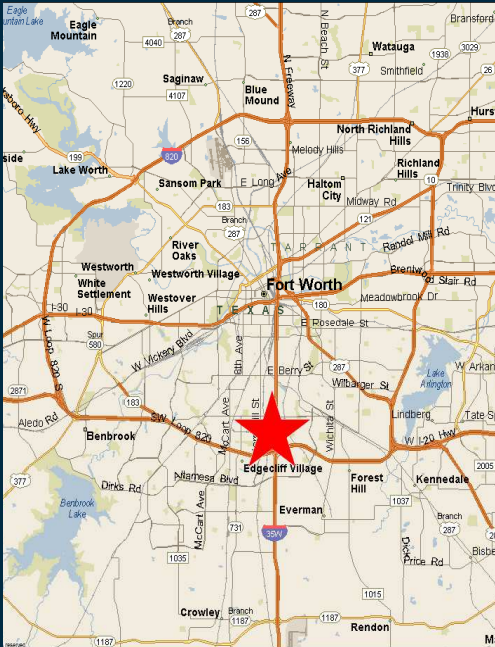


4711 Vermont Avenue Fort Worth, Texas 76115

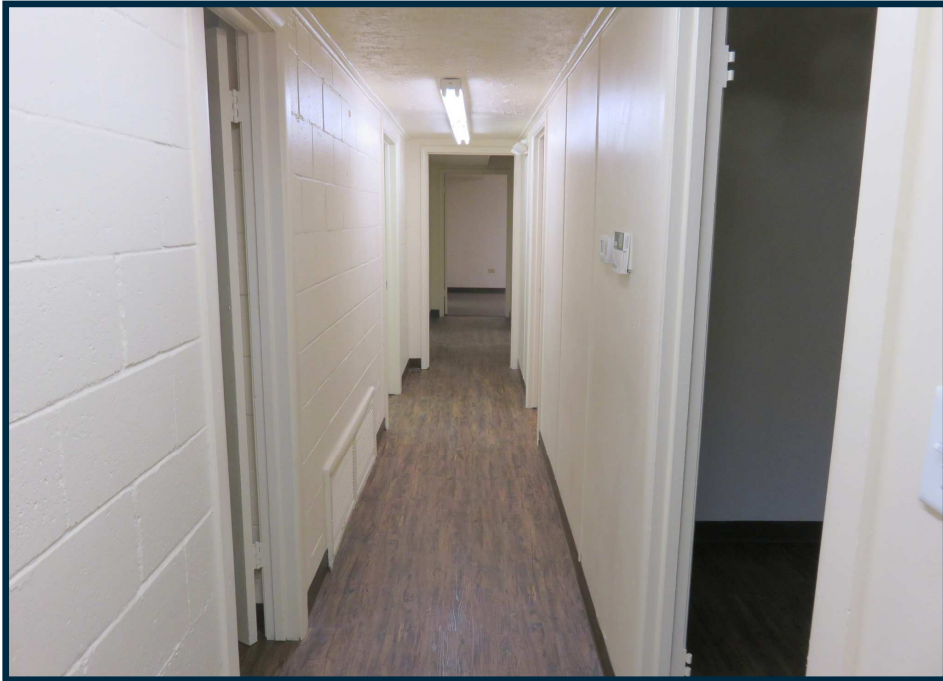
FOR LEASE
Manufacturing
Facility with
Fenced Yard



FEATURES

Location:	South Fort Worth, one block west of I-35W and 1/2 block north of E. Felix Street
Available Space:	17,760 SF (+/-) (Per TAD)
Office Area:	1,500 SF (+/-)
Land Size:	1.07 Acres (+/-) (Per TAD)
Building Description:	Insulated metal building
Year Built:	1957 (Per TAD)
Loading:	3 (14' X 16') grade-level rollup doors
Ceiling Height:	12' (sides) to 24' (center) - approximate
Zoning:	"K" Heavy Industrial
Additional Features:	1.) Heavy power 2.) Fenced yard 3.) 4 ton crane-way 4.) Two large doors for ventilation
Rental Rate:	\$7.00 PSF Gross or \$10,360 per month
Comments:	Current Tenant to vacate subject space by July 31, 2022.

PROPERTY PHOTOS



PROPERTY PHOTOS



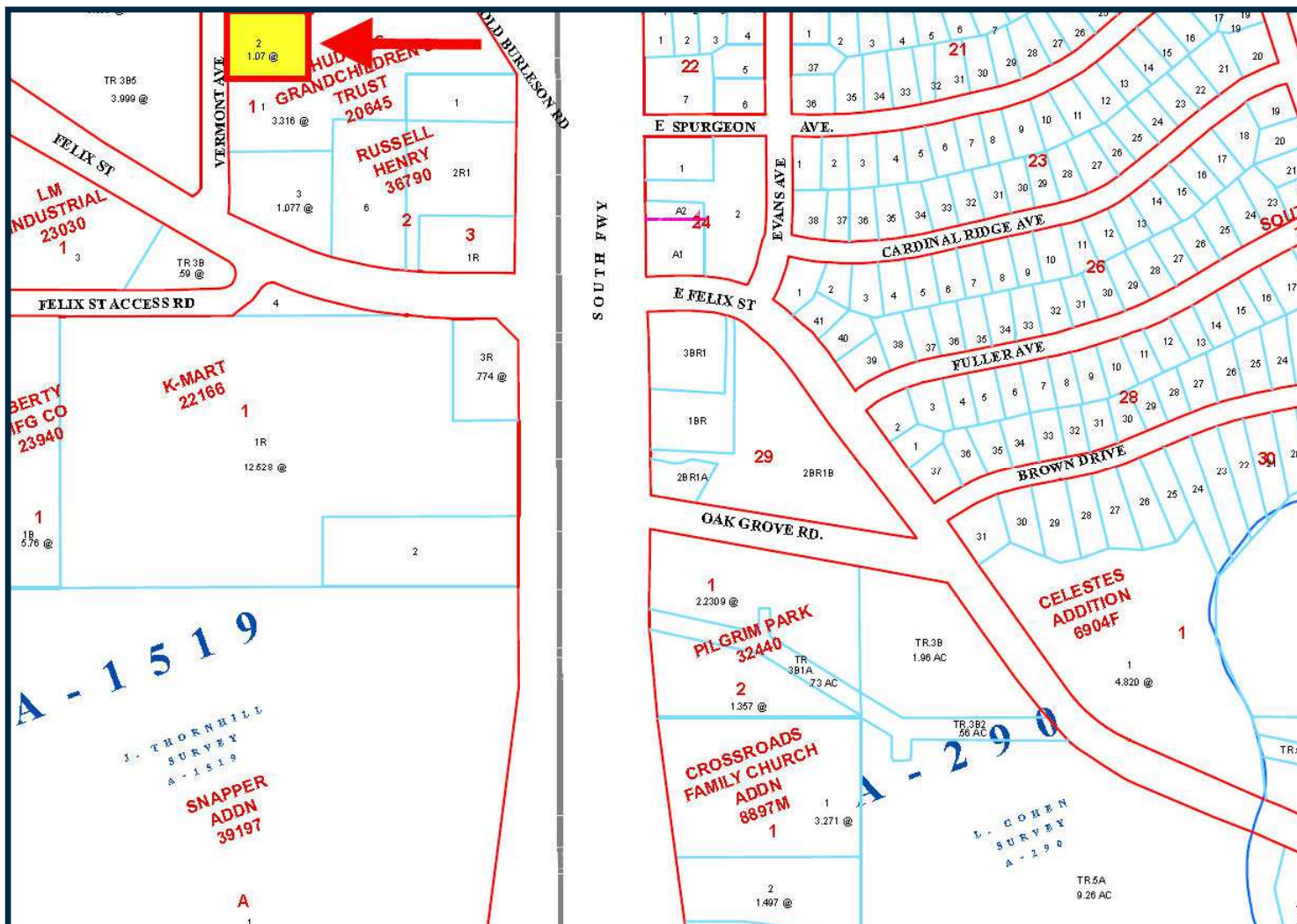
PROPERTY PHOTOS



PROPERTY PHOTOS



TAX MAP



AERIAL



LOCATION MAPS

