



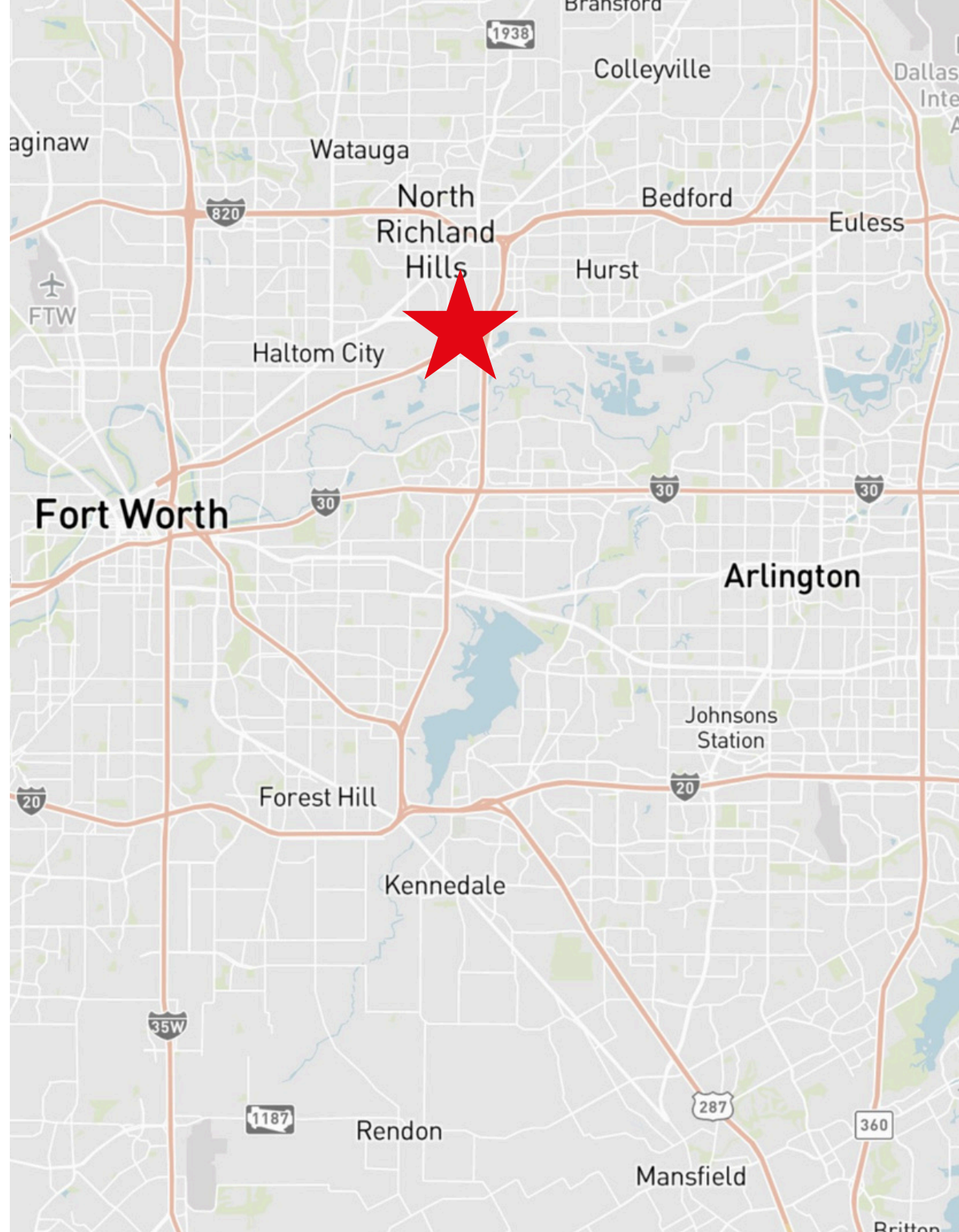
# For Lease/Sale

8,000 & 12,000 SF Industrial/Flex Available  
2805 Handley Ederville Rd | Fort Worth, TX

# About the Property

2805 Handley-Ederville Road is a modern and well-maintained two building development in Fort Worth, Texas, offering businesses a prime location with convenient access to major transportation routes. The buildings will feature a contemporary design with a combination of glass and brick exteriors, along with ample parking space. With excellent visibility, signage opportunities, and a surrounding neighborhood filled with amenities, this property provides an attractive and functional space for industrial ventures in Fort Worth, TX.

- Pre-engineered steel buildings
- 22' eave heights
- 12' x 14' grade level overhead doors
- LED warehouse lighting
- Building Standard Interior features:
  1. Allowance of \$15/SF to the building
  2. Modern acoustical tile ceilings
  3. 10' ceilings
  4. Modern LED lighting
  5. Energy efficient HVAC;
- Dramatic site and building lighting
- Frontage on Handley Ederville Road- 4 way access to Highway 121
- Concrete drives and parking aprons





# Property Boundaries





# Site Plan



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