

# Beach Conner Industrial Park For Lease

2601, 2701 AND 2758 LUDELLE STREET  
500 COURT STREET  
FORT WORTH, TX 76105



# Industrial Space for Lease

Beach Conner Industrial Park  
Fort Worth, TX 76105



LEASE RATE & STRUCTURE **\$7.00 / SF + NNN (\$1.42/SF est.)**

## PROPERTY FEATURES

- Updated LED Lighting
- Updated Restrooms
- Updated Offices
- Updated Security Lighting
- New Exterior Painting
- Dock High and Grade Level Doors

## LOCATION HIGHLIGHTS

Beach Conner Industrial Park is centrally located off Hwy 287 and provides quick access to I-35. This property is just east of Downtown Fort Worth and just 1 mile away from Texas Wesleyan University.

## AVAILABLE SPACE

### Suite 2730 - 10,800 SF

- 3 docks
- 3 grade level doors
- 2 restrooms
- 1 office

### Suite 2744-46 - 7,200 SF

- 2 grade level doors
- 2 dock doors
- end cap space
- large office

### Suite 2627-29 - 7,200 SF

- 1 restroom
- 1 office
- 2 dock doors
- 2 grade level doors

### Suite 2759 - 3,600 SF

- 1 dock door
- 1 grade level door
- office
- restroom
- end cap space

### Suite 2758 - 10,800 SF

- 3 docks
- 3 grade level doors
- 2 restrooms
- 1 office

### Suite 2739 - 3,600 SF

- 1 dock
- 1 restroom
- 1 office
- new LED lighting

### Suite 2713 - 3,600 SF

- 1 dock
- 1 ramp
- 1 grade level

### Suite 2745 - 3,600 SF

- 1 restroom
- 1 office
- 1 dock door
- new LED lighting

### Suite 2717 - 3,600 SF

- 1 restroom
- 1 office
- 1 dock door

### Suite 2669 - 3,600 SF

- 1 dock
- 1 restroom
- 1 office
- new LED lighting



# Industrial Space for Lease

Beach Conner Industrial Park  
Fort Worth, TX 76105

## PICTURES

