

**FOR
LEASE**

122,779 SF
WAREHOUSE

LOCATED
ON 7.8 AC

SHELL
CONSTRUCTION
COMPLETED
APRIL '22

Mark IV- Distribution Center

5651 Mark IV Parkway | Tarrant County | Fort Worth, Texas 76131

A Huntington Industrial Partners Development

Shell Construction Completed/Ready to Lease!



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PROPERTY INFORMATION:

- ± 122,779 SF Warehouse
- Located on 7.8 Acres
- Typical Bay Size: 60' x 52'
- Shell Construction Completed April '22
- Rear-Load, Single-Tenant Design
- Clear Height: 32'
- Roof: R-12 Poly-Iso Insulation with 60 Mil TPO Membrane
- Building Slab on Grade: 6" Thick, 4000 PSI Concrete
- Zoned "K" Heavy Industrial
- Twenty-five (25) 9'x10' Dock-high Doors
- One (1) 13'x14' Drive-in Ramped Door
- ESFR Fire Sprinkler System w/Type 17 Heads
- Shell Electrical: 1600Amp, 480Y/277V, 3 Phase Main Service Panel
- Heavy Landscaping
- 180' Truck Court with Trailer Parking
- 31 Trailer Parking Spaces
- 124 Auto Parking Spaces

LOCATION:

- Just 1.5 miles west of I-35 W, and half a mile north of Hwy 820, at the corner of Mark IV Pkwy and Cantrell Sansom Road.
- Easy DFW metroplex access through arterial highway systems.
- 4.5 miles to Meacham Airport and 23 miles to DFW Airport.
- The Mark IV Parkway and Hwy 820 On-Off Ramp Completion Date Scheduled for Q4 '22



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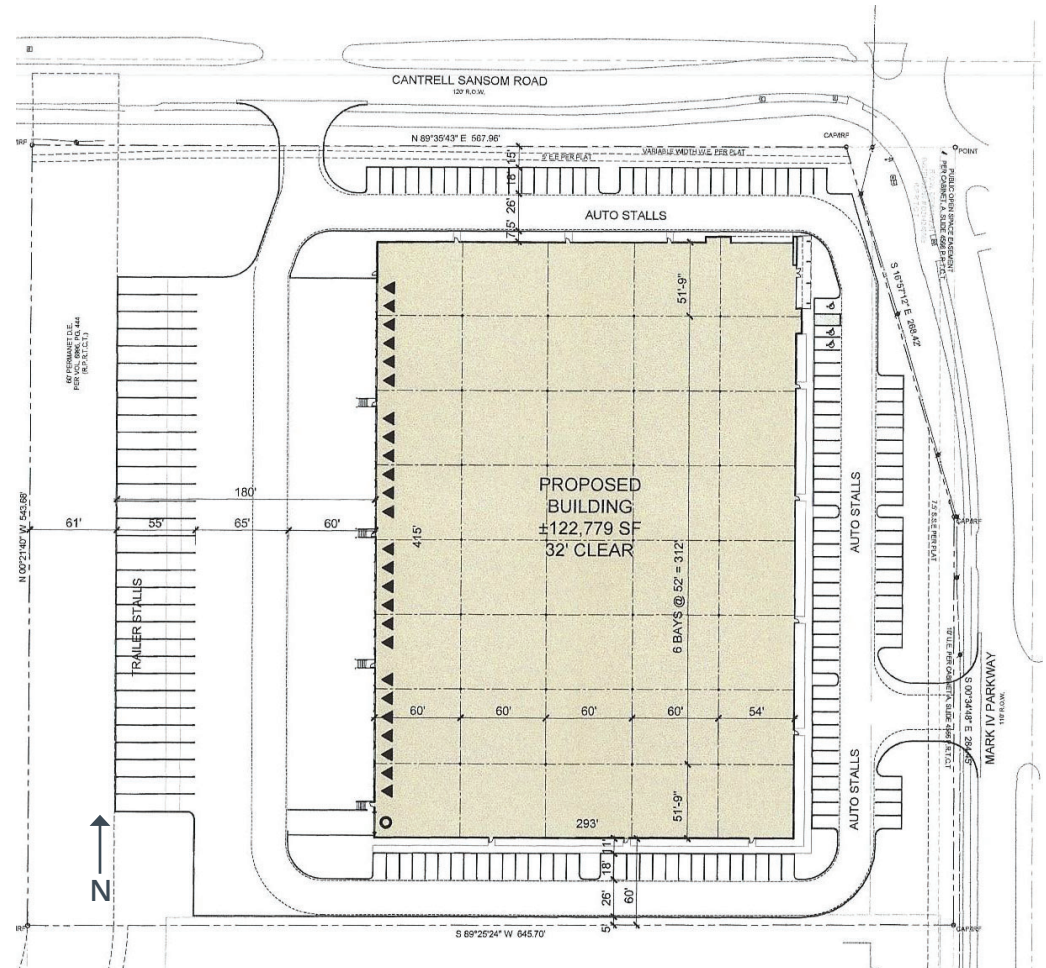
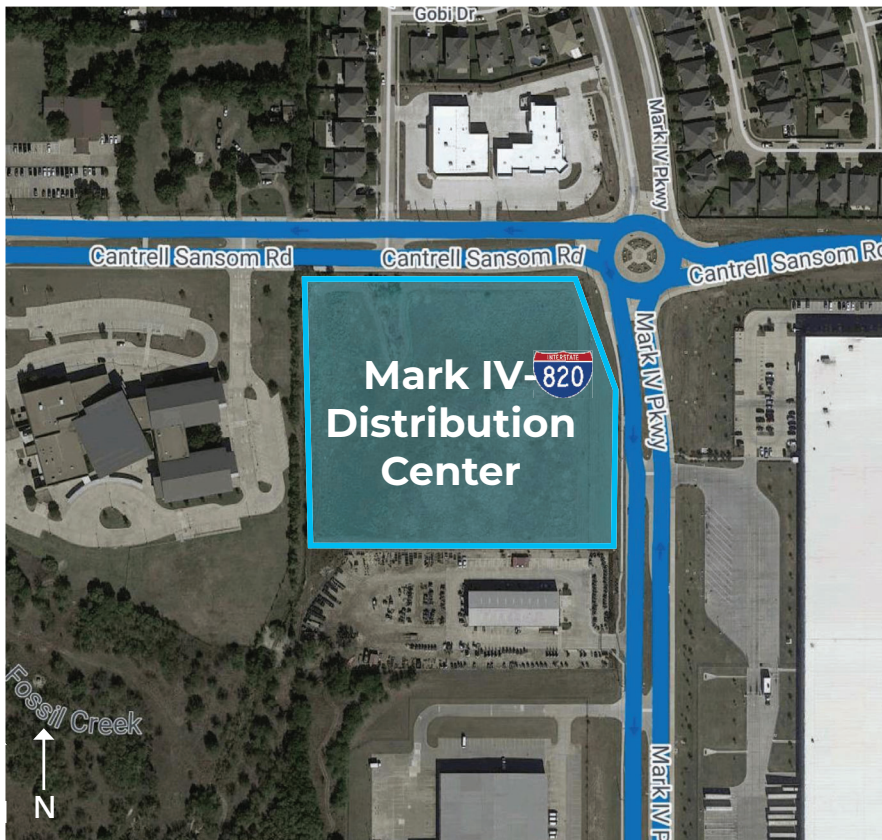
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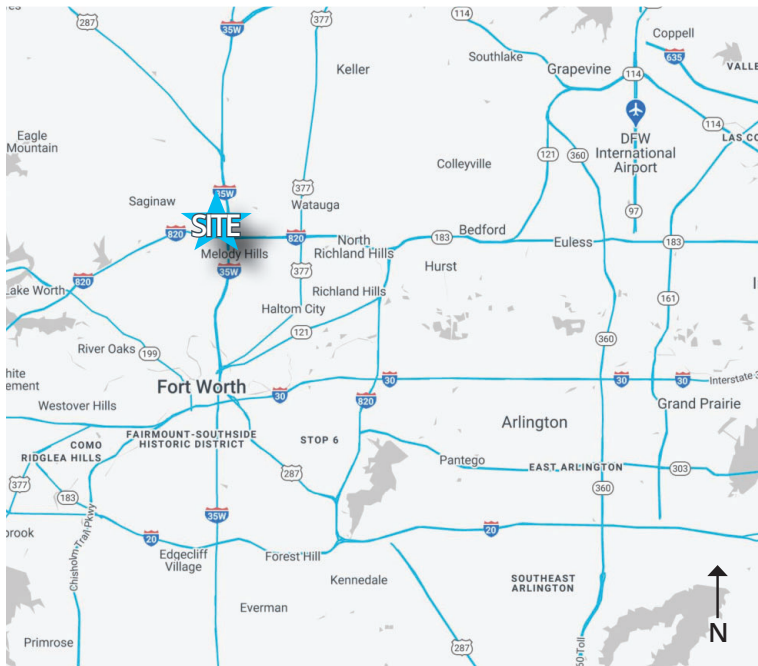
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TRAFFIC COUNTS	2020
I-820 & Mark IV Pkwy W	130,899 VPD
I-35 W & I-820 S	149,189 VPD
Mark IV Pkwy & Jim Wright Fwy S	11,063 VPD

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