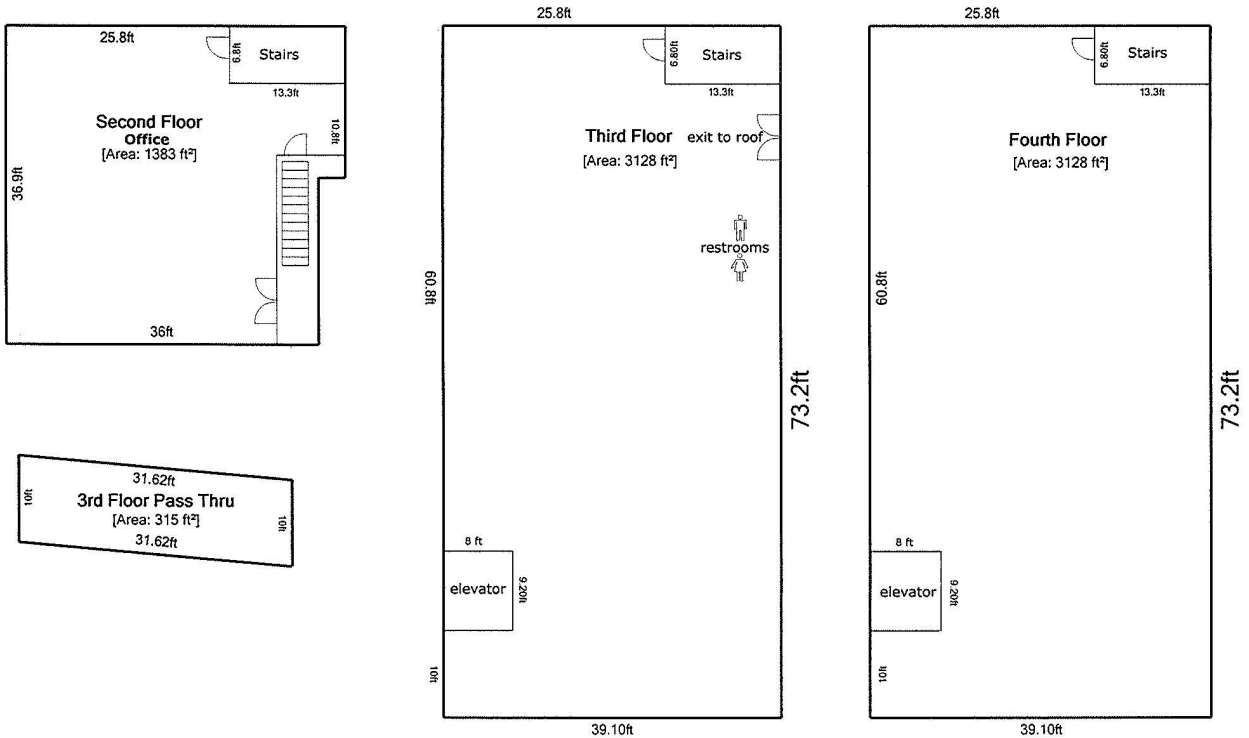


Living Area	Area Calculation		
First Floor	3128 ft ²	First Floor	x 1.00 = 3128 ft ²
First Floor	3610.15 ft ²	80ft x 39.1ft x 1.00 =	3128 ft ²
First Floor	5224.06 ft ²	First Floor	x 1.00 = 3610.15 ft ²
Metal Enclosure	329.84 ft ²	Δ 34.40ft x 122.44ft x 0.46 =	1922.98 ft ²
		Δ 31.1ft x 108.5ft x 0.50 =	1687.18 ft ²
		First Floor	x 1.00 = 5224.06 ft ²
		Δ 40ft x 122.44ft x 0.50 =	2448.71 ft ²
		Δ 43.36ft x 140ft x 0.46 =	2775.35 ft ²
		Metal Enclosure	x 1.00 = 329.84 ft ²
		Δ 39.54ft x 9.90ft x 0.45 =	176.51 ft ²
Total Living Area (rounded):	12292 ft²	Δ 39ft x 8.60ft x 0.46 =	153.33 ft ²

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North Building Floor Plans

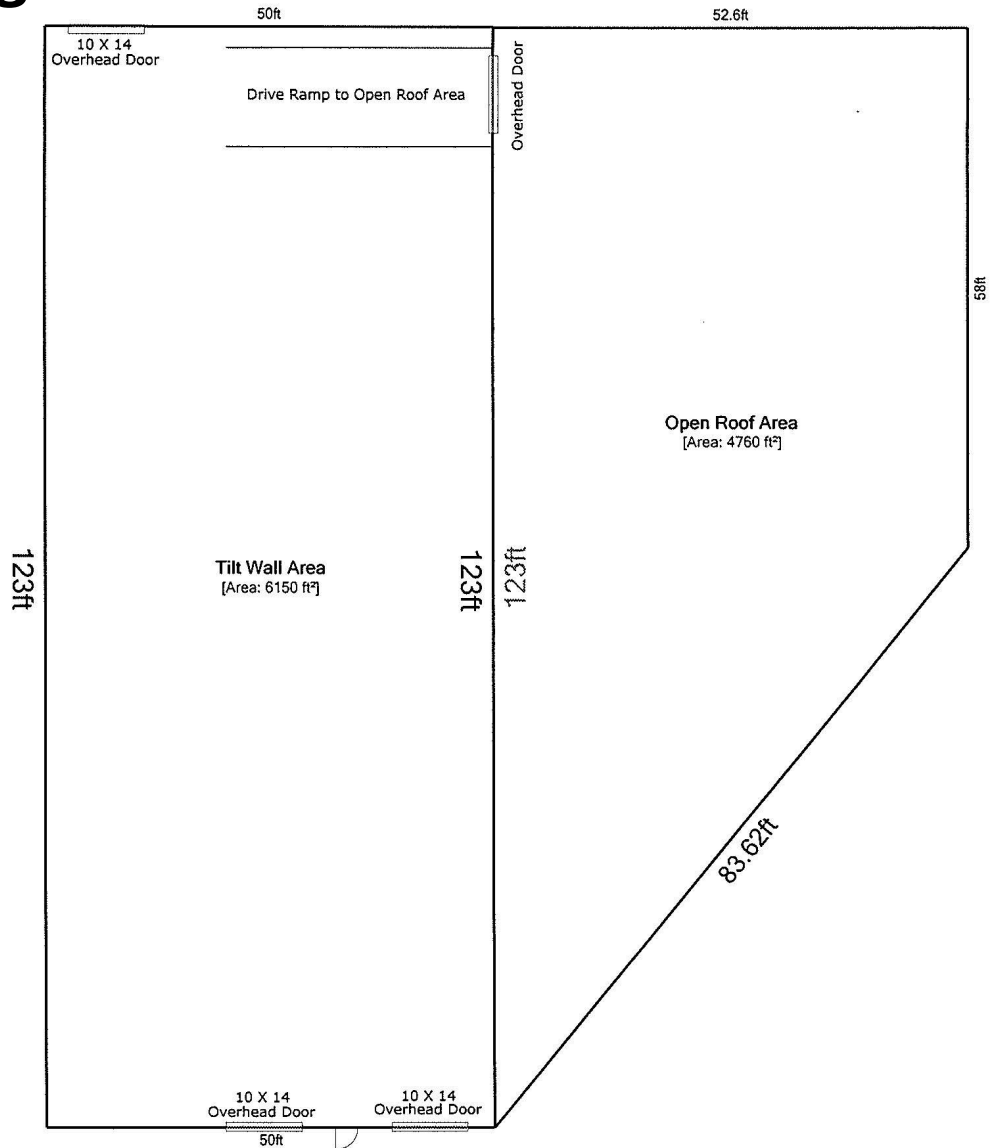


Living Area	Area Calculation				
Second Floor	1382.96 ft ²	Second Floor			x 1.00 = 1382.96 ft²
Third Floor	3128.00 ft ²	□	3.10ft x	17.6ft x	1.00 = 54.56 ft ²
Fourth Floor	3128 ft ²	□	36ft x	36.9ft x	1.00 = 1328.4 ft ²
3rd Floor Pass Thru	315 ft ²	Third Floor			x 1.00 = 3128.00 ft²
		□	80ft x	39.10ft x	1.00 = 3128.00 ft ²
		Fourth Floor			x 1.00 = 3128 ft²
		□	19.2ft x	39.10ft x	1.00 = 750.72 ft ²
		Δ	39.1ft x	60.8ft x	0.50 = 1188.64 ft ²
		Δ	39.10ft x	60.8ft x	0.50 = 1188.64 ft ²
		3rd Floor Pass Thru			x 1.00 = 315 ft²
		Δ	31.62ft x	2.80ft x	0.50 = 44.10 ft ²
		Δ	31.62ft x	2.80ft x	0.50 = 44.10 ft ²
Total Living Area (rounded):	7954 ft²	□	7.20ft x	31.5ft x	1.00 = 226.8 ft ²

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South Building Floor Plans



22 ft

Living Area	Area Calculation			
Tilt Wall Area	6150 ft ²	Tilt Wall Area		x 1.00 = 6150 ft ²
Open Roof Area	4760.3 ft ²	123ft x 50ft x 1.00 =	6150 ft ²	
		Open Roof Area		x 1.00 = 4760.3 ft ²
		Δ 65ft x 83.62ft x 0.31 =	1709.5 ft ²	
Total Living Area (rounded):	10910 ft²	58ft x 52.6ft x 1.00 =	3050.8 ft ²	

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