



1311 RANCHERS LEGACY TRAIL

Fort Worth, TX 76126



Property Information:

- Total 37,826 SF | 2.10 Acres
5,225 SF (1st Floor) + 2,960 SF (2nd Floor) = 8,185 SF Office SF Total
- Demised 16,674 SF, 21,152 SF or entire building 37,862 SF
- 18' Clear Height
- One (1) Dock, Four (4) Grade
- Heavy 3-Phase Power
- Fully Air-Conditioned Warehouse
- Pristine showroom quality finish out

Lease Rate: \$12.95 PSF / NNN

Sales Price: \$7,850,000.00

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