

FOR SALE / LEASE

CRABTREE INDUSTRIAL PARK

2956-3266 CRABTREE STREET
FORT WORTH, TX

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CRABTREE INDUSTRIAL PARK

DALLAS/FORT WORTH'S PREMIER CLASS-A INDUSTRIAL DEVELOPMENT WITH OUTSIDE STORAGE



SPACE FEATURES

BUILDING A

- +/- 39,040 SF
- +/- 3.42 Acres
- 38 Parking Stalls
- ESFR Sprinkler

BUILDING C

- +/- 27,000 SF
- +/- 1.97 Acres
- 25 Parking Stalls

BUILDING B

- +/- 12,000 SF
- +/- 1.60 Acres
- 7 Parking Stalls

BUILDING D

- +/- 36,000 SF
- +/- 2.42 Acres
- 48 Parking Stalls
- ESFR Sprinkler

PROPERTY FEATURES

- Fully Secured and Paved Outside Storage Yards
- Zoned "K" Heavy Industrial
- Immediate Access to Interstate 35 West
- Ideal Location:
 - 4.2 miles to Downtown Fort Worth
 - 14 miles to BNSF Intermodal at Alliance
 - 18 miles to DFW Airport
- Zoned "K" Heavy Industrial
- +/- 20' Clear Height, Clear Span (No Columns) Bldgs. A-C
- Heavy Power
- Oversized Grade Level Doors

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for 360°
Rendering



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INTERNATIONAL PAPER



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CINTAS
Interstate



MEACHAM INT'L
AIRPORT



S&S ACTIVE WEAR



Dillard's



TEXRail

XPOLogistics



MOTION



CRABTREE
INDUSTRIAL PARK



INGRESS/EGRESS



INGRESS



EGRESS



DRIVE TIMES

7

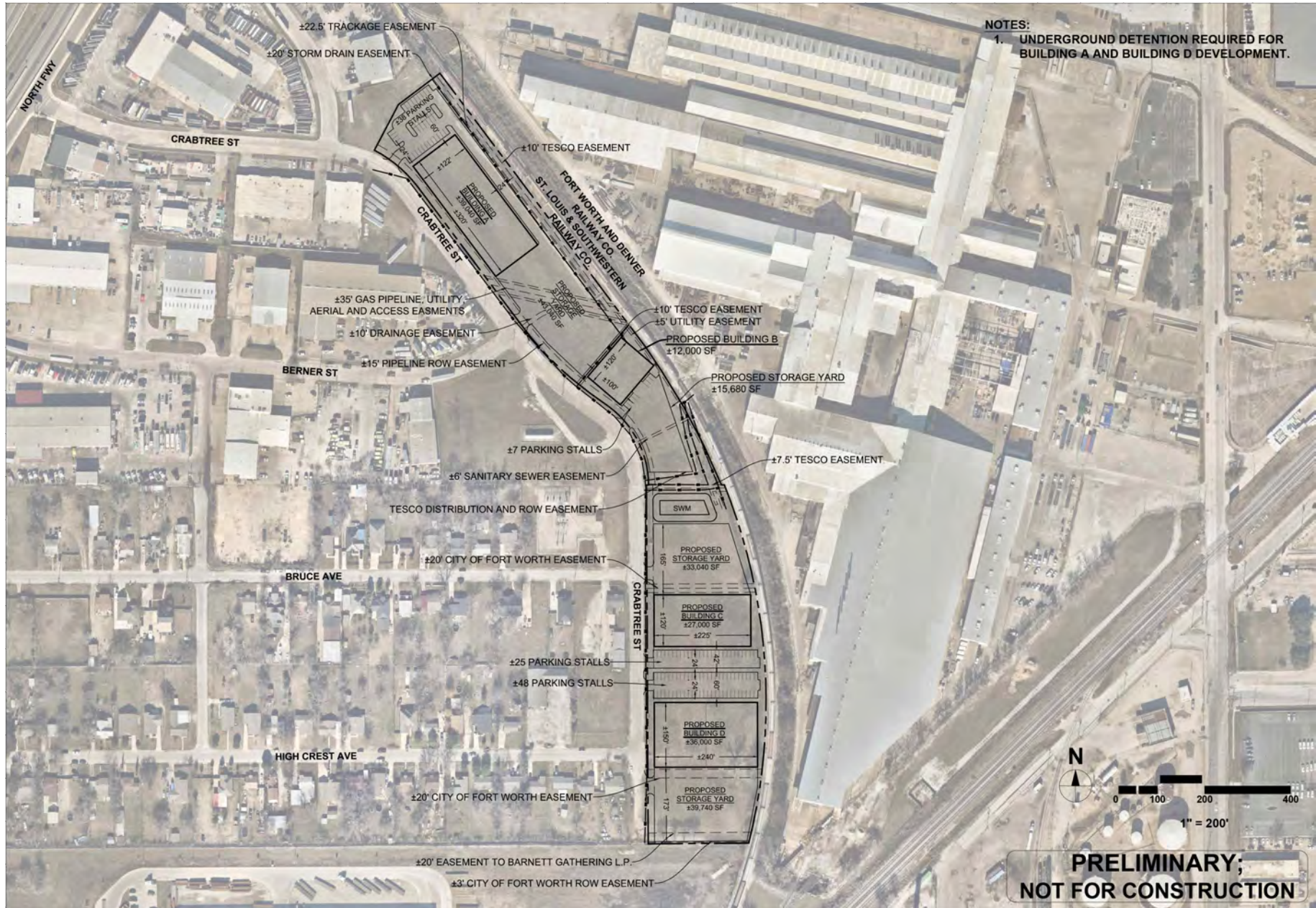
MINUTES
INTERSTATE 820

13

MINUTES
DOWNTOWN
FORT WORTH



SITE PLAN



CRABTREE INDUSTRIAL PARK

2956-3266 CRABTREE STREET
FORT WORTH, TX



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