



**Now Vacant
& Available**

For Sale

2600 West Fwy

Fort Worth, TX

For more information, call:

Pat McDowell

Senior Managing Director

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2600 West Fwy

Situated near Interstate 30 and Forest Park Blvd with excellent exposure and access to Interstate 30, this property offers an opportunity for a purchaser to own their own building in a great location near downtown Fort Worth and the Cultural District

Currently the property consists of 23,744 SF on the two upper levels and 5,866 SF of ground floor space. In order to meet City of Fort Worth parking requirements, the first floor space (except for a small lobby) will need to be converted to parking as originally built.



The Property

| | |
|-------------------------|--|
| Address | 2600 West Freeway, Fort Worth TX 76102 |
| Acreage | 0.558 AC or approximately 24,306 SF |
| Zoning | “J” Medium Industrial |
| Built | 1984 |
| Parking (Corrective) | 67-70 Spaces (covered and surface) |

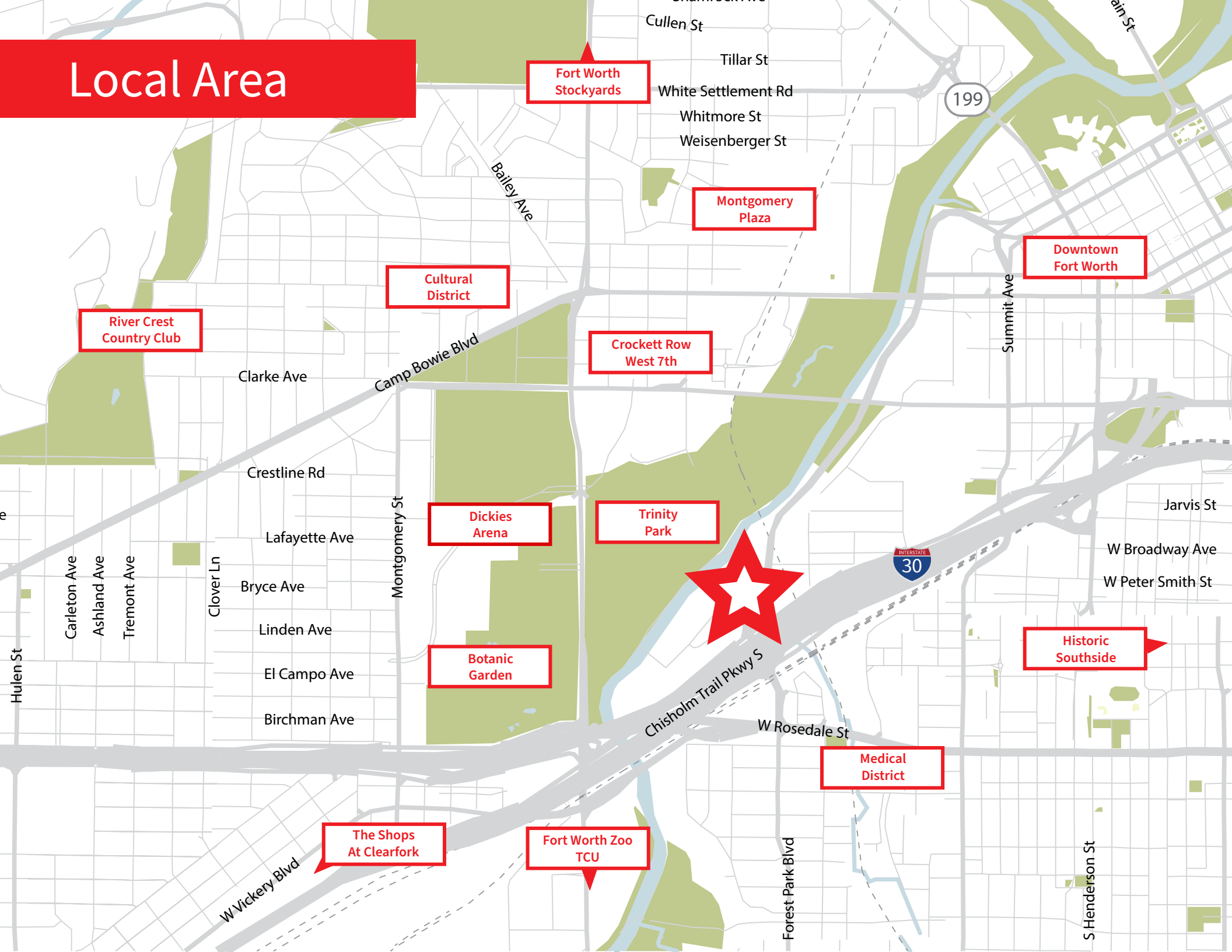
Current Layout

| | |
|-----------|-----------|
| 1st Floor | 5,866 SF |
| 2nd Floor | 11,468 SF |
| 3rd Floor | 11,468 SF |
| Total | 28,802 SF |

Converted Layout

| | |
|-----------|-----------|
| 1st Floor | 808 SF |
| 2nd Floor | 11,468 SF |
| 3rd Floor | 11,468 SF |
| Total | 23,744 SF |

Local Area



Photos

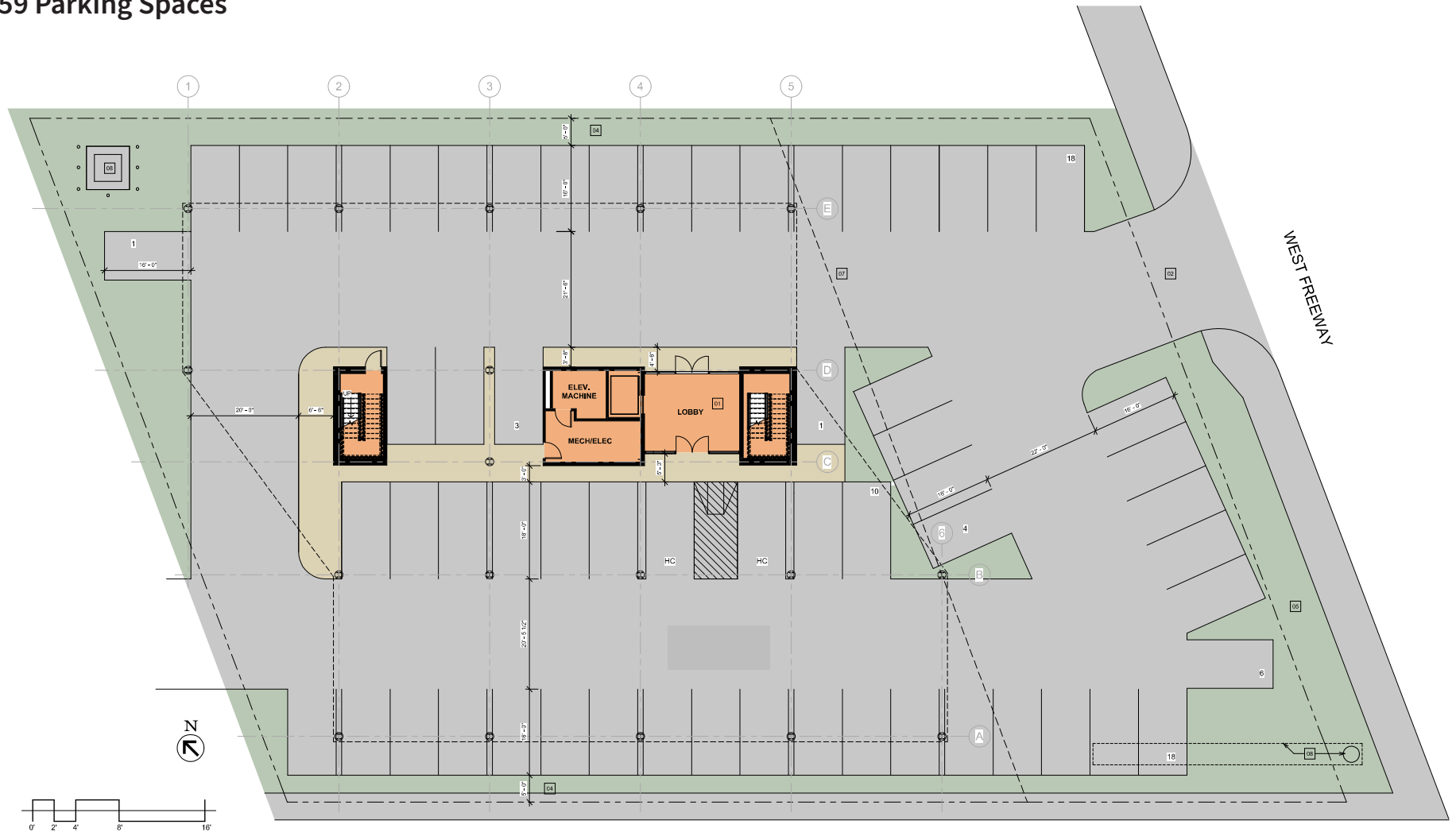


Photos

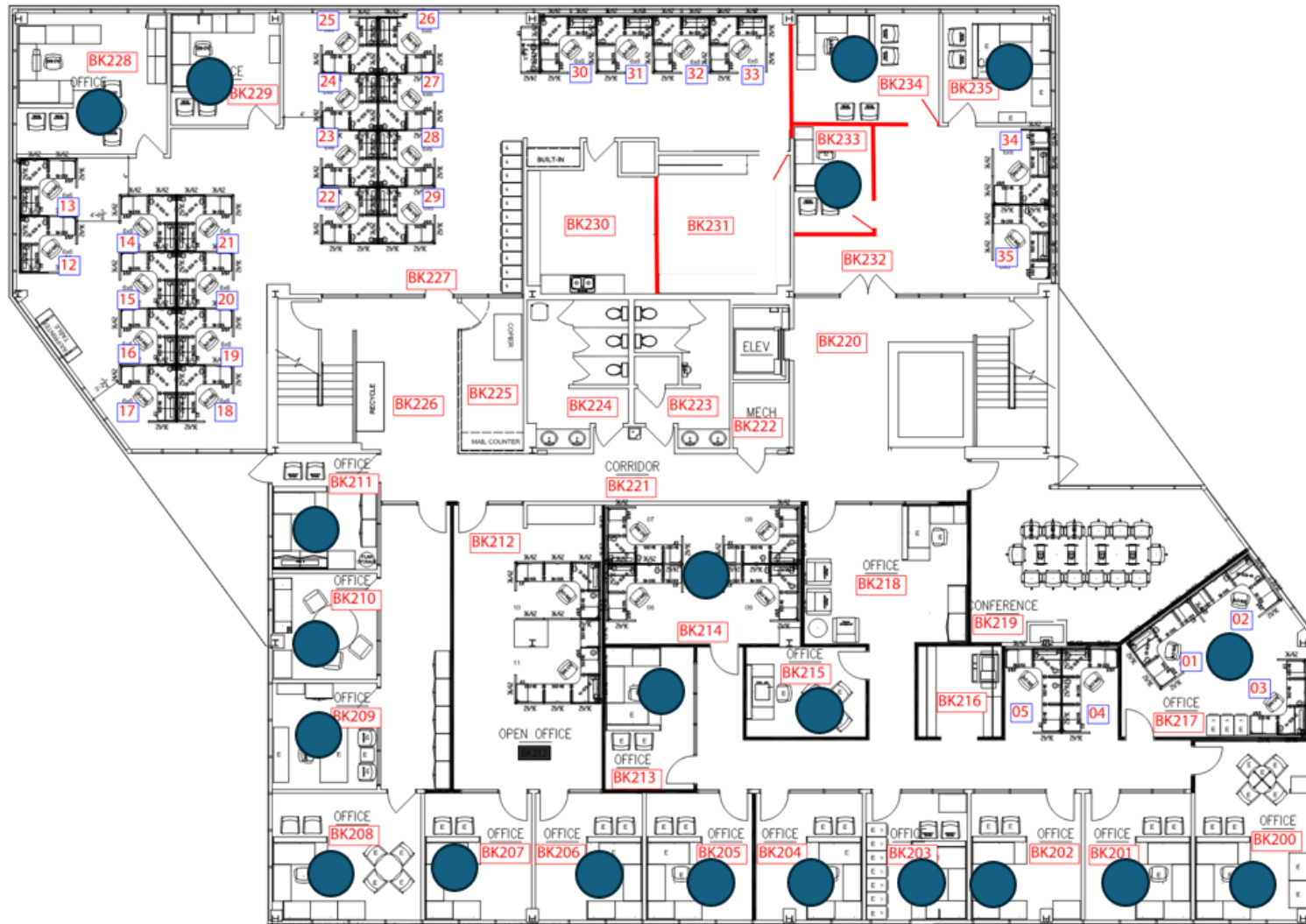


Floorplan (1st Floor)

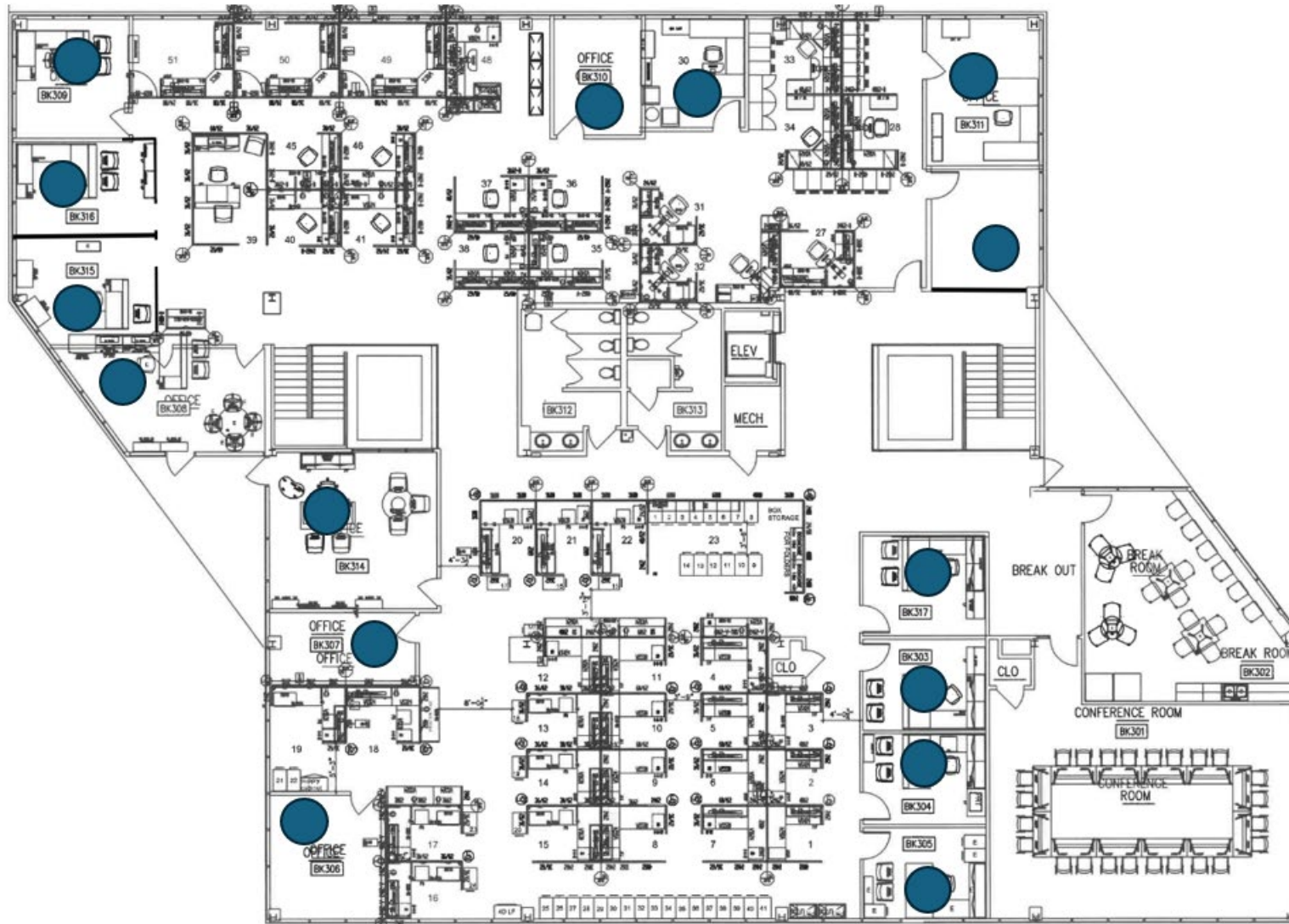
Parking Recovery Layout
59 Parking Spaces

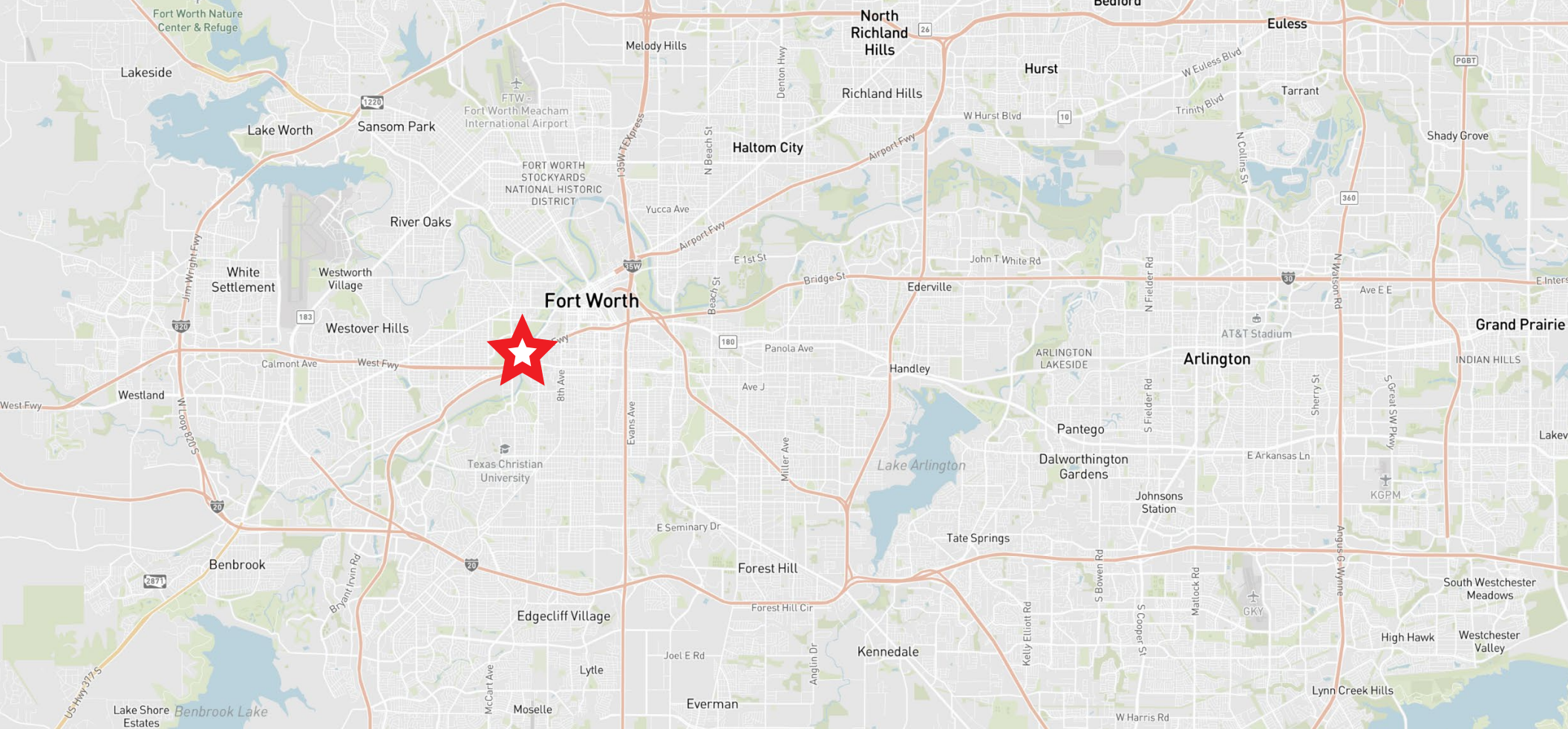


Floorplan (2nd Floor)



Floorplan (3rd Floor)





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