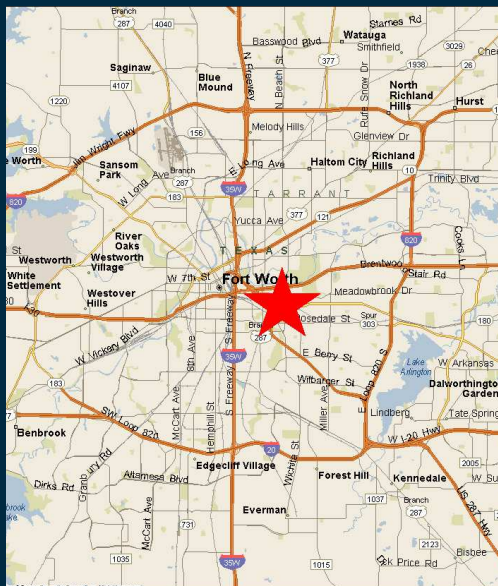


2551 Ludelle Street Fort Worth, Texas 76105

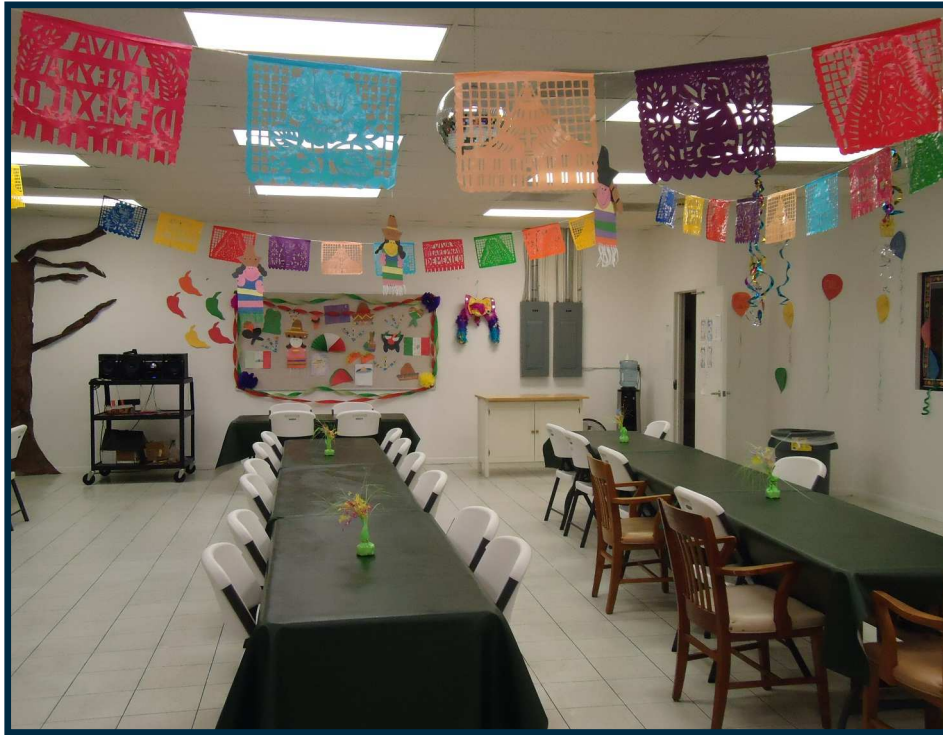
FOR SALE or LEASE Multi-Purpose Facility



FEATURES

Location:	South of I-30 on Beach Street. Corner of Beach and Ludelle Street.
Building Description:	Medical, Office / Warehouse built in 1983. Tilt wall construction. <u>Suite A</u> : Leased to an adult day care facility. <u>Suite B</u> : Office - has reception room, 5 offices, 2 conference rooms, kitchenettes, 2 records rooms and 2 ADA restrooms. <u>Suite C</u> : Warehouse - air conditioned and heated
Available Spaces:	Suite B: 4,200 SF (+/-) (Per owner) Suite C: 2,016 SF (+/-) (Per owner)
Building Size:	13,016 SF (+/-) (Per owner)
Land Size:	27,216 SF (+/-) (Per TAD)
Zoning:	"I" - Light Industrial
Parking:	16 spaces (Approximately)
Ceiling Height:	14' eave height / warehouse
Special Features:	Finished out office
Sales Price:	\$975,000 \$750,000 DRASTIC PRICE REDUCTION!!
Lease Price:	Suite B: \$12.00 PSF (Gross) Suite C: \$5.00 PSF (Gross)

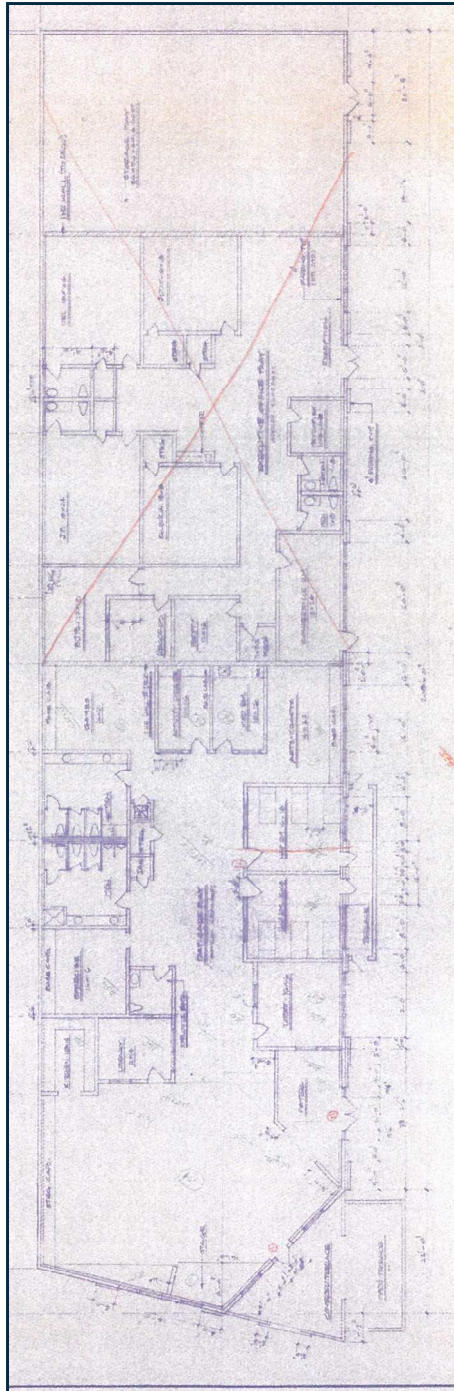
PROPERTY PHOTOS



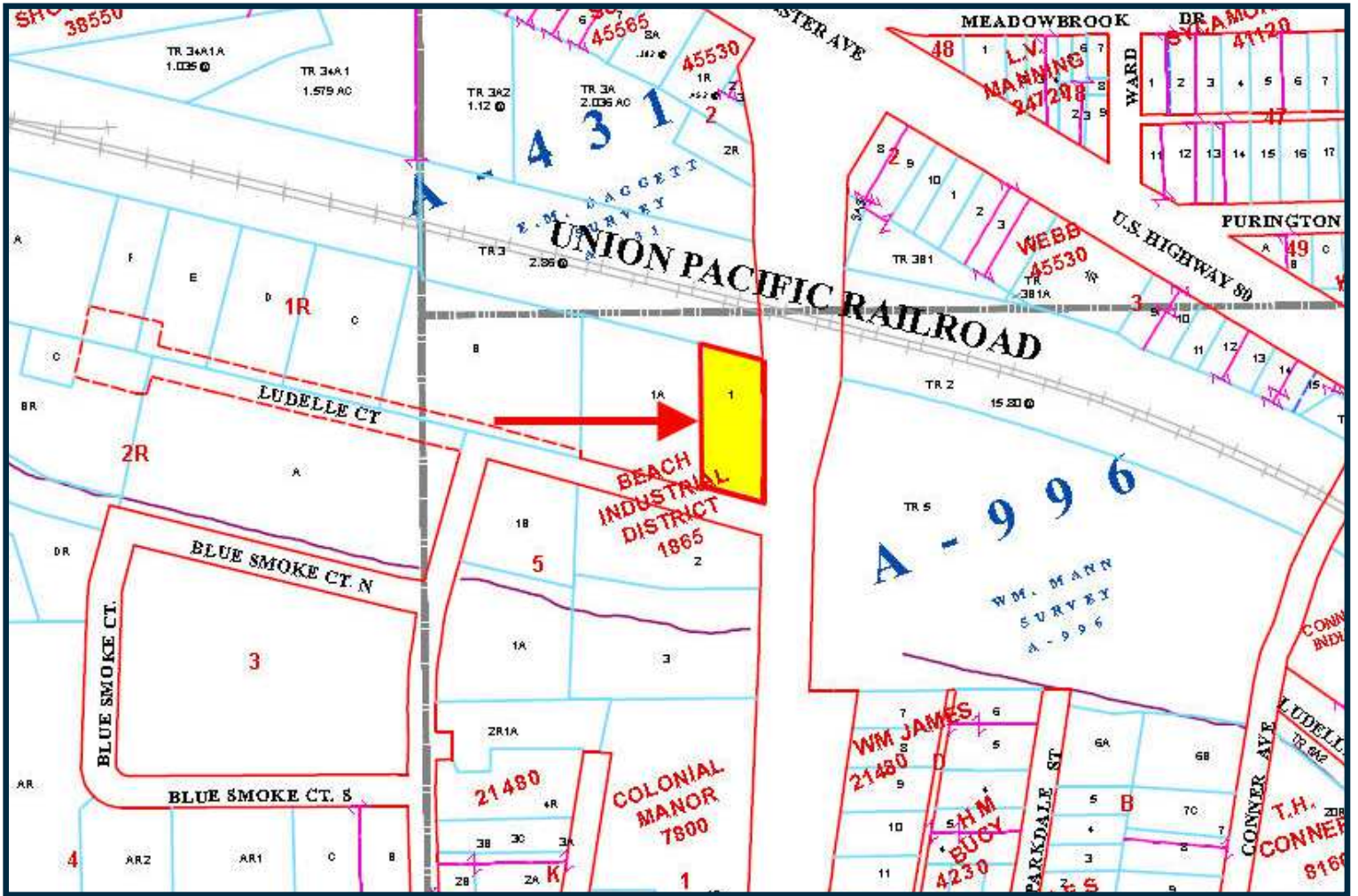
PROPERTY PHOTOS



FLOOR PLAN



TAX MAP



AERIAL



LOCATION MAPS

