



## 7501-7545 Calmont Ave

7501-7545 Calmont Ave, Fort Worth, TX 76116

Industrial Warehouse/Distribution 28,877 SF

For Lease

**\$12/SF/YR**

Property Size

**34,920 SF**

Parking Ratio

**0.51 / 1,000 SF**

Date Updated

**Aug 30, 2022**

Property Type

**Industrial -  
Warehouse/Distribution**

Lot Size

**2.2 Acre**

Year Built

**1985**

Clear Height

**12'**

# Highlights

- ✓ +/-34,920 Total SF
  - ✓ 2.20 AC
  - ✓ 17,760 SF Available
  - ✓ 14' Clear Height
  - ✓ 0.51/1,000 SF Parking Ratio
  - ✓ Grade Level Doors (8'x10')
  - ✓ Dock High Doors
  - ✓ Zoning "I" Light Industrial
  - ✓ Built in 1985
  - ✓ Tilt Wall Construction
  - ✓ Located in High Growth Corridor
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# Space Available

## Suite 7511-1

Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**6,120 SF**

Divisible Space  
**6,120 - 6,120 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**

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Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**2,400 SF**

Divisible Space  
**2,400 - 2,400 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**

## Suite 7511-3

Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**1,320 SF**

Divisible Space  
**1,320 - 1,320 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**

## Suite 7511-4

Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**1,277 SF**

Divisible Space  
**1,277 - 1,277 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**

Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**5,100 SF**

Divisible Space  
**5,100 - 5,100 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**

## Suite 7501-2

Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**4,220 SF**

Divisible Space  
**4,220 - 4,220 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**

## Suite 7501-3

Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**4,220 SF**

Divisible Space  
**4,220 - 4,220 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**

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Space Type  
**Industrial**

Lease Rate  
**\$12/SF/YR**

Total Space Available  
**4,220 SF**

Divisible Space  
**4,220 - 4,220 SF**

Available Date  
**Immediate**

Lease Type  
**NNN**

Renewal Option  
**Yes**

Sublease  
**No**