

SUBLEASE OPPORTUNITY: 13,844 SF INDUSTRIAL OFFICE/WAREHOUSE

INDUSTRIAL FOR LEASE

1321 RANCHERS LEGACY TRAIL

FORT WORTH, TX 76126



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OFFERING SUMMARY

Monthly Lease Rate:	\$14,420.83 per month (MG)
Annual Lease Rate:	\$12.50 PSF/Yr
Sublease Term Thru:	9/30/2025
Building Size:	13,844 SF
Lot Size:	1.412 Acres
Year Built:	2018
Zoning:	Outside City Limits

PROPERTY OVERVIEW

This property includes an office/warehouse totaling 13,844 SF on 1.4119 Acres. The building is comprised of mostly office space comprised of 9,090 SF office and 4,754 SF warehouse. The office consists of reception/lobby area, 24'-4" x 20' training room, 29'-8" x 35' training room, break room, larger corner office, 2 larger offices, 25 normal sized offices, wire cutting room, and men's & women's restrooms. The warehouse has one drive-through bay with 12' x 14' overhead doors and a separate shop restroom. Serviced by water well and septic system. Available for sublease through 9/30/2025 at a modified gross rate. Move-in immediately! Furniture negotiable.

LOCATION OVERVIEW

This property is located on Ranchers Legacy Trail just off of I-20/Ronald Reagan Memorial Hwy in Fort Worth. Approximately 3.4 miles to I-820, 13 miles to I-35W, 15 miles to downtown Fort Worth and 45 miles to downtown Dallas.

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PROPERTY HIGHLIGHTS

- 13,844 SF on 1.4119 Acres
- 9,090 SF Office Space
- 25+ Private Offices, CEO Corner Office
- Reception, Break Room, 2 Training Rooms
- 4,754 SF Warehouse
- (1) Drive-Through Bay w/ 12' x 14' OHD's
- 22' Clear height
- Sublease Term Through 9/30/2025
- Available Immediately!



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FLOOR PLAN

SCALE: 1/8"=1'

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