



**CONTACT FOR  
PRICING**

**2,000 - 7,500 SF**

**2702-3152 SE LOOP 820,  
FORT WORTH, TX 76140**

## INDUSTRIAL WAREHOUSES FOR LEASE

PRESENTED BY:

**GRACE RUBY**  
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**FORMATION REAL ESTATE LLC**  
2906 SE LOOP 820, SUITE G  
FORT WORTH, TX 76140



[FORMATIONTX.COM](http://FORMATIONTX.COM)





**PROPERTY DESCRIPTION**

Highly functional business park located near (2) major interstates Loop 820 (IH-20) and IH-35. Multiple suites available ranging from 2,000 SF - 10,000 SF with options for dock, grade, and ramp loading. Office / Warehouse mixes vary.

**PROPERTY HIGHLIGHTS**

- Dock, grade, and ramp level loading
- Excellent access to 2 interstates: IH-20 (Loop 820) and IH-35
- Ample amenities nearby
- Competitive lease rates
- On site management office
- Base Year Lease Structures

**OFFERING SUMMARY**

<b>Lease Rate:</b>	<b>\$10.00 SF/yr (MG; Base Year)</b>
<b>Number of Units:</b>	<b>125</b>
<b>Available SF:</b>	<b>2,000 - 7,500 SF</b>
<b>Building Size:</b>	<b>444,000 SF</b>

<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
<b>3120-3124 SE Loop 820</b>	Negotiable	2,500 - 7,500 SF
<b>2814 SE Loop 820</b>	Negotiable	2,000 SF
<b>2900-2902 SE Loop 820</b>	Negotiable	3,750 SF
<b>2852 SE Loop 820, Suite A</b>	Negotiable	2,500 SF
<b>2832 SE Loop 820</b>	\$10.00 SF/yr	2,000 SF



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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

**INDUSTRIAL PROPERTY FOR LEASE**  
**2702-3152 SE LOOP 820, FORT WORTH, TX 76140**

**LOCATION MAP**



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## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including . acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A CLIENT IS THE PERSON OR PARTY THAT THE BROKER REPRESENTS): HOLDERS:

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any other to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - ny confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Formation Real Estate, LLC	9004385	rsawyer@formationtx.com	(817) 368-6050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License #	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License #	Email	Phone
David Barber	457259	dbarber@formationtx.com	(817) 366-7386
Sales Agent/Associate's Name	License #	Email	Phone
_____	_____	_____	_____

Buyer/Tenant/Seller/Landlord Initials

Date