



**FOR SALE: Industrial Warehouse Shop 10 Service Bays Half Acre Concreted Fenced Lot DFW Metro North Texas (972)891-1576**

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Industrial Commercial Property with Warehouse Building in the growing Dallas Fort Worth Metropolitan area with concreted fenced outside storage on half acre with 150' of private road frontage. Secluded for privacy and security at the end of a warehouse district cul-de-sac behind tall solid sheet metal fence with 20 feet wide entry gates and separated into 2 outside storage lots by chainlink fence with 12-foot wide double-door gates and single walk-in door. Only 5 miles away from crossing of the two major interstates I-20 and I-35. Located close to major corporation distribution centers: Ben E Keith, Tyson Foods, Mother Parker Coffee, Purina, Miller Coors Beer, Borden Dairy, Amazon Warehouse, etc. Minutes away from major trucking stops like Love's Travel Stop and Quicktrip. Low-crime developing Southern Fort Worth warehouse district offers business-welcoming small local municipalities, easy-going friendly law-enforcement forces, and a favorable climate with a year-round mild weather conditions. More about **North Texas Warehouse Construction**. Only 6 hours (400 miles) from Mexican border.



Please contact Mr. John Carson for more information by phone/text **972.891.1576** or email 24-hours 7-days a week.

**Building :** 11,600 Square Feet U-shaped, 2 offices, 2 bathrooms, 1 kitchenette  
**Lot :** 0.5 acre (21,780 square feet)  
**Zoning :** AE (1% Annual Chance Flooding), Land Zoning -Commercial Industrial  
**10 Service Bays:** (2) 24'x12' bay doors, (1) 20' x 12' bay door, (5) 10'W x 10'H, (2) 10'W x 12'H bay doors  
**Structure :** one-story metal building 17' feet High, partially insulated. Metal roof. 3-phase 220-Volts electricity, metal halide lighting.  
**Fence :** Solid Sheet Metal 7.5' high with Double Gates 20 feet Wide, Chainlink 6' high  
**Interstates :** I35W (2 miles), I20 (5 miles), I30 (7 miles)  
**Airports :** DFW International Airport (29 miles), Fort Worth Meacham Int'l Airport (17 miles), Fort Worth Alliance Airport (28 miles), Dallas Love Field Airport (39 miles)  
**Freight Ports :** Port of Houston (267 miles), Port of Shreveport Louisiana (218 miles)  
**20-Year History**  
 : Zero accidents, zero on-site incidents, zero citations, zero violations  
**Price :** \$5,000,000 USD (five million USD)

### Possible Uses

Distribution and logistics, e-commerce fulfillment center, automotive, recycling center, investor and real estate broker individual bay leasing, manufacturing, factory, medical research, energy industry, oil and gas processing, aerospace, storage, secure commercial truck parking, educational, robotics and automation development, office supply, legal Cannabis Hemp greenhouse, safe outside storage yard, wood processing.

### Neighboring Businesses

Oil Rig Equipment, Medical Waste, Metal recycling, Lumber Yard, 18-wheeler Parking Yard, 18-Wheeler Parking Yard, Auto Mechanic, Auto Body Painting and Restoration, Aviation Manufacturing, None-profit Organization Donations Distribution Center. Back side of the building has a small creek and a wooded area, followed by a residential neighborhood and school facility.

### Warehousing Industry Growth

Fort Worth Star-Telegram newspaper, "Dallas-Fort Worth is the fastest growing metro in the U.S. and the expansion isn't stopping anytime soon, real estate experts say." With 6.5% jobs growth, the DFW Metroplex of 7.8 million people has more than 62 million square feet of industrial space under development and is projected to be #1 Industrial Market in USA this year.

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### Photos



Gated Warehouse

**Fort Worth, TX**  
Distribution Center



Commercial Property

**Dallas, TX**  
Concrete Parking



Industrial Property

**DFW Metro**  
Warehouse Service Bays

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50  
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