



**3201 N SYLVANIA AVENUE**

*SUITE 801*

FORT WORTH, TEXAS 76111

VIDEO OVERVIEW

FOR LEASE

± 30,000 SF - 128,908 SF



## SYLVANIA INDUSTRIAL PARK

DALLAS/FORT WORTH'S PREMIER RAIL AND CRANE SERVED FACILITY



## PROPERTY FEATURES

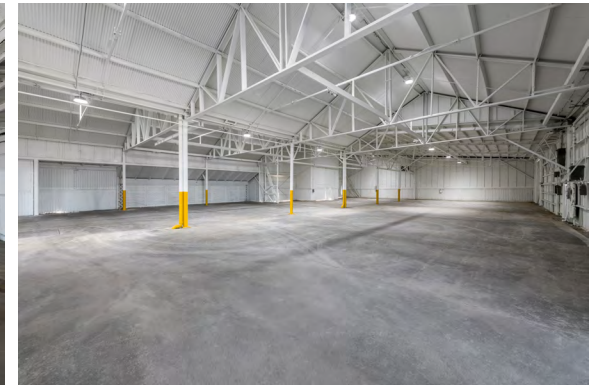
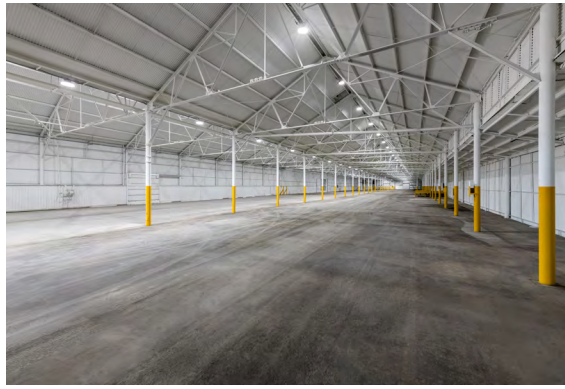
- Over 875,000 SF of Ideal Manufacturing and Storage Space
- 64.3 Acres of Land with Outside Storage, Trailer Parking, Build to Suit Opportunities
- Zoned "K" Heavy Industrial
- Up to 13.5 Acres of Secured Hard-Surfaced Trailer Parking or Outside Storage
- Direct Rail Service to the Facility Serviced by Fort Worth Western Rail

- Over 550 Tons of Crane Served Space
  - Up to 50' Clear Heights
  - Heavy Power Throughout the Facilities
  - Oversized Grade Level Doors
  - Immediate Access to Interstate 35 West
- Ideal Location:
- 4.2 miles to Downtown Fort Worth
  - 14 miles to BNSF Intermodal at Alliance
  - 18 miles to DFW Airport

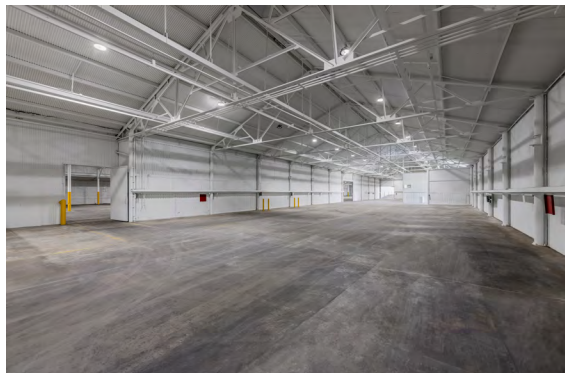
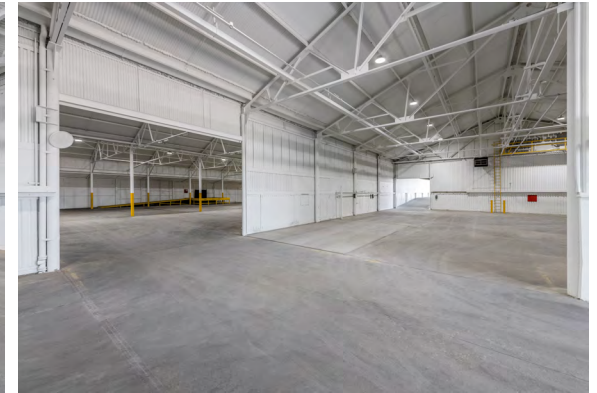
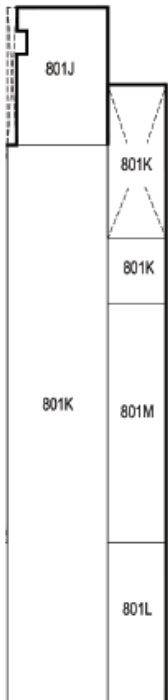
SUITE 801

# SPACE FEATURES

- ± 30,000 SF-128,908 SF
- NEWLY ADDED DOCK HIGH PLATFORM WITH SIX (6) DOCK POSITIONS
- MULTIPLE GRADE LEVEL DOORS
- ± 18' CLEAR HEIGHT
- FENCED OUTSIDE STORAGE - 4 ACRES
- DIRECT RAIL SPUR - FWWR

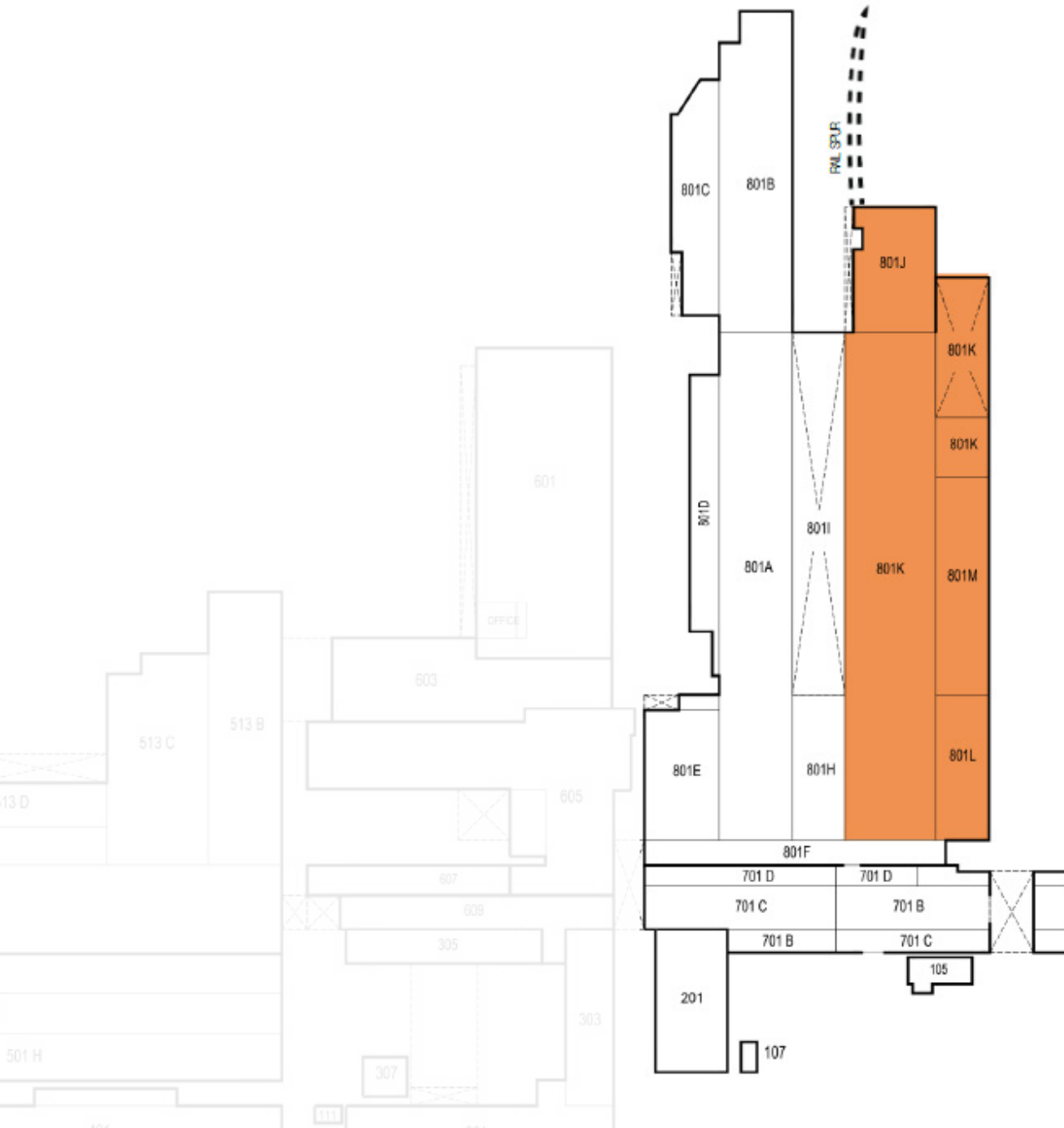


# SITE PLAN



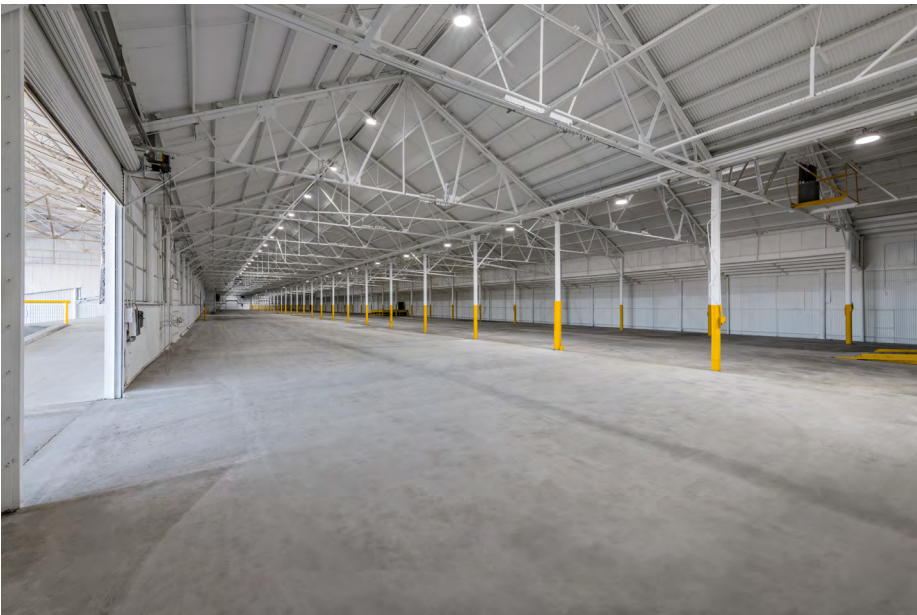
# SITE PLAN

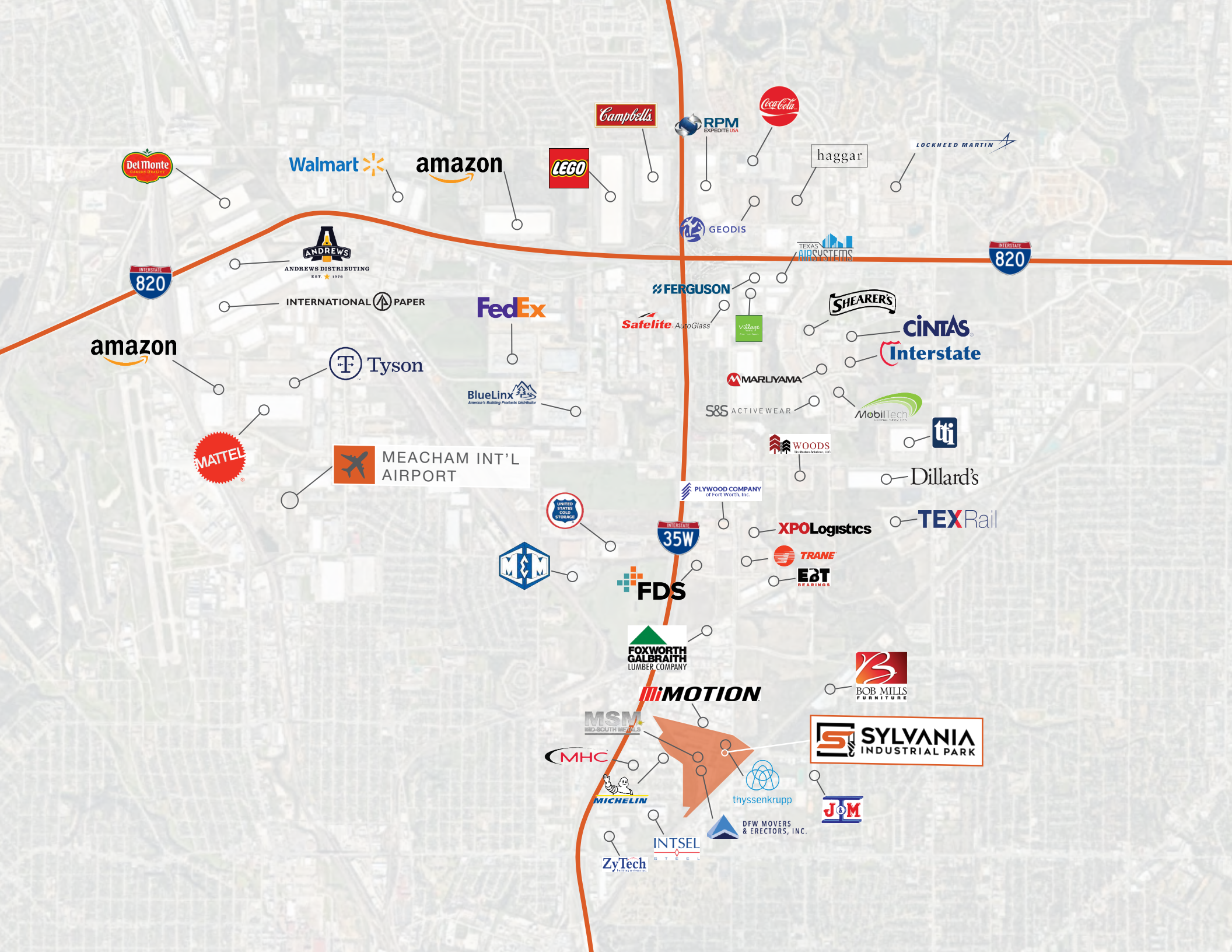
± 30,000 SF - 128,908 SF



SUITE 801

# EXTERIOR





Walmart

amazon



haggar

LOCKHEED MARTIN



ANDREWS DISTRIBUTING  
EST. 1974

INTERNATIONAL PAPER



FERGUSON



amazon



CINTAS  
Interstate



S&S ACTIVEWEAR



MEACHAM INT'L  
AIRPORT



Dillard's



PLYWOOD COMPANY  
of Fort Worth, Inc.

XPO Logistics

TEX Rail



FDS



E&T  
BEARINGS



MOTION



MSM  
MID-SOUTH METALS

SYLVANIA  
INDUSTRIAL PARK

MHC



INTSEL

DFW MOVERS & ERECTORS, INC.

ZyTech

# INGRESS/EGRESS



INGRESS



EGRESS

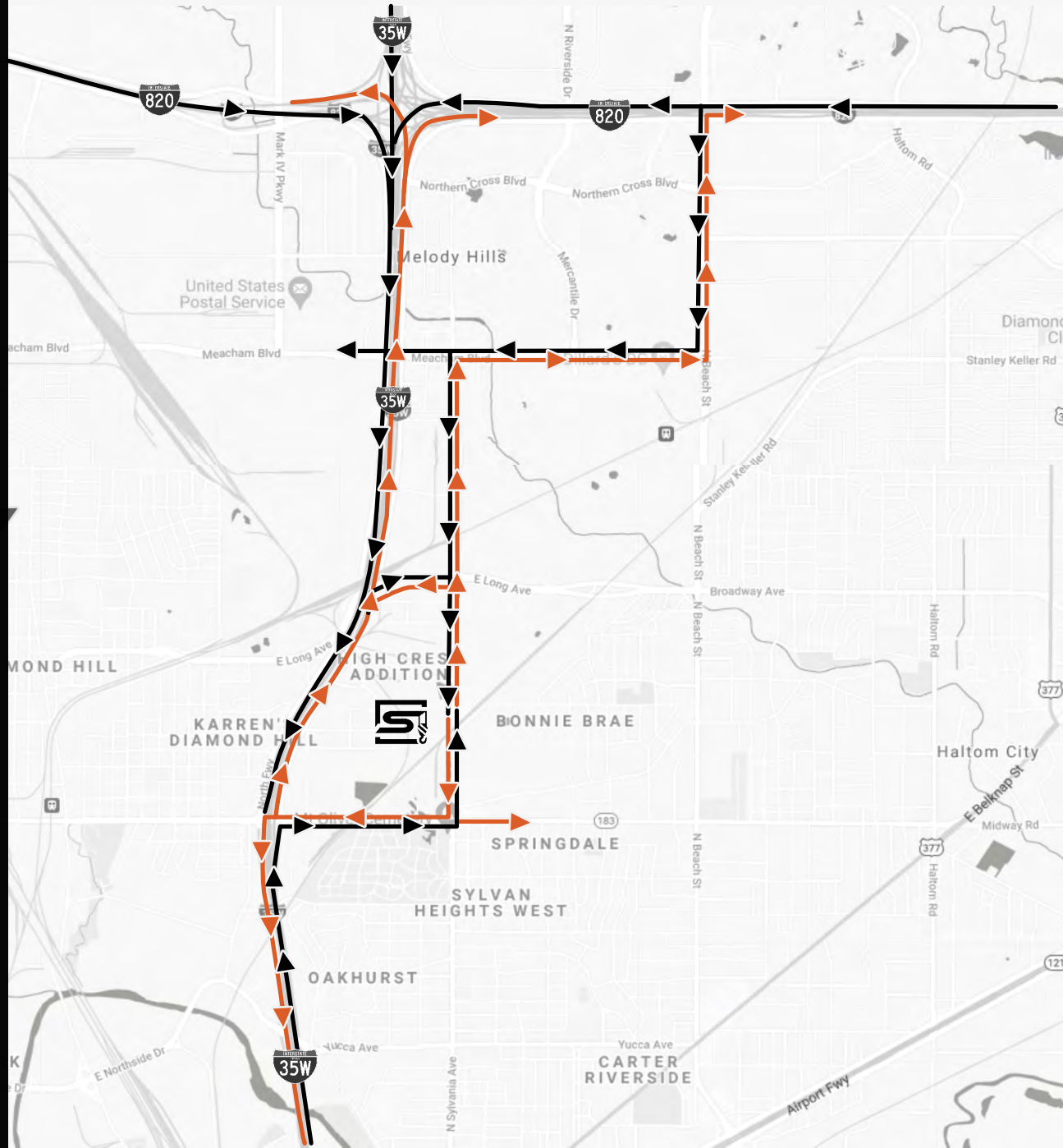
# DRIVE TIMES

7

MINUTES  
INTERSTATE 820

13

MINUTES  
DOWNTOWN  
FORT WORTH





OUTSIDE  
STORAGE

DIRECT RAIL SPUR



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