

# INDUSTRIAL FOR LEASE

800 BLUE MOUND RD SUITE 100, SAGINAW, TX 76131



## PROPERTY FACTS

### SIZE

- Total: 24,000 SF • Office: 5,000 SF

### PRICE

- Contact for Price

### ZONING

- LI - Light Industrial

### LOCATION

- North Fort Worth

### CONTACT

- Todd Lambeth

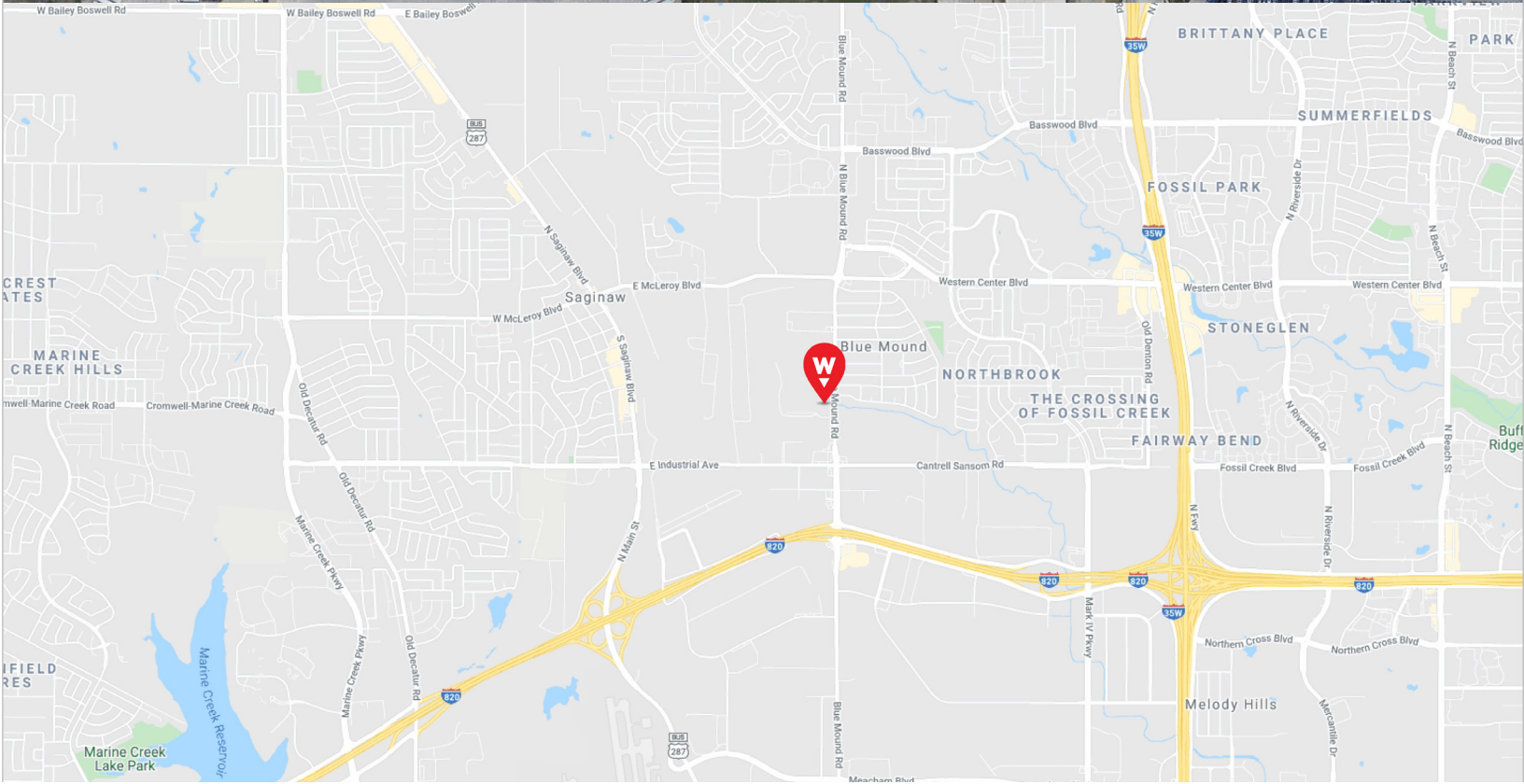
## PROPERTY FEATURES

- Total Square Footage 24,000
- Approximately 5,000 SF of Office Space
- Dock High Loading
- 1 ramp
- Clear Height 14-20 feet
- Sprinkler
- Potential 100% A/C in the warehouse
- Fronts Hwy 156 (Blue Mound Rd.)
- Great access to North Loop 820 and I-35W



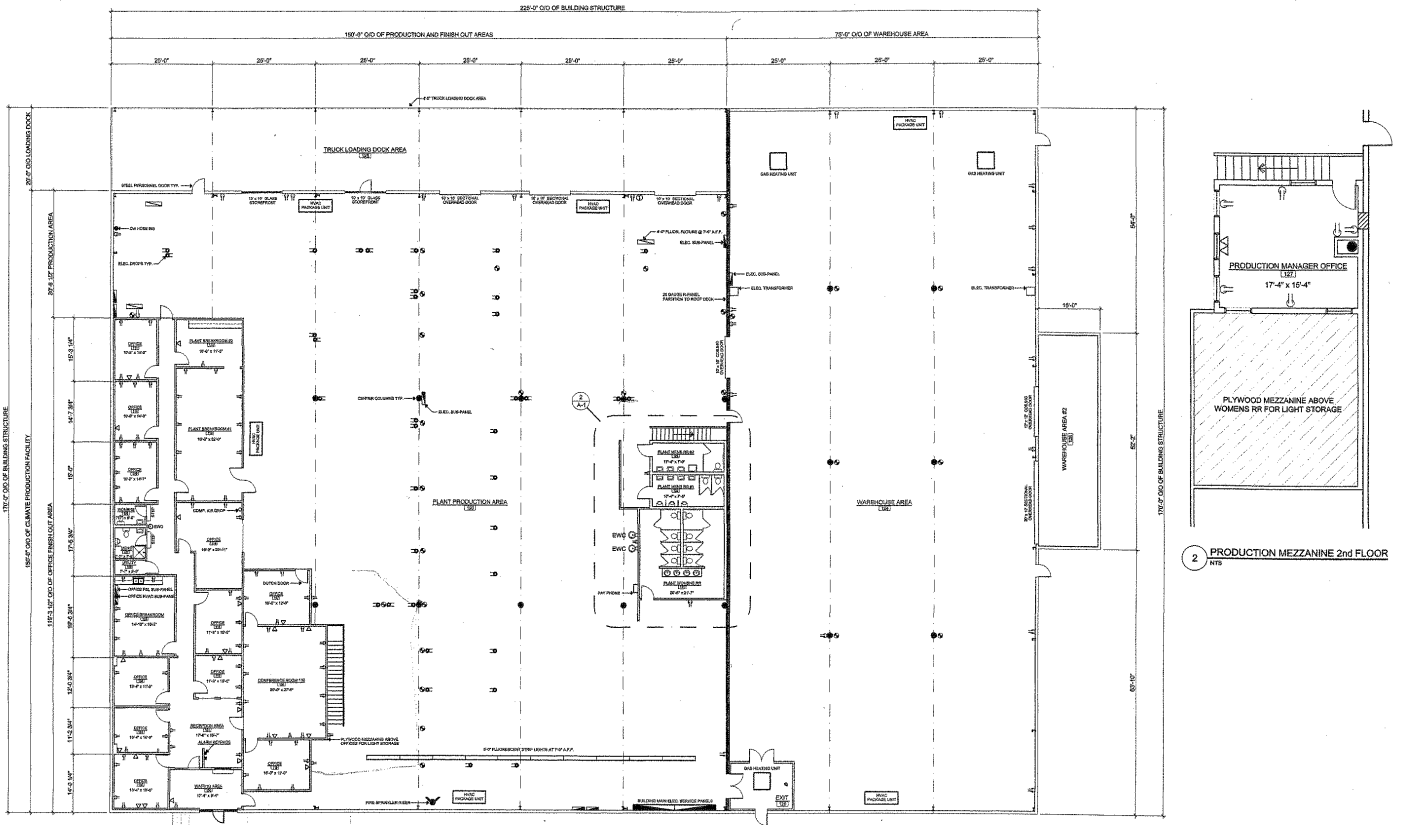
# PROPERTY & AREA MAPS

800 BLUE MOUND RD SUITE 100, SAGINAW, TX 76131

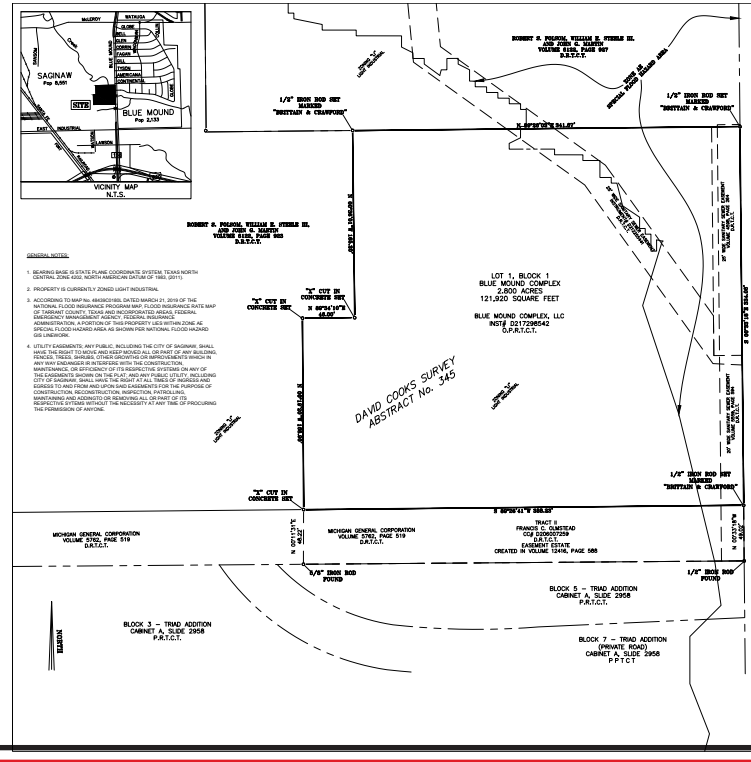


# SITE & BUILDING PLAN

## 800 BLUE MOUND RD SUITE 100, SAGINAW, TX 76131



BUILDING AS-BUILT FLOOR PLAN



**BRITAIN & CRAWFORD**  
 LAND SURVEYING &  
 TOPOGRAPHIC MAPPING  
 200 WEST STREET  
 SAGINAW, TEXAS 76131  
 PHONE: 817.781.1111  
 FAX: 817.781.1112  
 WWW.BRITAINANDCRAWFORD.COM

**FINAL PLAT**  
**LOT 1, BLOCK 1**  
**BLUE MOUND COMPLEX**

**BLUE MOUND ROAD**  
 (FARM-TO-MARKET 160)  
 VARIABLE WIDTH RIGHT-OF-WAY

**LOT 1, BLOCK 1**  
**BLUE MOUND COMPLEX**  
 2,800 ACRES  
 121,820 SQUARE FEET  
 BLUE MOUND COMPLEX, LLC  
 NITE# 847729542  
 D.P.R.T.C.T.

**DAVID COOKS SURVEY**  
 ABSTRACT No. 345

**MOUGH GENERAL CORPORATION**  
 VOLUME 2349, PAGE 514  
 S.A.T.C.T.

**FRANCIS G. COLEMAN**  
 CO. 4307749  
 EXHIBIT 5012  
 CREATED IN VOLUME 2418, PAGE 588

**BLOCK 5 - TRAD ADDITION**  
 CABINET A, S.D.C. 2908  
 P.F.T.C.T.

**BLOCK 7 - TRAD ADDITION**  
 (PRIVATE ROAD)  
 CABINET A, S.D.C. 3958  
 P.F.T.C.T.

**BLOCK 3 - TRAD ADDITION**  
 CABINET A, S.D.C. 2908  
 P.F.T.C.T.

**BLOCK 4 - TRAD ADDITION**  
 CABINET A, S.D.C. 2908  
 P.F.T.C.T.

**BLOCK 6 - TRAD ADDITION**  
 CABINET A, S.D.C. 2908  
 P.F.T.C.T.

**BLOCK 7 - TRAD ADDITION**  
 CABINET A, S.D.C. 3958  
 P.F.T.C.T.