

**INDUSTRIAL
PARK FOR LEASE**

(3) STAND-ALONE
INDUSTRIAL
BUILDINGS

(3) 7,686 SF
BUILDINGS WITH
FENCED GRAVEL
YARD

1ST GENERATION
BUILDINGS -
BUILT 2022



TRANSWESTERN

REAL ESTATE
SERVICES



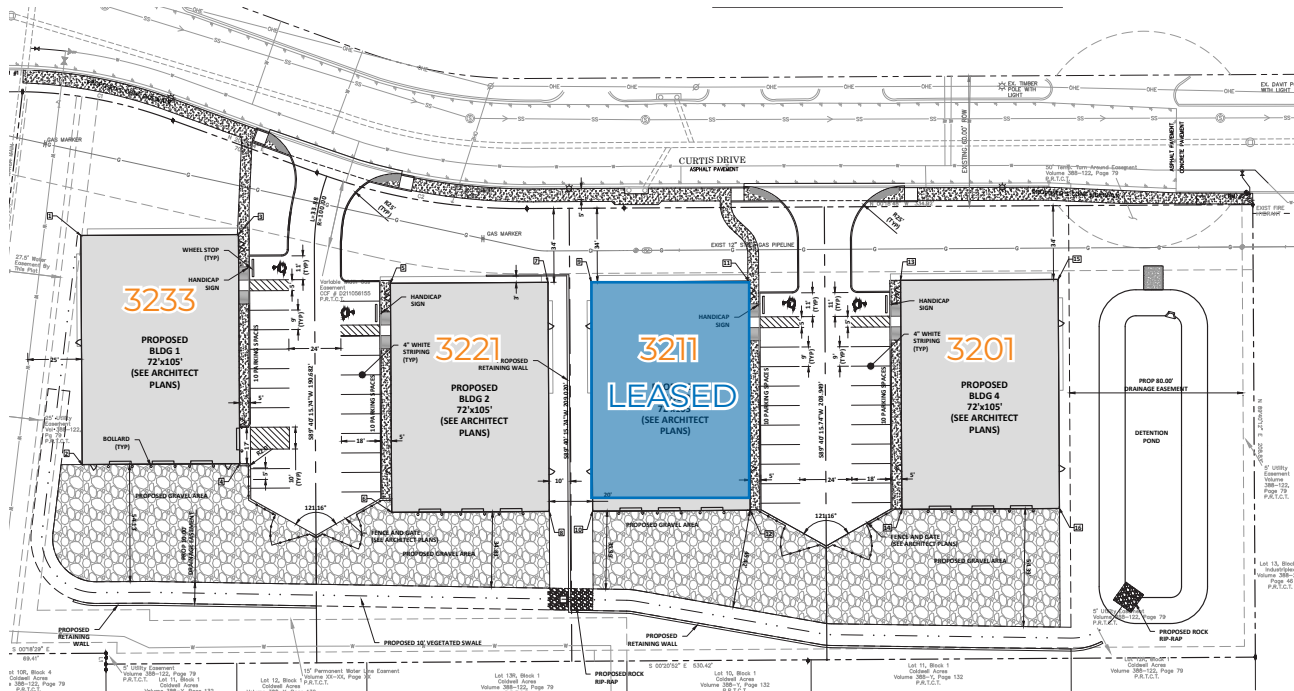
**CURTIS DRIVE INDUSTRIAL PARK
FORT WORTH, TEXAS 76116**

CURTIS DRIVE INDUSTRIAL PARK

Fort Worth, Texas 76116

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SERVICES



Property Information:

- (3) 7,686 SF stand alone industrial buildings with a fenced gravel yard
- (3) 14' grade-level doors on east side of building
- Zoned "I" light industrial
- Q3/Q4 2022 completion date
- Spec office
- ± 10 parking spaces per building
- Inside the 820 Loop

Tenants:

- 3233 Curtis Drive: **AVAILABLE**
- 3221 Curtis Drive: **AVAILABLE**
- 3211 Curtis Drive: Sound Ideas
- 3201 Curtis Drive: **AVAILABLE**



For More Information:

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AREA DEMOGRAPHICS

	2 MILE	5 MILES	10 MILES
2021 POPULATION	50,670	194,590	628,533
2021 HOUSEHOLDS	21,285	82,421	228,019
2021 AVERAGE HH INCOME	\$66,859	\$91,495	\$83,509



Camp Bowie W Blvd @ Curtis Dr E
21,783 - Vehicles Per Day



0.71 miles from I-30 —
Easy access to the freeway at Cherry Lane

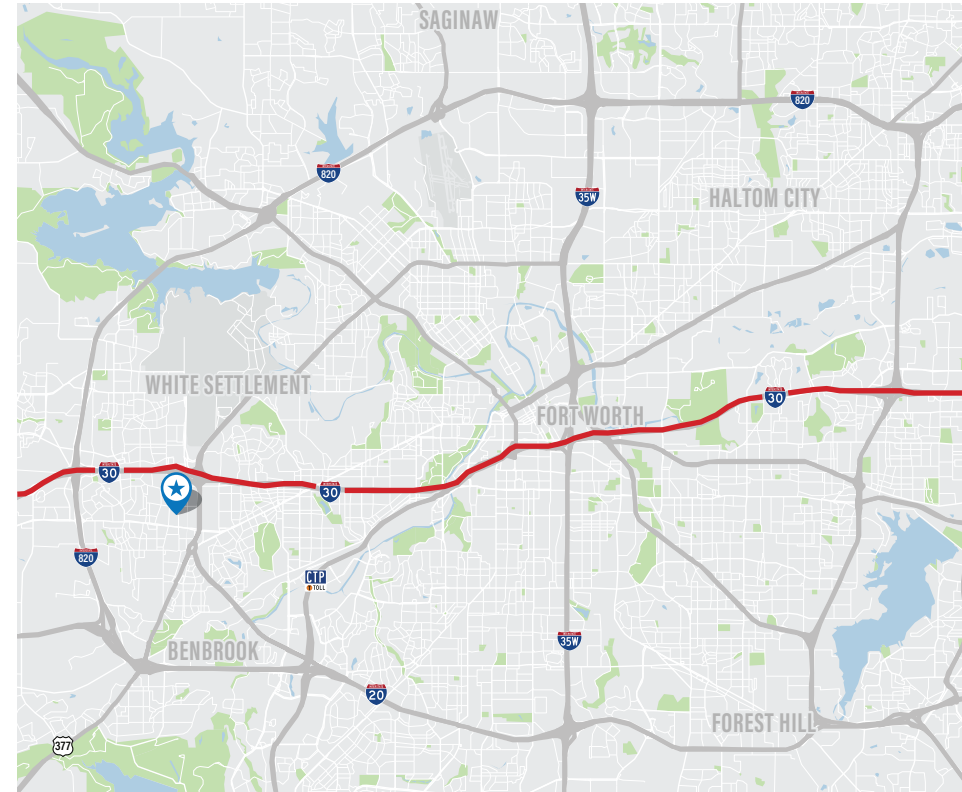
NEARBY AMENITIES



Firestone



DOLLAR GENERAL



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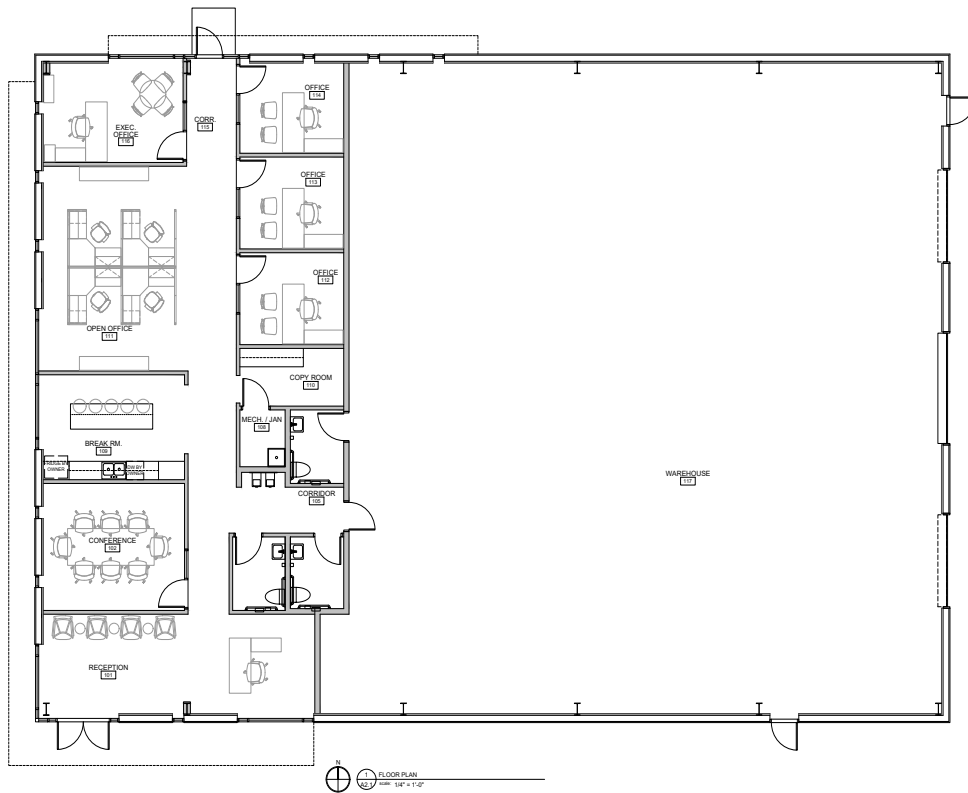
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3233, 3221, 3201 Curtis Drive Spec Floorplan



- 7,686 total square feet
- 5,108 SF warehouse space
- 2,578 SF office space
- (3) 14' grade-level doors
- Gravel yard
- 3-Phase Power



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