## SUBLEASE OPPORTUNITY: 13,844 SF INDUSTRIAL OFFICE/WAREHOUSE

### INDUSTRIAL FOR LEASE

### **1321 RANCHERS LEGACY TRAIL** FORT WORTH, TX 76126



#### **EXECUTIVE SUMMARY**

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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.

### **PROPERTY HIGHLIGHTS**

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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!





### **ADDITIONAL PHOTOS**

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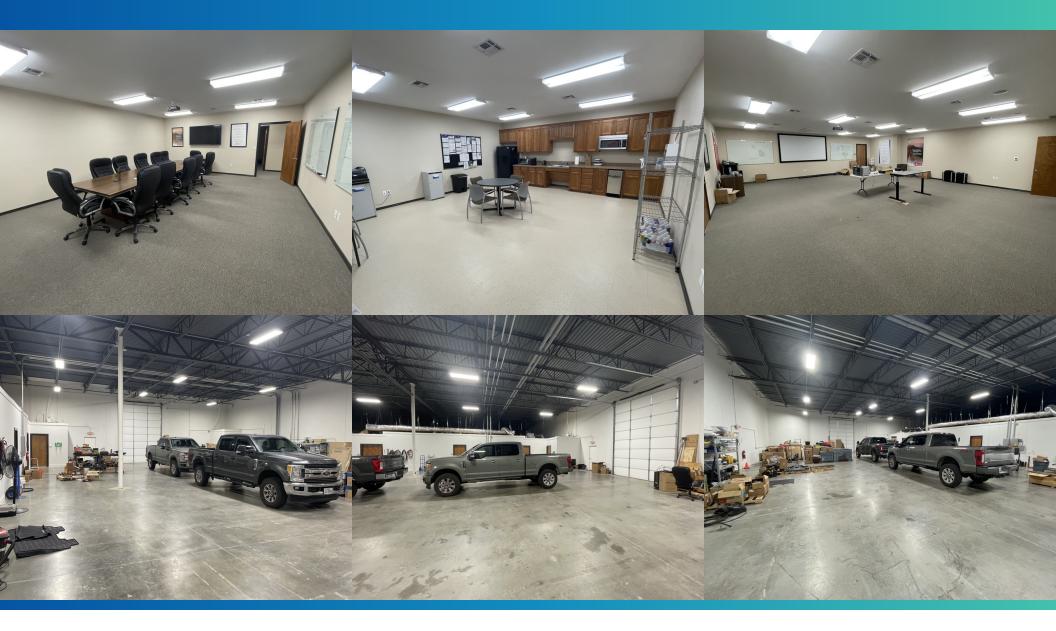
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### ADDITIONAL PHOTOS

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LOCATION MAP

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