

FOR SALE K HEAVY INDUSTRIAL

±60,202 SF on ±4.0 Ac Own & Occupy with Income



HEART OF THE METROPLEX

13108 Euless Street, City Limits of Fort Worth

HENRY S. MILLER

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PROPERTY INFORMATION - 13108 Eulesse St, Fort Worth, TX 76040



LOCATION

Property sits along Eulesse Street, in the heart of the Metroplex and in an older established heavy industrial area, approx. 12 minutes from the south entrance to DFW Airport. Access to main highways Hwy 121, Hwy 183, Hwy 157 Hwy 10, Trinity Blvd and Hwy 360.

MAIN BUILDING

- ± 60,202 SF, ±5,000 SF Office area has Central HVAC and Security System
- 11 Overhead Doors, dock high & grade
- 5 Restrooms - 3 in the office area, 2 in Plant Area
- ±18,000 SF in Main Building is sprinklered

SEPARATE STORAGE BUILDING

±5,460 SF with 14' grade level overhead door

SHOP BUILDING

±2,596 SF with overhead doors and some offices

PARKING AND DRIVEWAYS

Paved Truck Court and driveway passage around Main Building

ELECTRICAL

Tapcan Electrical Switchboard 2500 AMPS 480/277 Volts enables sub-metering throughout the Building

INTERIOR LIGHTING

LED Lights throughout Main Building

ADDITIONAL LAND

13200 Eulesse Street ±1.9 8 Acres Lt Industrial

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AERIAL PROPERTY INFORMATION



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SHOP & STORAGE BUILDINGS

SHOP BUILDING

- ±2,596 SF with overhead door
- and some offices
- Three overhead doors
- Office and Restroom



STORAGE/WAREHOUSE BLDG

- ±5,460 SF with 14' overhead door
- With insulation throughout the interior



WAREHOUSE
22 Foot Stacking Height



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13108 EULESS STREET, FORT WORTH, TX 76040

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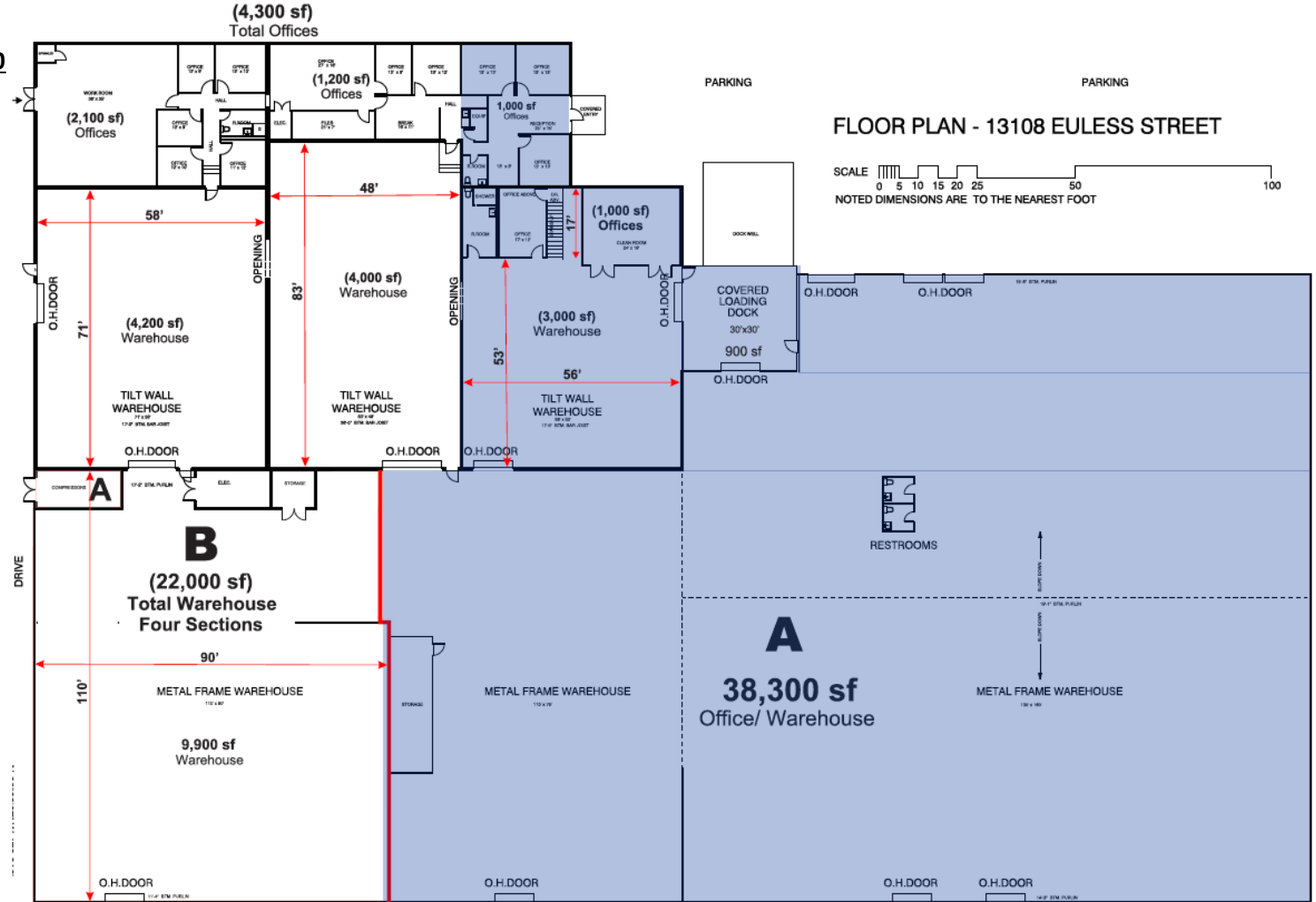
Main Building	60,202 SF Total
Storage Whse	5,460 SF
Shop Building	2,596 SF

LEASED AREAS:

<u>Main Building</u>	
Office/Whse	38,300 SF
Whse Only	9,900 SF m/m
<u>Shop Bldg</u>	
	2,596 SF m/m
<u>Land One Ac.</u>	
	43,560 SF m/m

AVAILABLE SPACE:

<u>Main Building</u>	
Office/Whse	4,300 SF
Whse	8,200 SF
<u>Storage Building</u>	
Clear Span	5,460 SF



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OLDER ESTABLISHED INDUSTRIAL AREA



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