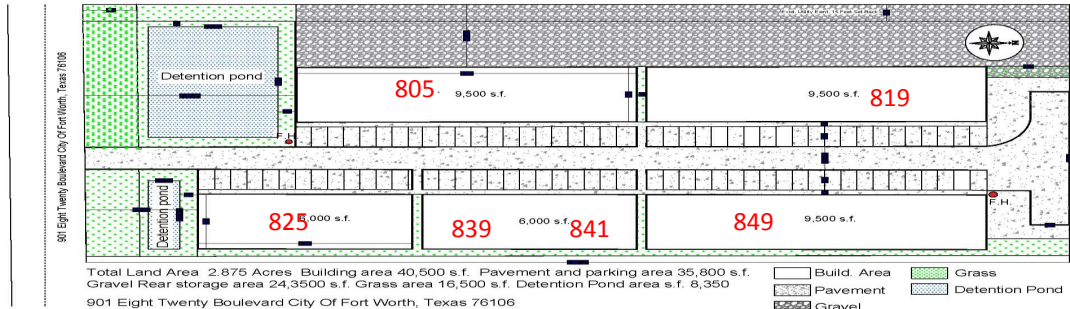


FLEX WAREHOUSE FOR LEASE

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

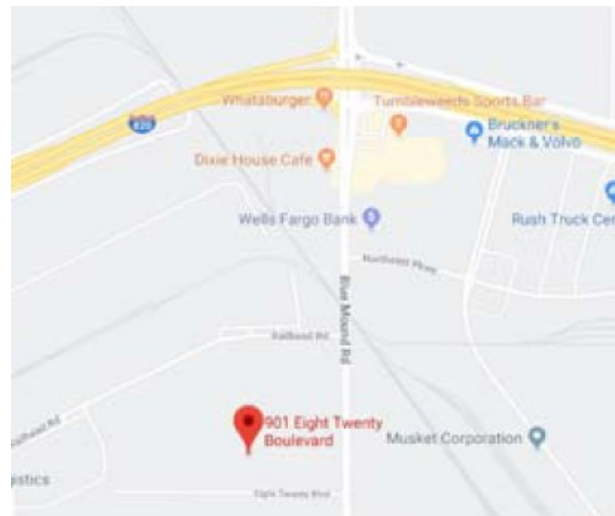
COMMENTS

- 14 ft. Overhead doors in each suite
- 16’ side walls
- 3 Phase Electric

LEASE RATE

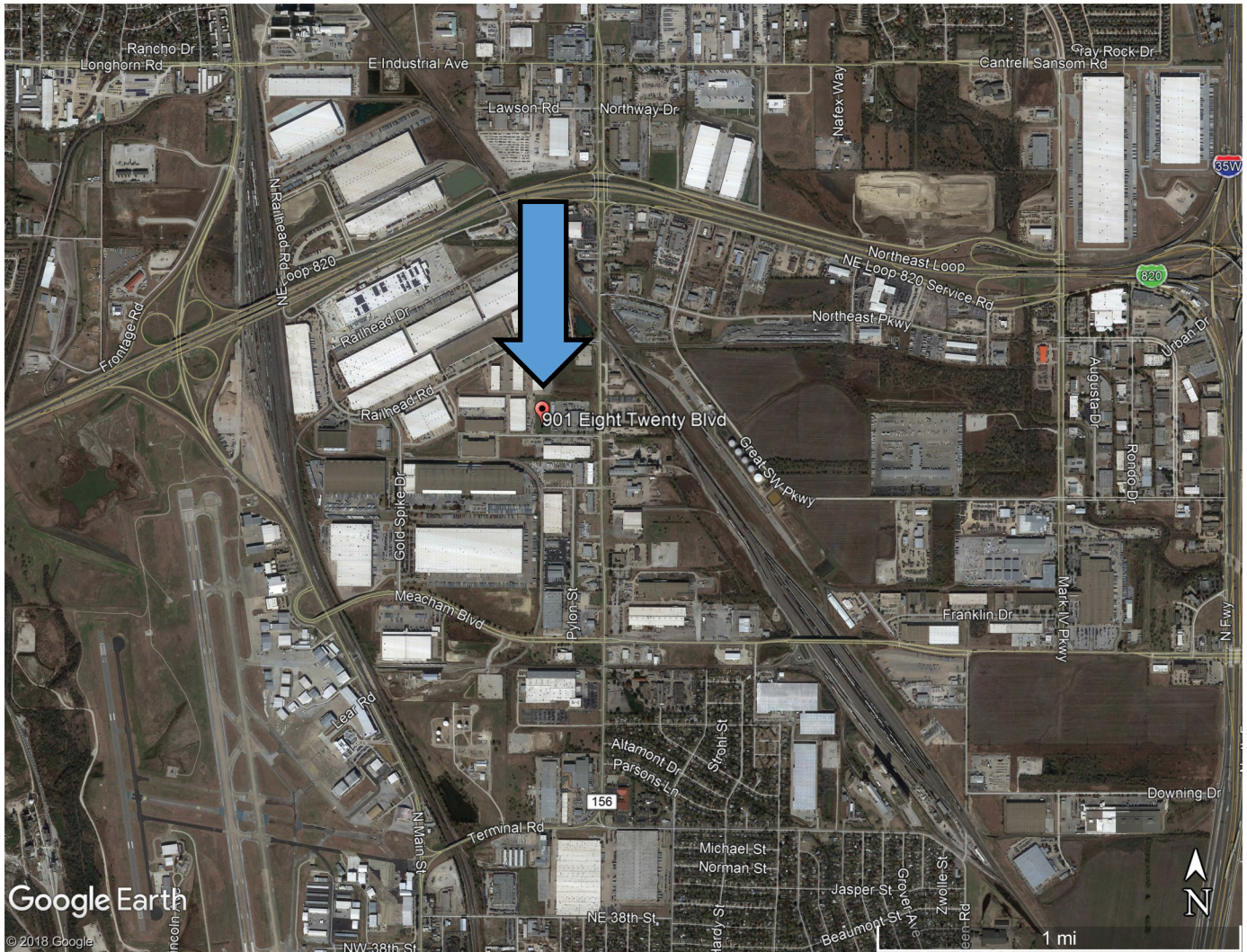
- 825 Eight Twenty 6,000 S.F. \$5,500 per month
- 839 Eight Twenty 4,000 S.F. \$3,667 per month
- 841 Eight Twenty 2,000 S.F. \$1,833 per month
- 849 Eight Twenty 9,500 S.F. \$8,708 per month

Rates Quoted are Modified Gross 2022 Base Year



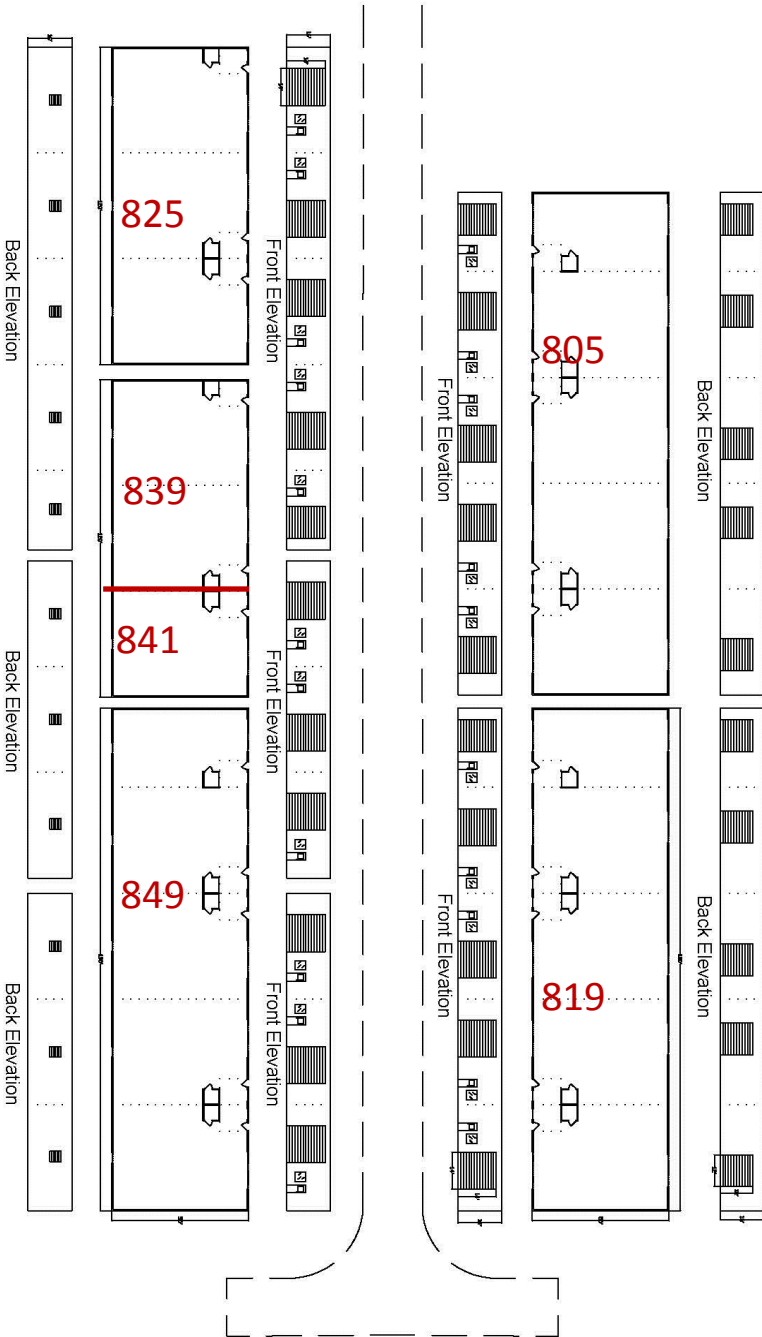
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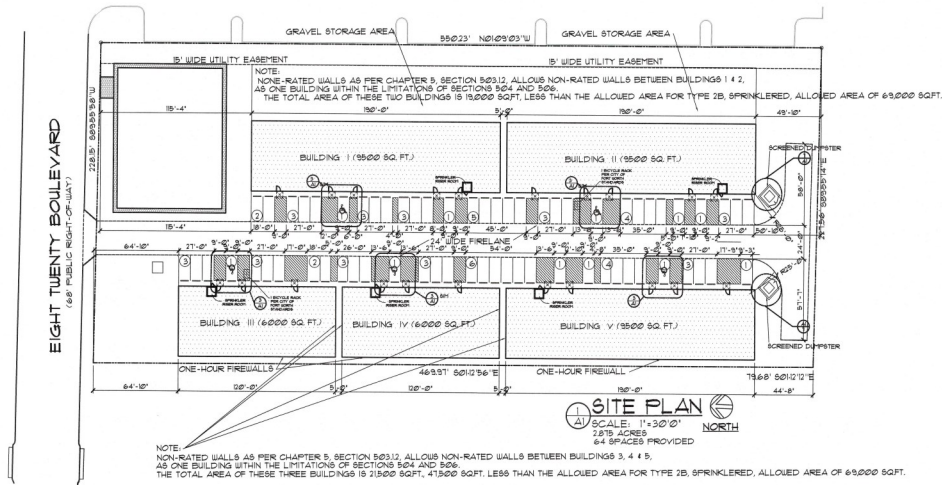
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PARKING & PASSENGER LOADING ZONES

NOTE:
- ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 9' WIDE
- PARKING ACCESS AISLES SHALL BE PART OF AN ACCESSIBLE ROUTE TO THE BUILDING OR FACILITY ENTRANCE AND SHALL COMPLY WITH T.A.S.
- TWO ACCESSIBLE PARKING SPACES MAY SHARE A COMMON ACCESSIBLE ROUTE
- 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 SURFACE SLOPES NOT EXCEEDING 1:48

ACCESSIBLE ROUTES SLOPES

NOTE:
- ALL ACCESSIBLE ROUTE WITH A MAXIMUM SLOPE GREATER THAN 1:30 IS A RAMP AND SHALL COMPLY WITH T.A.S.
- RAMPERS SHALL NOT 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 ROUTE TO THE ACCESSIBLE ROUTE SHALL BE THE SHORTEST ROUTE AVAILABLE. CONCISE WITH THE ROUTE FOR THE GENERAL PUBLIC.
- 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
BURNING WOOD PARK
FORT WORTH, TEXAS 76104
WWW.IHPROPERTIES.COM
817.728.8888



A. VENTRO ASSOCIATES, INC.
3503 PROCHER ROAD SUITE A, FORT WORTH, TEXAS 76104
PHONE: 817.728.8888
WWW.AVASSOCIATES.COM

Sheet No. 1
Project No. 190100

