

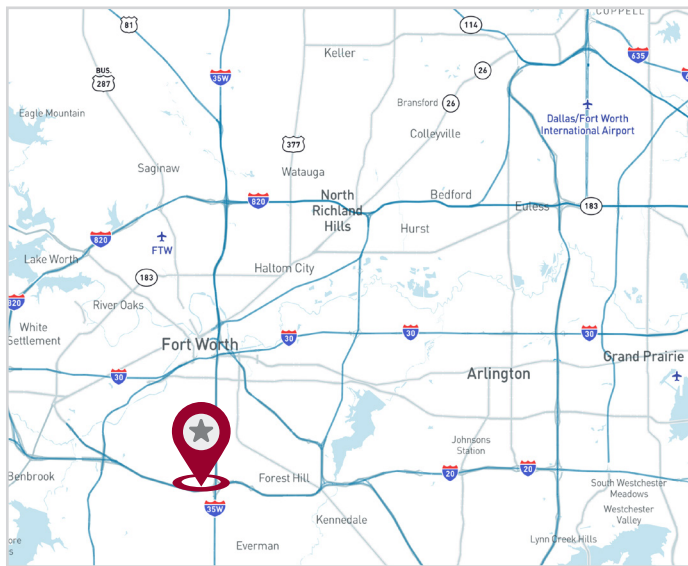
# FOR LEASE

**106,053 SF** | WAREHOUSE/DISTRIBUTION FOR LEASE



## **SOUTHWEST CROSSING LOGISTIC CENTER**

5200 S Freeway | Fort Worth, TX 76115

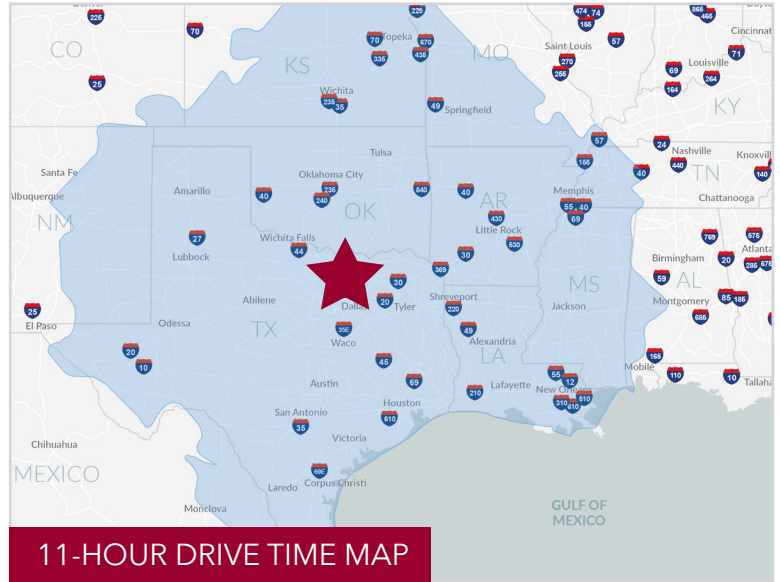


## AVAILABILITY HIGHLIGHTS

- New Class A Construction with Highway Frontage
- 2,850 Square Feet of Office Space
- 17 Trailer Parks, Expandable to 57
- Surplus Paved Land Available for Car (up to 135) or Trailer Parking (up to 57)
- Part of a 976,000 Square Feet Business Park
- 7" Thick Slab, Reinforced 4,000 PSI Concrete
- 480/277 Volt 3 Phase Power, up to 2,000 AMP Available

## LOCATION HIGHLIGHTS

- Highway frontage and visibility on I-35
- Instant access to Interstate 20
- Proximity to abundant labors
- Proximity to CBD of Fort Worth
- Corporate neighbors include Sysco Foods and Alcon Laboratories
- A proven location for local last mile and food distribution.
- Central to each inland port (Inter-modal) facility serving DFW



## UNPARALLELED ACCESS FROM EVERY DIRECTION



## SITE & BUILDING HIGHLIGHTS

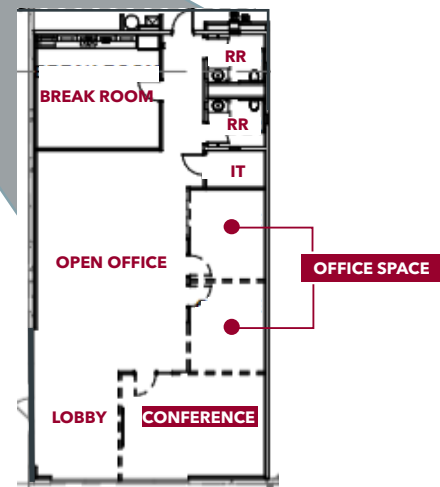


**ADDITIONAL TRAILER PARKING (40)**  
 Overflow trailer parking adjacent to building with immediate access to building

**ALTERNATE TRAILER PARKING ENTRY**

## SQUARE FOOTAGE BREAKDOWN

- 2,850 Square Feet
- Spec Office Suite
- Southwest Corner of Building



## SITE AND INTERIOR HIGHLIGHTS

**CAR PARKS**  
 Provided: 33  
 Expandable: 135

**TRAILER PARKING**  
 Provided: 17  
 Expandable: 57

**CLEAR HEIGHT**  
 32'

**SPRINKLERS**  
 ESFR (K-17)

**DOCK DOORS**  
 16

**DRIVE-IN DOORS**  
 1(12'X14')

**COLUMN SPACING**  
 Typical 52' x 47.6'

**TRUCK COURT**  
 185'

106,053 SF

FOR LEASE

## PROPERTY DETAILS



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.