

# INDUSTRIAL FOR LEASE

800 BLUE MOUND RD SUITE 100, SAGINAW, TX 76131



## PROPERTY FACTS

### SIZE

- Total: 24,000 SF • Office: 5,000 SF

### PRICE

- Contact for Price

### ZONING

- LI - Light Industrial

### LOCATION

- North Fort Worth

### CONTACT

- Todd Lambeth  
972.569.0853  
todd.lambeth@wingertrealestate.com

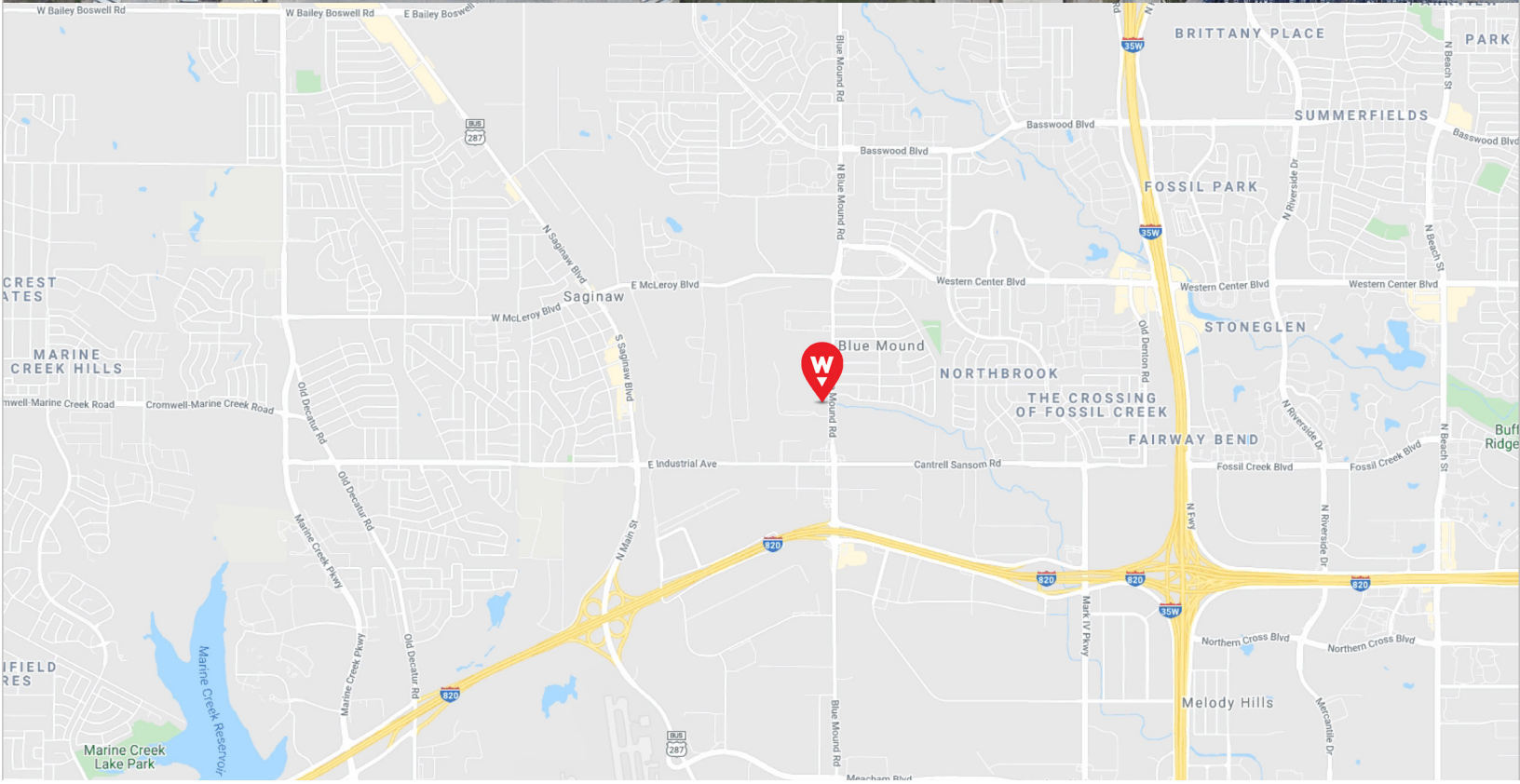
## PROPERTY FEATURES

- Total Square Footage 24,000
- Approximately 5,000 SF of Office Space
- Dock High Loading
- 1 ramp
- Clear Height 14-20 feet
- Sprinkler
- Potential 100% A/C in the warehouse
- Fronts Hwy 156 (Blue Mound Rd.)
- Great access to North Loop 820 and I-35W



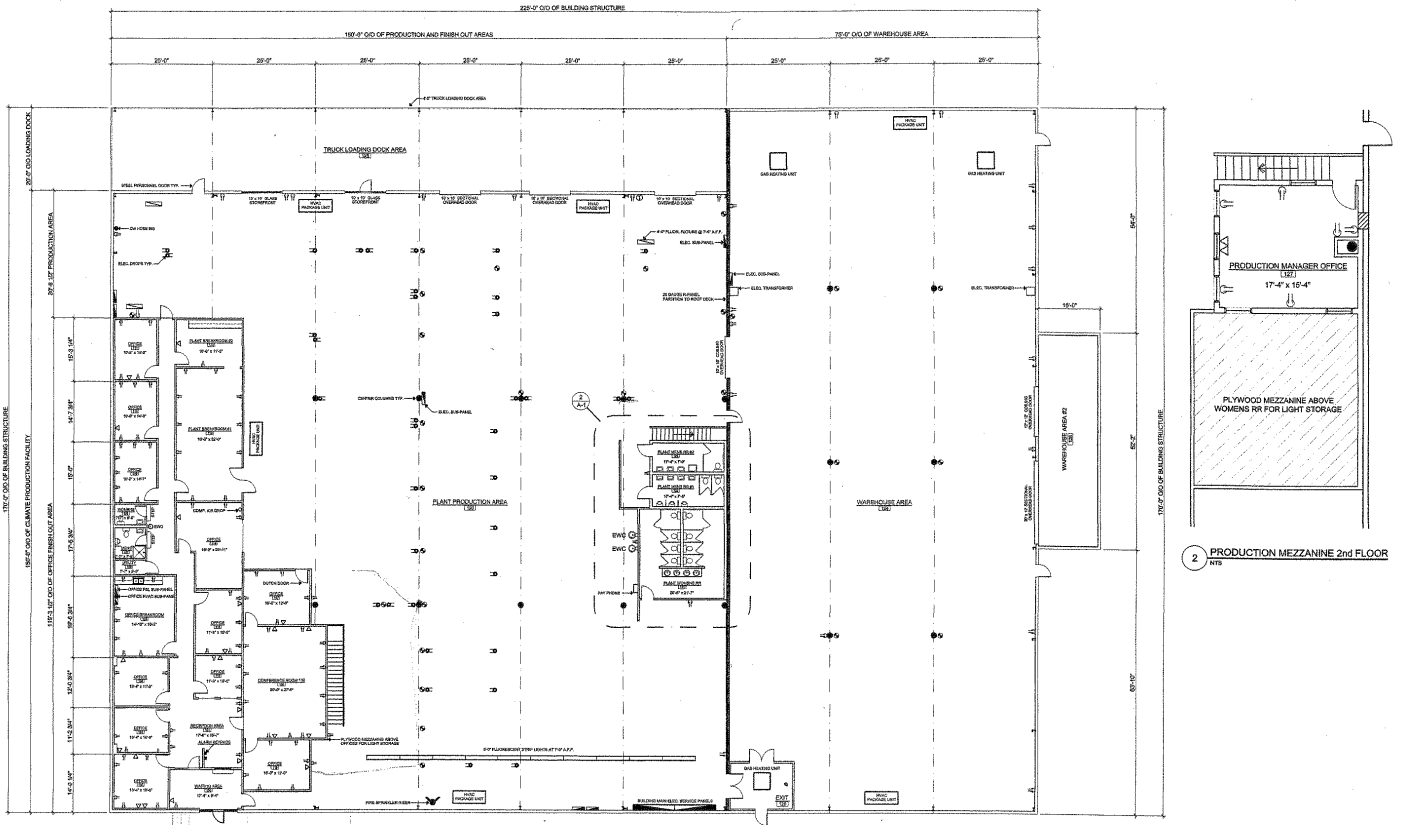
# PROPERTY & AREA MAPS

800 BLUE MOUND RD SUITE 100, SAGINAW, TX 76131

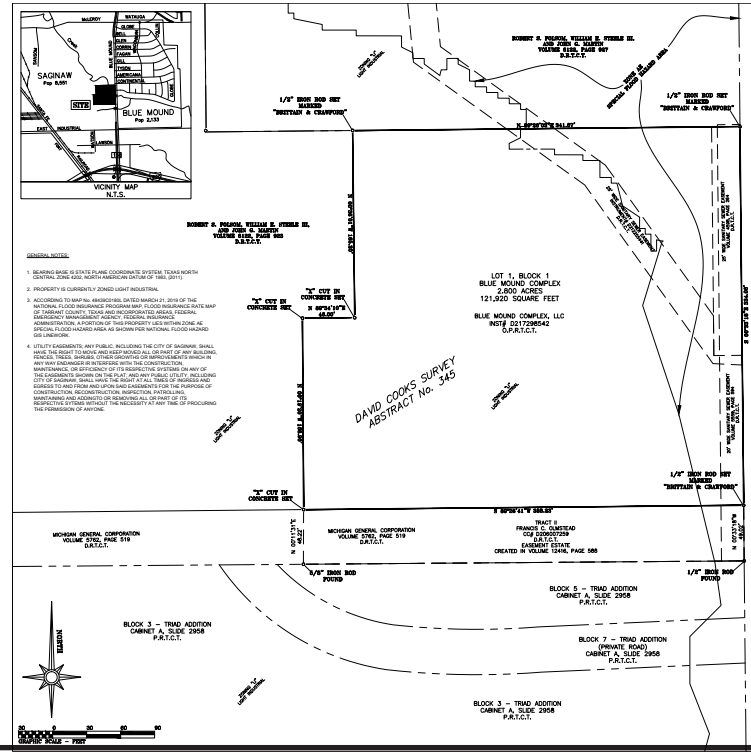


# SITE & BUILDING PLAN

800 BLUE MOUND RD SUITE 100, SAGINAW, TX 76131



BUILDING AS-BUILT FLOOR PLAN



**BRITAIN & CRAWFORD**  
 LAND SURVEYING &  
 TOPOGRAPHIC MAPPING  
 200 WEST STREET  
 SUITE 200  
 SAGINAW, TEXAS 76131  
 TEL: 817.291.1111  
 FAX: 817.291.1112  
 WWW.BRITAINANDCRAWFORD.COM

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**BLUE MOUND COMPLEX**  
 AN ADDITION TO THE CITY OF SAGINAW,  
 TARRANT COUNTY, TEXAS  
 BEING IN THE  
 DAVID COOKS SURVEY,  
 ABSTRACT No. 345  
 2,800 ACRES  
 APRIL 09, 2021