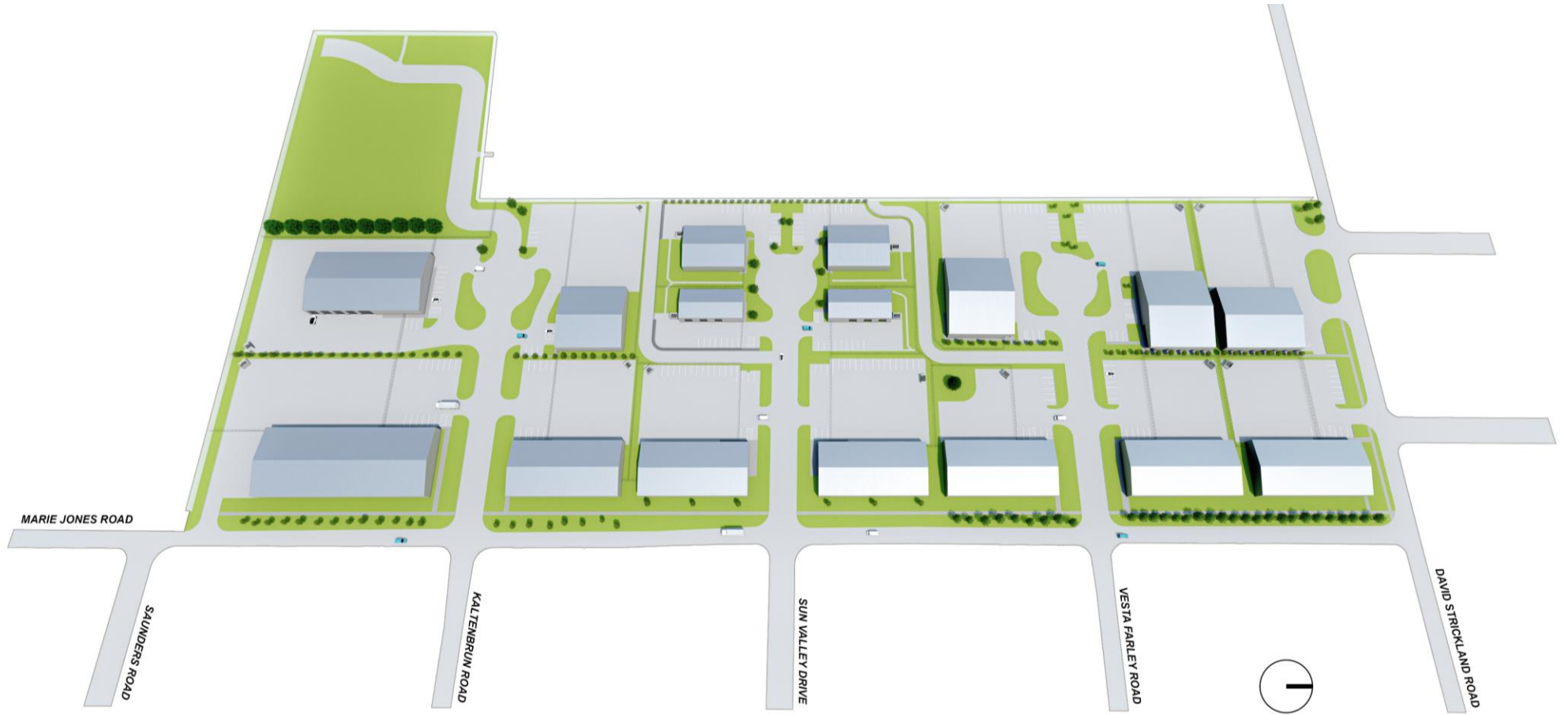


Sun Valley Industrial Park

4900 David Strickland Road
Fort Worth, Texas 76119

SUN VALLEY INDUSTRIAL PARK MASTER PLAN



FOR LEASE

4900 DAVID STRICKLAND ROAD



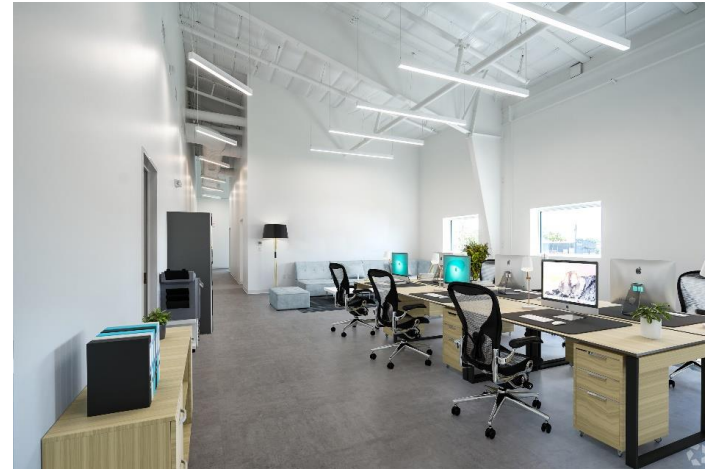
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- *New Industrial Flex Buildings available 1/1/2023.*
- *Includes Rack Ready Fire Sprinkler System, 14' Power Roll Up Doors and high end finished office. 16-23' Clear height and no column warehouse floor.*
- *Excellent metroplex access: Loop 820, I-20, I-35 and HWY 287 are 2-5 minutes away to put you on the highway to downtown Fort Worth, Mid-cities, Dallas and DFW Airport*
- *Lease new and save on utilities: Professional HVAC and landscaping maintenance. High energy efficiency with full envelope heavy insulation, 3 Phase Electric and 3 Phase HVAC.*



FOR LEASE

4900 DAVID STRICKLAND ROAD

- *Native landscaping with high efficiency irrigation/drip system.*
- *Clearstory windows in the warehouse and advanced automated lighting system.*
- *Build-to-Suit Office, Large Multipurpose areas suitable for 8+ cubicles, conference room, lobby, data room, break room, and separate office and warehouse bathrooms*
- *High Security- 100% fenced with power gates and access control ready. Night and Weekend Private Security*



FOR LEASE

4900 DAVID STRICKLAND ROAD

- *Building: 16,050 SF*
- *Office: Build to Suit*
- *± 16' – 23' Clear Height*
- *4 Grade Level Doors*
- *Fenced Outside Storage*
- *Sprinklered*
- *Truck Access*



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