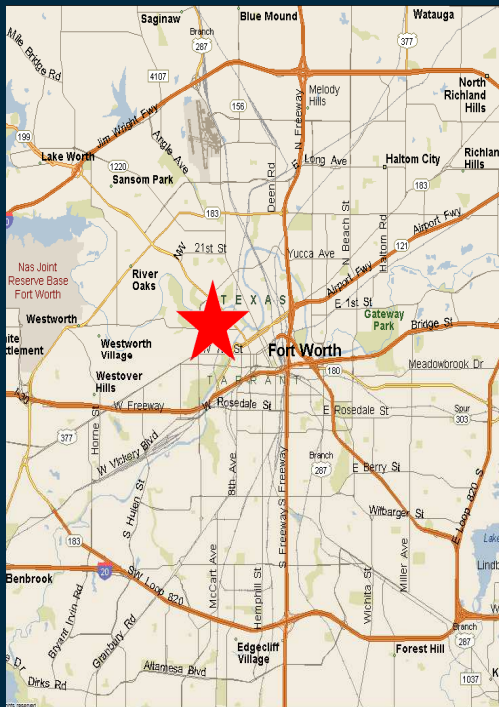


# 2420 Cullen Street Fort Worth, Texas 76107

## FOR LEASE Office, Warehouse or Storage Facility



### FEATURES

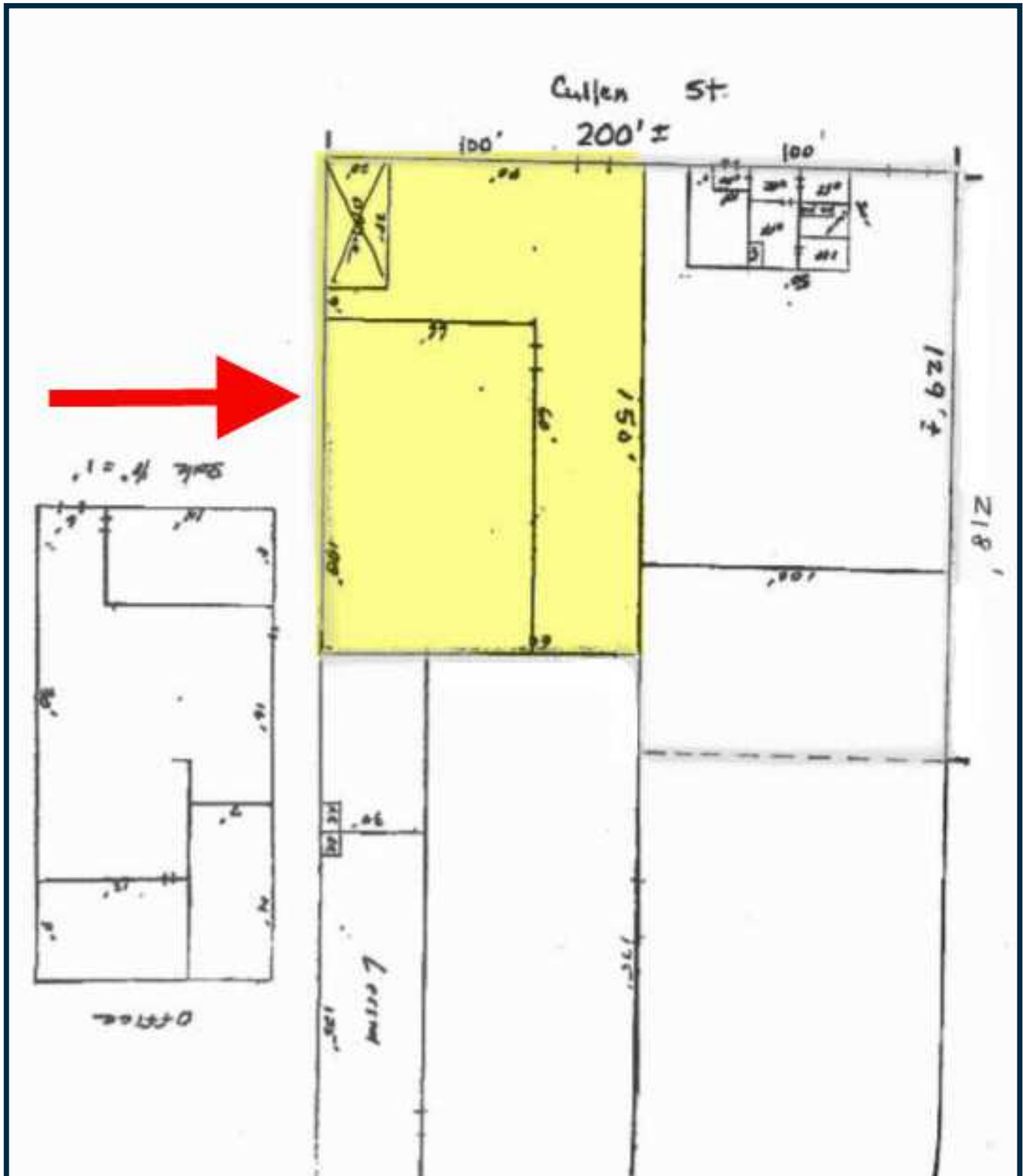
Location:	Two blocks north of White Settlement Road and one block west of N. Henderson Street on the western edge of Fort Worth's CBD
Building Size:	96,114 SF (+/-) (Per TAD)
Available Space:	15,000 SF (+/-)
Office Area:	None (Owner will entertain installation of 1-2 offices.
Parking:	10-12 (+/-) spaces - plus on-street parking
Building Description:	Multi-tenant masonry structure
Year Built:	1957 (Per TAD)
Loading:	1 (8' X 8') dock-well door 1 (8' X 8') pick-up height
Ceiling Height:	14' - 16'
Zoning:	"K" Heavy Industrial
Additional Features:	1.) Sprinklered
Rental Rate:	\$6.50 PSF - Gross (\$8,125 per month on total space)
Additional Information:	1.) Subject price includes utilities (up to \$400.00 per month) 2.) No restaurant-bars, entertainment or fitness facilities 3.) Owner will consider leasing 7,500 SF (+/-) of subject space

# PROPERTY PHOTO

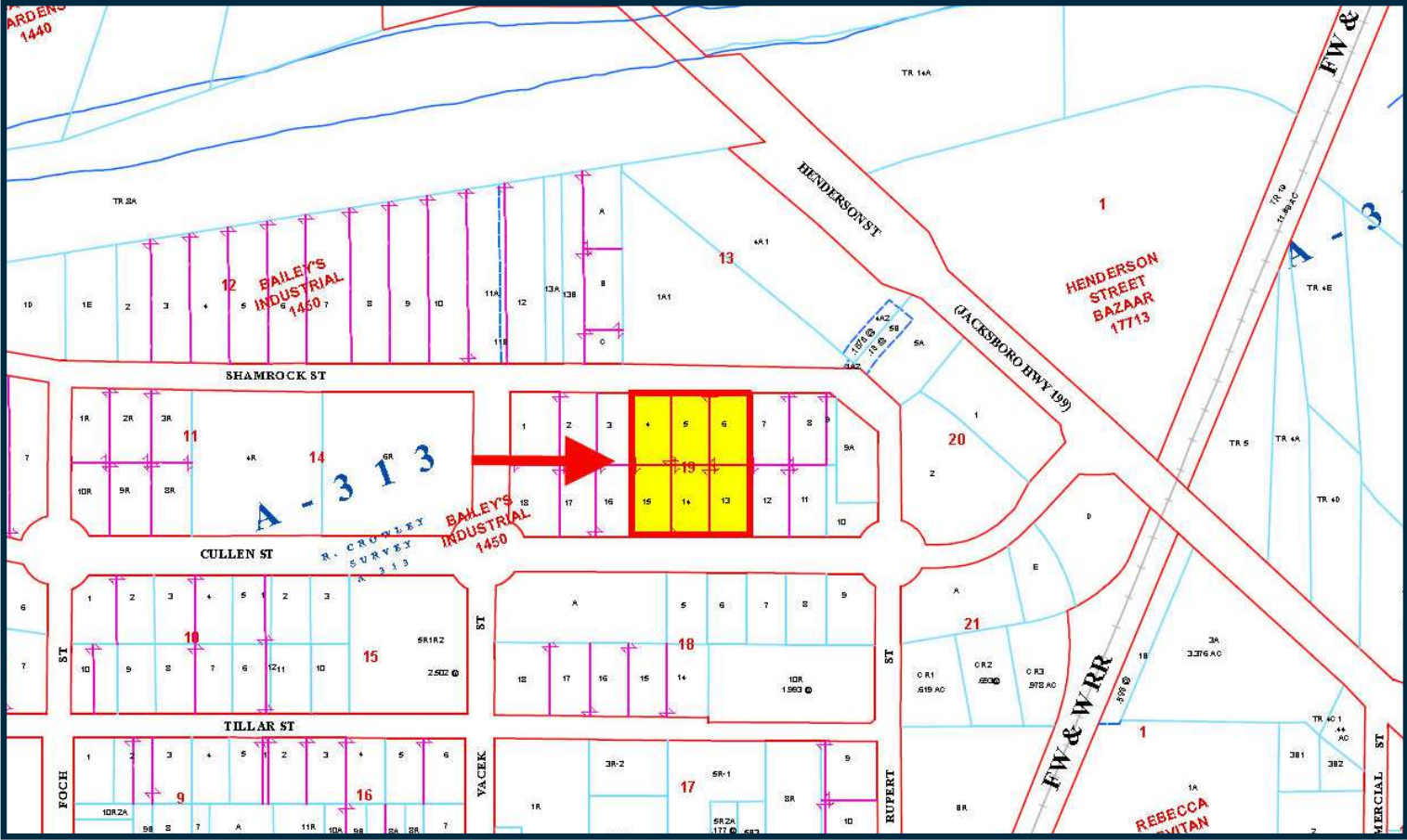


**Interior**

# FLOOR PLAN



# TAX MAP



# AERIAL



# LOCATION MAPS

