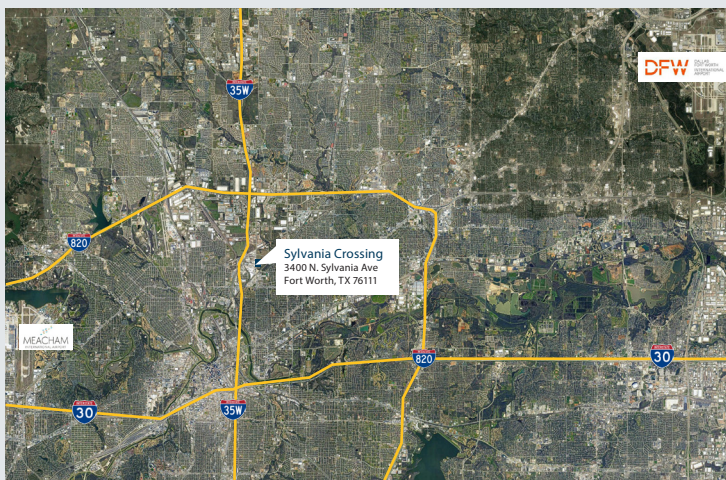


# SYLVANIA LOGISTICS CENTER

2601 NE 33RD STREET & 3324 SYLVANIA AVENUE  
FORT WORTH, TEXAS 76111

AVAILABLE: BUILDING 2: 699,246 SQ FT | Class A Warehouse Facility



## BUILDING HIGHLIGHTS

- Building 1: 250,965 SF - **LEASED**
- Building 2: 699,246 SF
- Class A Development
- Ideal North Fort Worth Location
- Excellent Access to I-35W
- Clear Height: 36'

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- Minimum Divisible Bldg 1: 125,483 SF
- Building Spec Office: 2,724 SF
- Clear Height: 36'
- Dock Doors: 39 (9' x 10')
- Ramped Doors 2 (12' x 14')
- Sprinkler: ESFR
- 185' Truck Court with 29 Trailer Positions
- Configuration: Front Load
- Speed Bays: 65' D
- Building Dimensions: 848' x 300'
- Auto Parking: 150

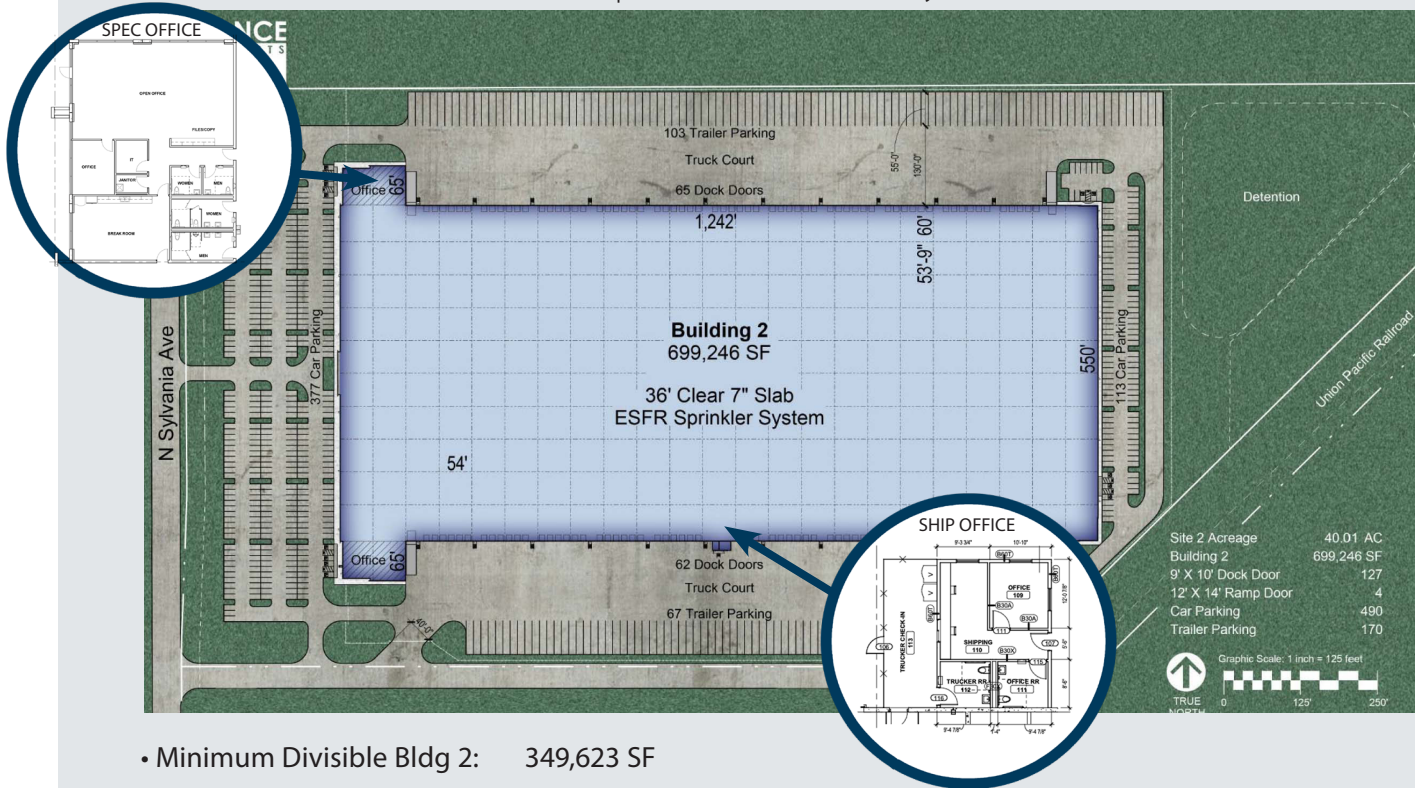




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FORT WORTH, TEXAS 76111

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- Minimum Divisible Bldg 2: 349,623 SF
- Building Spec Office: 2,723 SF
- Shipping Office: 770 SF
- Clear Height: 36'
- Dock Doors: 127 (9' x 10')
- Ramped Doors 4 (12' x 14')
- Sprinkler: ESFR
- 185' Truck Court (can be secured)
- 170 Trailer Positions
- Configuration: Cross-Dock
- Speed Bays: 60' D
- Building Dimensions: 1,242' x 550'
- Auto Parking: 490



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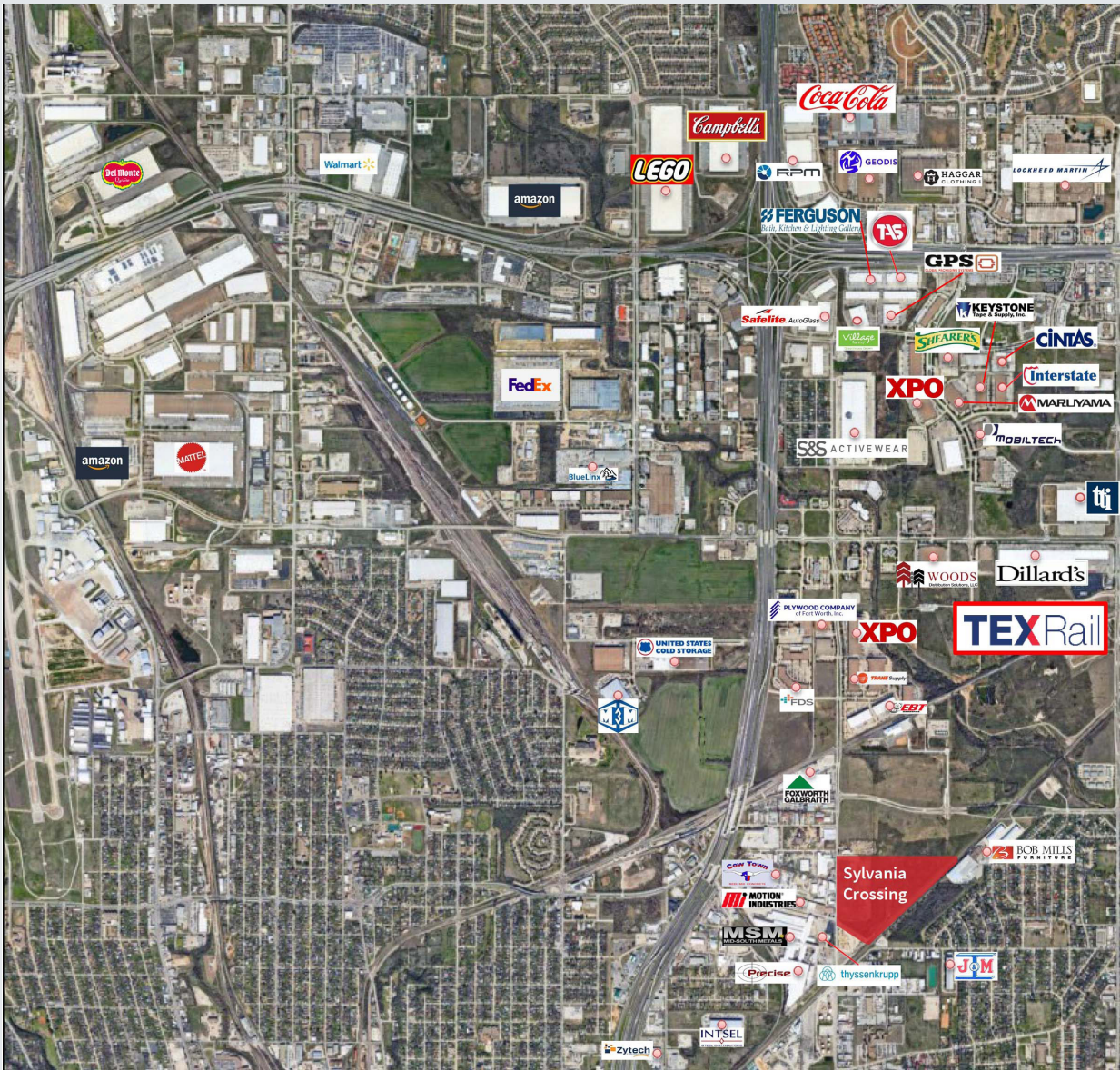




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