



201 S ADAMS

Fort Worth | TX 76104

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+/- 9,770 SF

PROPERTY HIGHLIGHTS

- Premier Location in Near Southside
- Immediate Access to I30 with Partial Highway Visibility
- Heavy parking or Outside Storage Available (.8 Acre Lot)
- New TPO Roofing System in March 2017
- Zoned NS-T5 (Most intensive zoning in Near Southside)
- Multitude of Permitted Uses (retail, medical, office, and industrial)
- Masonry Construction



BUILDING BREAKDOWN

BUILDING 1

- +/- 5,772 Total Square Feet
- 100% HVAC
- +/-4,133 SF Office/Showroom
 - Showroom
 - Six (6) offices
 - Conference Room
 - Two (2) restrooms
- +/- 1,639 SF Open Area
- 12'11" ceiling height
- Fully Fenced

BUILDING 2

- +/- 4,000 Total Square Feet
- 100% HVAC
- One (1) office
- Two (2) restrooms
- One (1) grade level drive in door
- +/- 650 SF External Storage (Not Included in Total SF)
- 13'6" ceiling height
- Fully Fenced

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W 7th St

W Lancaster Ave

Pennsylvania Ave

W Rosedale St

8th Avenue

Hemphill St



WATER GARDENS



201 S ADAMS





