

SOUTH FORT WORTH COMMERCE CENTER BUILDING 1

AVAILABLE
NOW

FOR LEASE | 90,278 SF AVAILABLE

1021 Everman Parkway, Fort Worth, TX 76140



- New Class-A Warehouse
- I-35W Frontage
- Ideal site for local and regional distribution



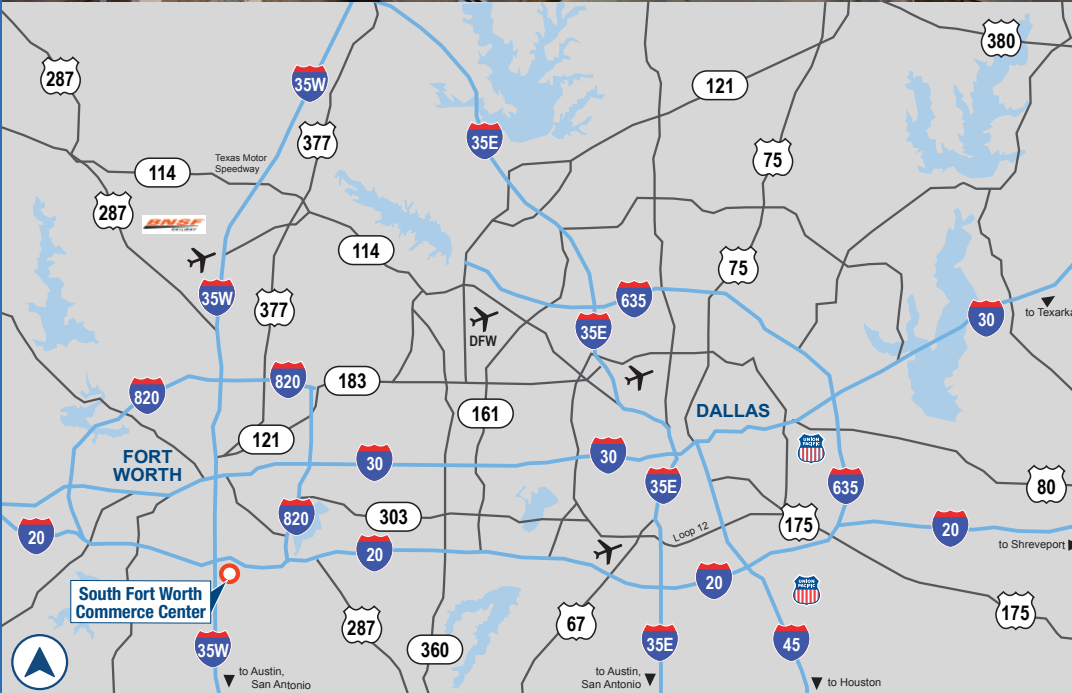
 **IDI Logistics**

 **HOLT LUNSFORD**
COMMERCIAL

PARK INFORMATION



South Fort Worth Commerce Center, located in the South Fort Worth submarket on the northeast corner of I-35W and Everman Pkwy, is an ideal location for both local and regional distribution with strong workforce labor in the area.



DRIVING DISTANCES

METRO AREAS

Downtown Fort Worth10 miles
Arlington.....18 miles
Dallas40 miles
Austin181 miles
Oklahoma City208 miles

MAJOR ROADS

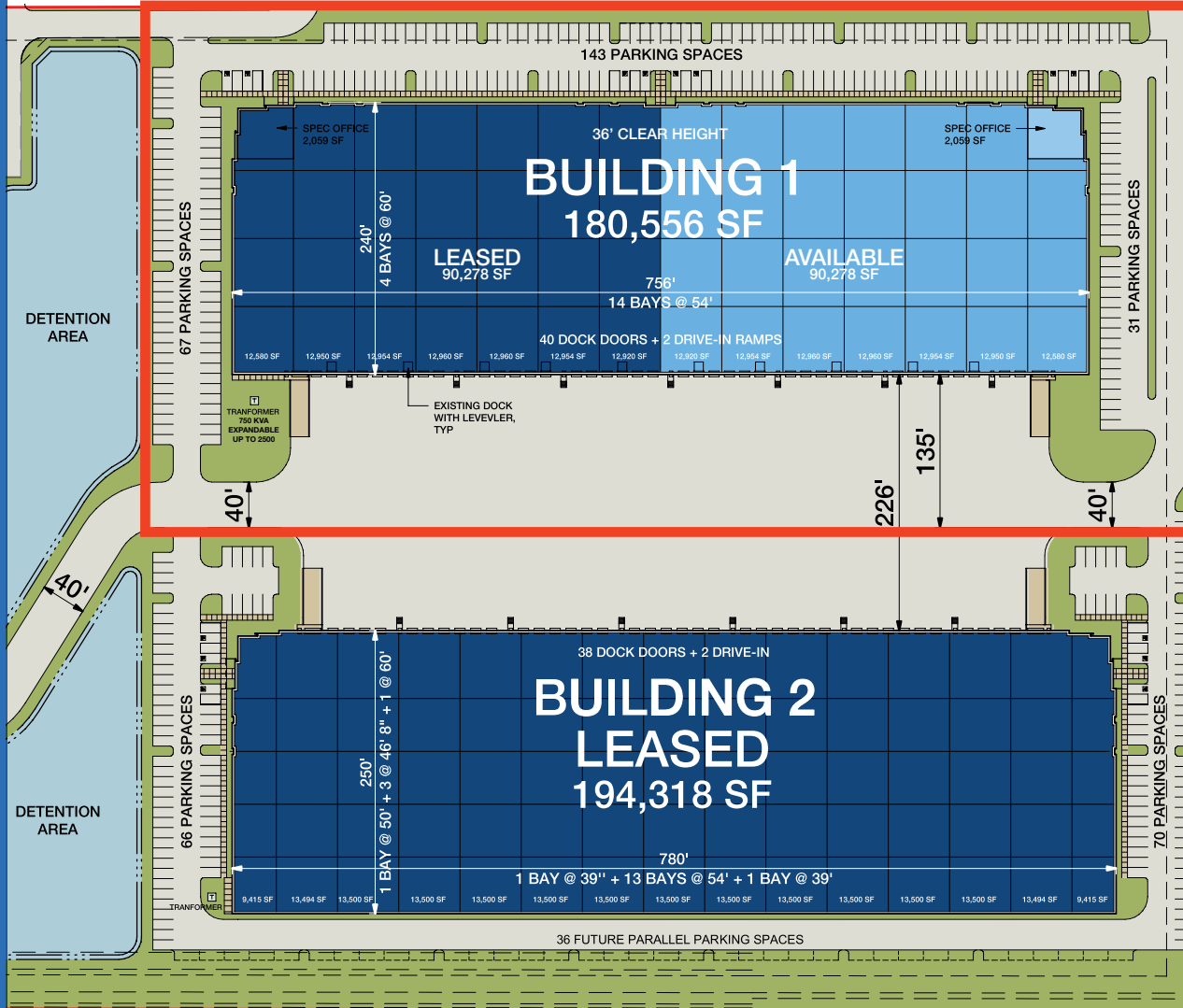
I-35W0 miles
I-202.5 miles
I-8207.5 miles
I-308 miles

AIR

Fort Worth Meacham Airport .19 miles
DFW Airport30 miles
Dallas Love Field Airport.....41 miles

AVAILABLE SPACE

90,278 SQUARE FEET



TOTAL BUILDING:	180,556 SF
DIVISIBLE TO:	38,484 SF
CLEAR HEIGHT:	36'
OFFICE AREA:	2,059 SF
DOCKS:	20 (9' x 10')
DRIVE-IN DOORS:	1 (12' x 14')
DOCK EQUIPMENT:	(5) 40,000 lbs. mechanical levelers
AUTO PARKING:	1.34/1,000
TRUCK COURT:	226' (shared)
BUILDING DEPTH:	240'
COLUMN SPACING:	60' x 54'
FIRE PROTECTION:	ESFR with K-22 sprinkler heads
LIGHTING:	LED high bay lights with motion sensors

PARK LOCATION



SITE LOCATION



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For more information, or to set up a tour, please contact:

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IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.

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