

# Office / Warehouse For Lease

BLUE SMOKE INDUSTRIAL PARK

2402 Blue Smoke; 2446 & 2402 Ludelle St

Fort Worth, TX 76105



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LEASE RATE & STRUCTURE **\$7.00 - \$8.00/ SF NNN (\$1.77/SF est.)**

## PROPERTY FEATURES

- Dock High Loading
- Grade Level Doors
- Updated Security Lighting
- Professionally Owned and Managed
- New LED Lighting
- Updated Restrooms

## LOCATION HIGHLIGHTS

Blue Smoke Industrial Park is centrally located off Hwy 287 and provides quick access to I-35 and I-30. This property is just East of Downtown Fort Worth.

## AVAILABLE

### 2440 Ludelle St

- 5,400 SF
- 3 Grade Level Door
- 3 Dock High Doors
- 17' Clear

### 2402 -2406 Ludelle St

- 10,800 SF
- 2 Dock High Door
- Small Office
- 2 Restrooms
- 17' Clear

### 2406 Ludelle St

- 2,400 SF
- 1 Grade Level Door
- Small Office
- 2 Restrooms
- 17' Clear

### 2408 Ludelle St

- 1,800 SF
- 1 Grade Level Door
- Small Office
- 1 Restroom
- 17' Clear

### 2414 Ludelle St

- 2,400 SF
- 1 Grade Level Door
- 2 Restrooms
- 17' Clear

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## PHOTOS

