



## Everman Trade Center - Building B & D

8600 South Fwy, Fort Worth, TX 76134  
Industrial Warehouse/Distribution 43,059 SF

For Lease  
**\$8.25/SF/YR**

Property Size  
**133,900 SF**

Parking Spaces Avail.  
**262**

Property Tenancy  
**Multi-Tenant**

Year Built  
**2019**

Property Type  
**Industrial -  
Warehouse/Distribution**

Lot Size  
**29.55 Acre**

Parking Ratio  
**1.96/ 1,000 SF**

Building Class  
**A**

Date Updated  
**Feb 14, 2022**

# Space Available

8200 South Fwy # Not Known

Space Type  
**Warehouse/Distribution**

Lease Rate  
**\$8.25/SF/YR**

Additional Rent  
**\$17.62/SF/YR**

Total Space Available  
**43,059 SF**

Divisible Space  
**13,858 - 43,059 SF**

# Of Parking Spaces  
**148**

Available Date  
**Immediate**

Lease Type  
**NNN**

Call For Terms  
**Yes**

Renewal Option  
**Yes**

Sublease  
**No**

140' Building Depth

50' Loading Bay

130' Truck Court

\$2.60 in estimated OPEX

\$15.00 in TI

Clear Height  
**24'**

Dock High Doors  
**24**

Office Build-Out  
**1,933 SF**

Column Spacing  
**45' x 52' Feet**

Fire Sprinklers  
**ESFR Other**