

FLEX WAREHOUSE FOR LEASE

801– 849 Eight Twenty Blvd
Fort Worth, Texas



Property Information

LOCATION

The property is located immediately west of FM 156 less than a mile south of Loop 820 and less than 2 miles west of I-35W.

AVAILABLE SPACE

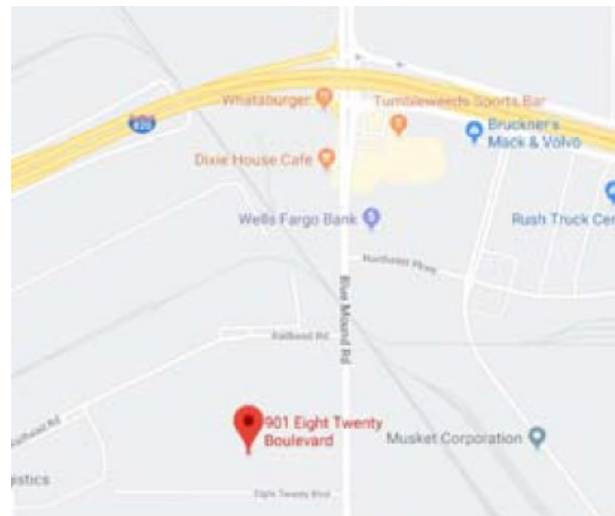
5 buildings ranging from 6,000 to 9,500 sq. ft. with units range from 2,000 sq. ft. to 9,500 sq. ft.

ZONING

“K” Industrial

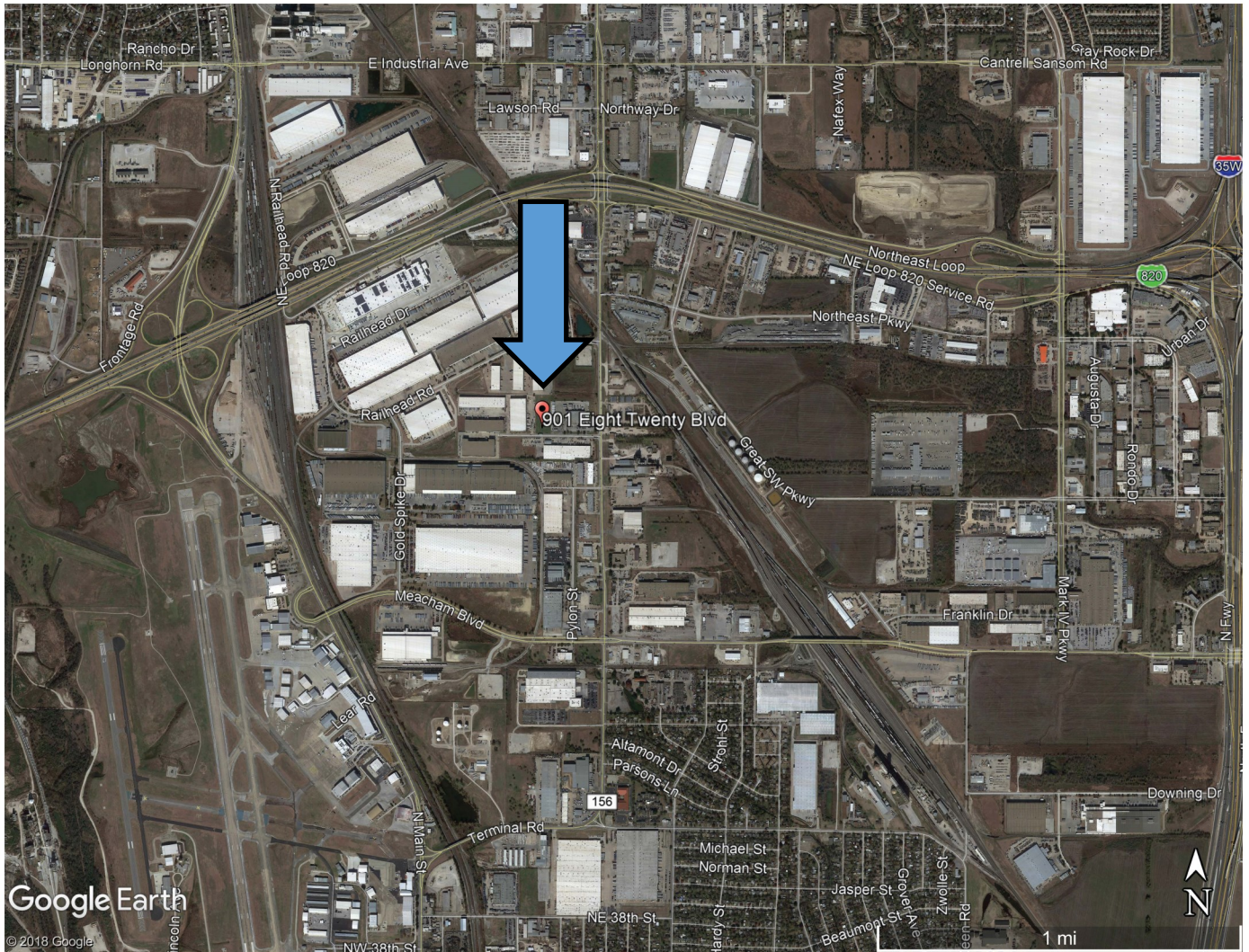
COMMENTS

- 14 ft. Overhead doors in each suite
- 16’ side walls
- Served by public utilities
- Buildings are sprinkled
- Outside storage available
- \$10 per Sq. Ft. Modified Gross Rate
- \$10 per Sq. Ft. in TI
- Additional cost for Outside Storage (only available for larger lease spaces)
- No Auto or Truck Repair permitted.



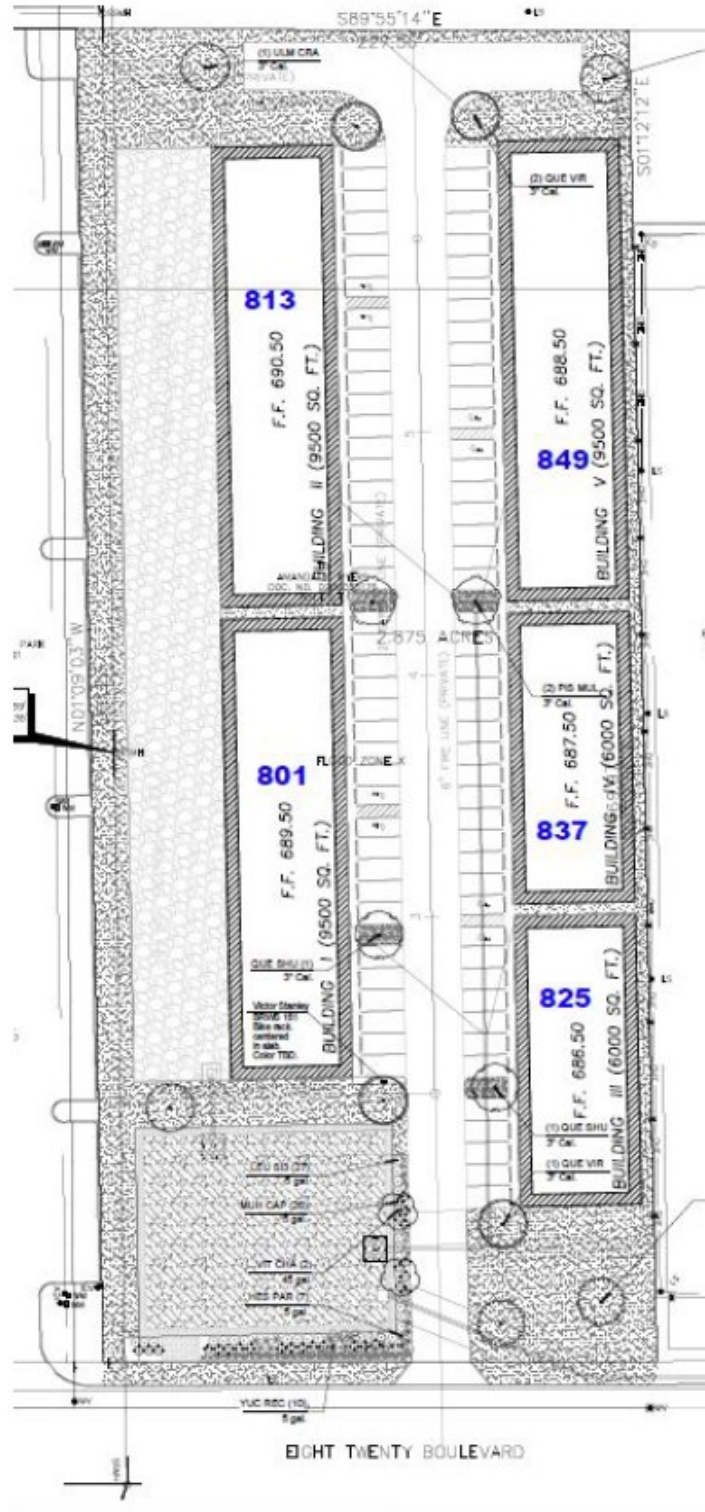
FLEX WAREHOUSE FOR LEASE

801 Eight Twenty Blvd.
Fort Worth, Texas



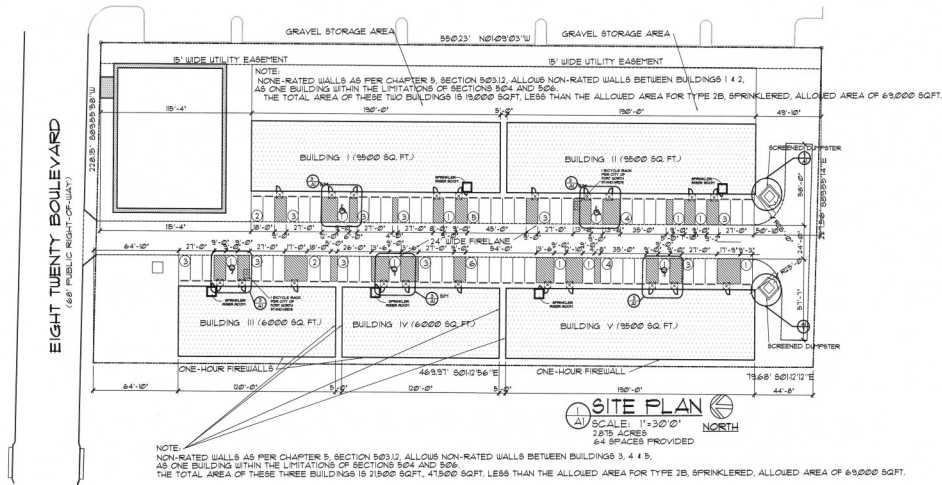
FLEX WAREHOUSE FOR LEASE

801–849 Eight Twenty Blvd
Fort Worth, Texas



FLEX WAREHOUSE FOR LEASE

801-849 Eight Twenty Blvd.
Fort Worth, Texas



PARKING & PASSENGER LOADING ZONES

NOTE:
-ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 9'-0" WIDE
-PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH T.A.S.
-NO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESS AISLE
-COMPLY WITH T.A.S.
-PASSENGER VEHICLE OVERHANGS SHALL NOT REDUCE THE CLEAR WIDTH OF AN ACCESSIBLE ROUTE
-PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:48

ACCESSIBLE ROUTES SLOPES

NOTE:
-ALL ACCESSIBLE ROUTE WITH A RAMPING SLOPE GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH T.A.S.
-HOWEVER SHALL ANY SLOPE EXCEED 1:48 AND SHALL COMPLY WITH T.A.S.

ACCESSIBLE ROUTES LOCATION

NOTE:
-AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION TO AN ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING AND ACCESSIBLE ENTRANCE TO THE ACCESSIBLE ROUTE SHALL BE THE SHORTEST ROUTE FEASIBLE. CONCEDE WITH THE ROUTE FOR THE SHORTEST ROUTE.
-ALL LOCATION OF ACCESSIBLE ROUTES SHALL COMPLY WITH T.A.S.

Date: 11/22/19
Drawn By: TLUJ
Checked By: TLUJ
Revised:
11/23/2019

INCH HORSE PROPERTIES
801 EIGHT TWENTY
BOULEVARD
FORT WORTH, TEXAS 76104

SEAL
T. L. JAMES
REGISTERED PROFESSIONAL ARCHITECT
STATE OF TEXAS
NO. 12579
EXPIRES 12/31/2021

PROJECT INFORMATION
PROJECT NO. 1901010
SHEET NO. 1

