

WAREHOUSE - OFFICE FOR LEASE

4871 N BEACH ST

34,344 SF | FORT WORTH, TEXAS 76137 | AVAILABLE 01.01.20



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LOCATED @ NE LOOP 820 & BLUE MOUND RD

PROPERTY DETAILS

- **34,344 SF Available**
- +/- 3,240 SF Office
- 15' Clear Height
- Five (5) Dock Doors
- Seventeen (17) Grade Level Doors
- Sprinklered
- 80 Car Parks
- 14 Trailer Parks

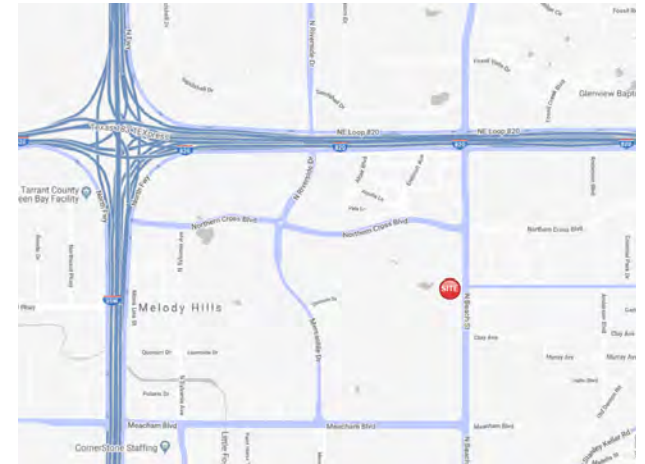
SITE DETAILS

- Zoned K - Heavy Industrial
- Established Mercantile Industrial Area
- Local Ownership/Property Management
- Great Access to I-35 W and Loop 820
- On 10.46 Acres

RATE

\$7.50/sf NNN

\$2.30/sf Est. 2020 OpEx



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+/- 10.46 ACRES AVAILABLE



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Demographics	1 mi radius	3 mi radius	5 mi radius
Population	4,341	98,022	264,872
Households	1,887	35,681	91,443
Population Median Age	30.9	32.9	33.2
5 Yr Pop Growth (Total%)	8.4%	7.6%	7.8%

5 Mile Information

