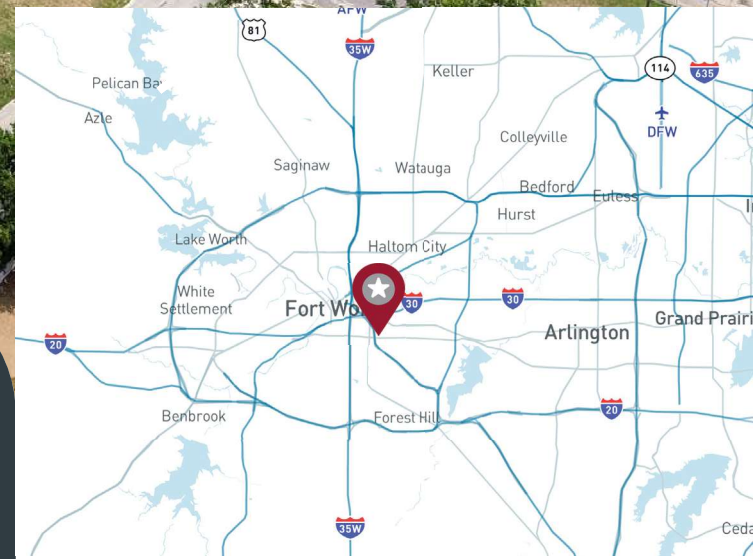


FOR SALE OR LEASE

86,848sf WAREHOUSE W/Heavy Power



2100 E RICHMOND AVE. FORT WORTH

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BECKY THOMPSON

817.600.0935 | bthompson@lee-associates.com

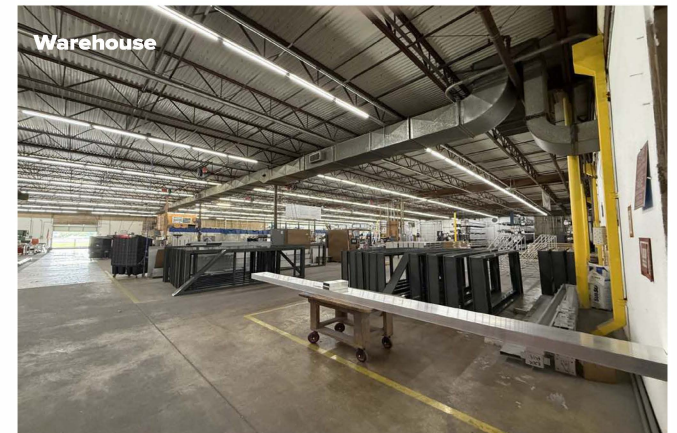
2100 E. Richmond Ave

86,848 SF

FORT WORTH, TX 76104

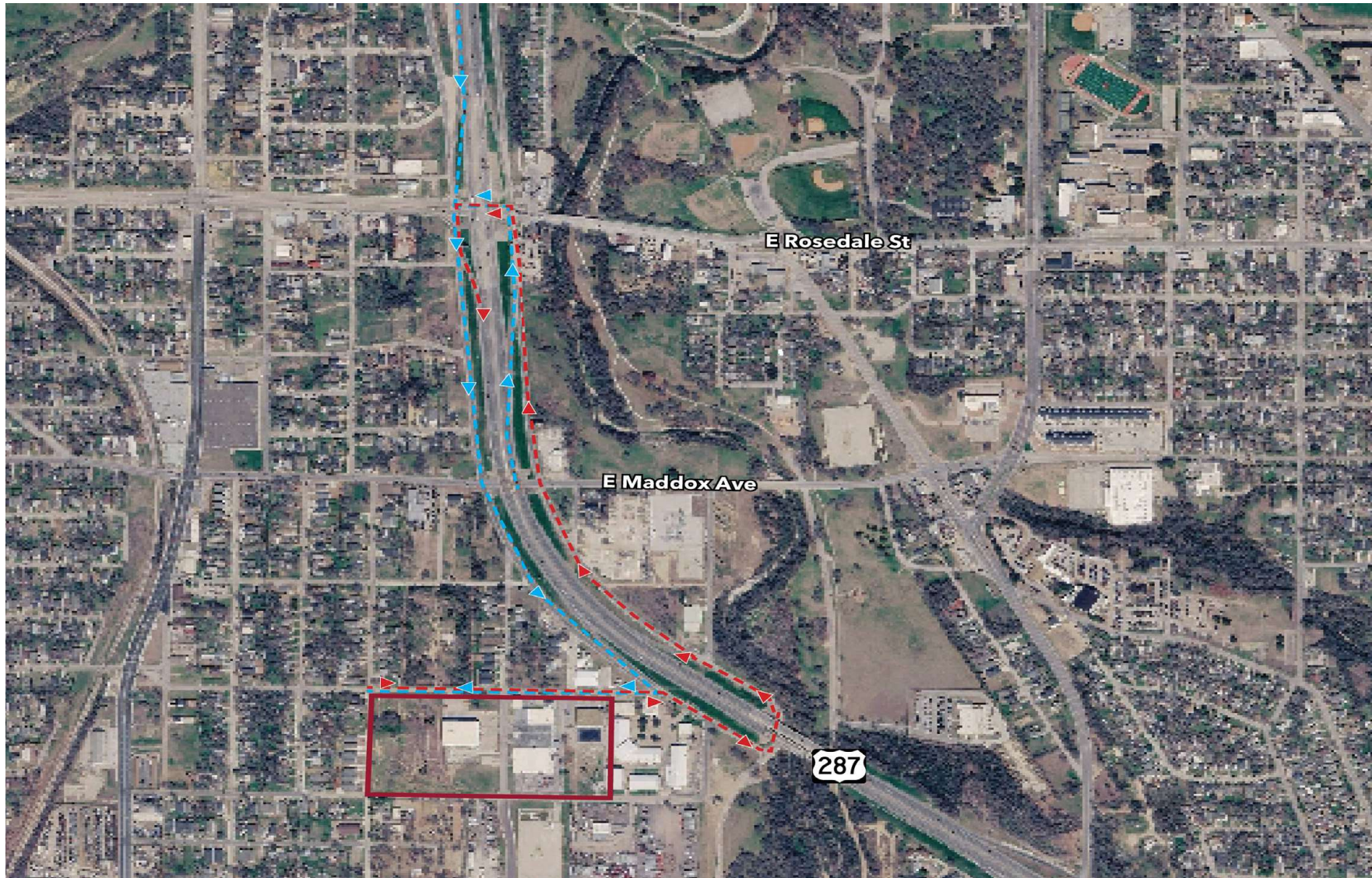
HEAVY POWER WAREHOUSE

Total SF:	86,848 SF
Office SF:	8,000 SF Total (plus shop offices)
Clear Height:	14' Average
Loading:	7 Dock High / 4 Drive in Doors
Heavy Power:	480v, 3-Phase, 2400 Amps (2 services)
Acreage:	4.16 Acres
Sprinklered:	Wet System
Parking:	142 Spaces
Notes:	• Heavy Natural Gas Service • Fiber • Mag Lock Personnel Doors



Immediate Access to Freeway

Ingress and Egress

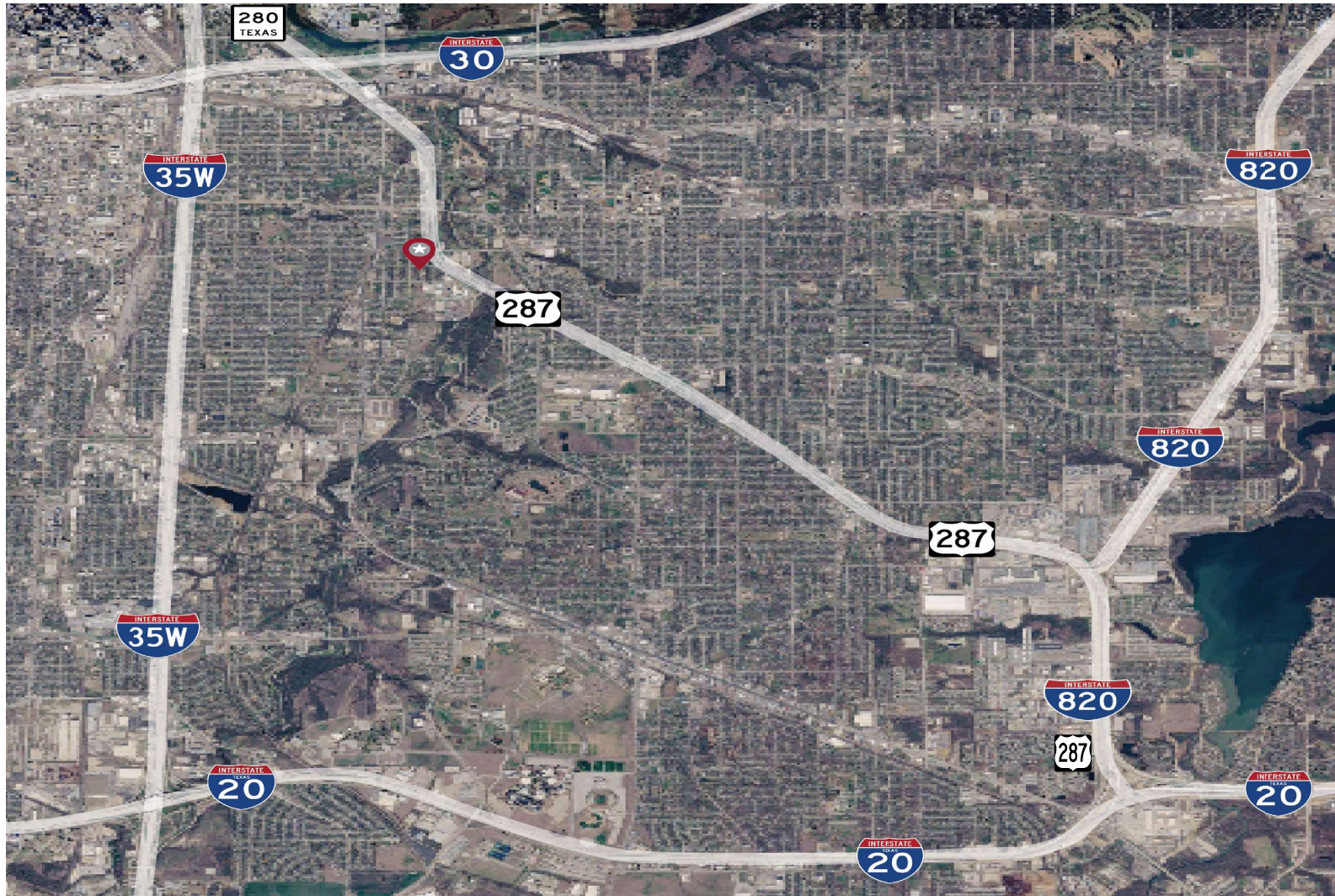


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Central Location Immediate Freeway Access



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