

FIRST FOSSIL CREEK COMMERCE CENTER

3700 Sandshell Drive | Fort Worth, TX 76137



198,572 SQUARE FEET | FOR LEASE

PROPERTY SPECIFICATIONS

Available Space:	198,572 SF
Office SF:	3,498 SF
Ceiling Height:	32' clear
Sprinkler System:	ESFR
Dock Doors:	42 (20 docks with hydraulic levelers, locks, and seals)
Ramps:	2 (12' x 14')
Column Spacing:	52' x 50'
Speed Bay Spacing:	52' x 60'
Truck Court:	130' - 185'
Trailer Parking:	18
Car Parking:	151
Lighting:	LED



PROPERTY HIGHLIGHTS

- Fenced Truck Courts
- Ingress/Egress off I-820 Service Road and Sandshell Drive
- Owned and managed by First Industrial Realty Trust, Inc.

BROKER CONTACTS

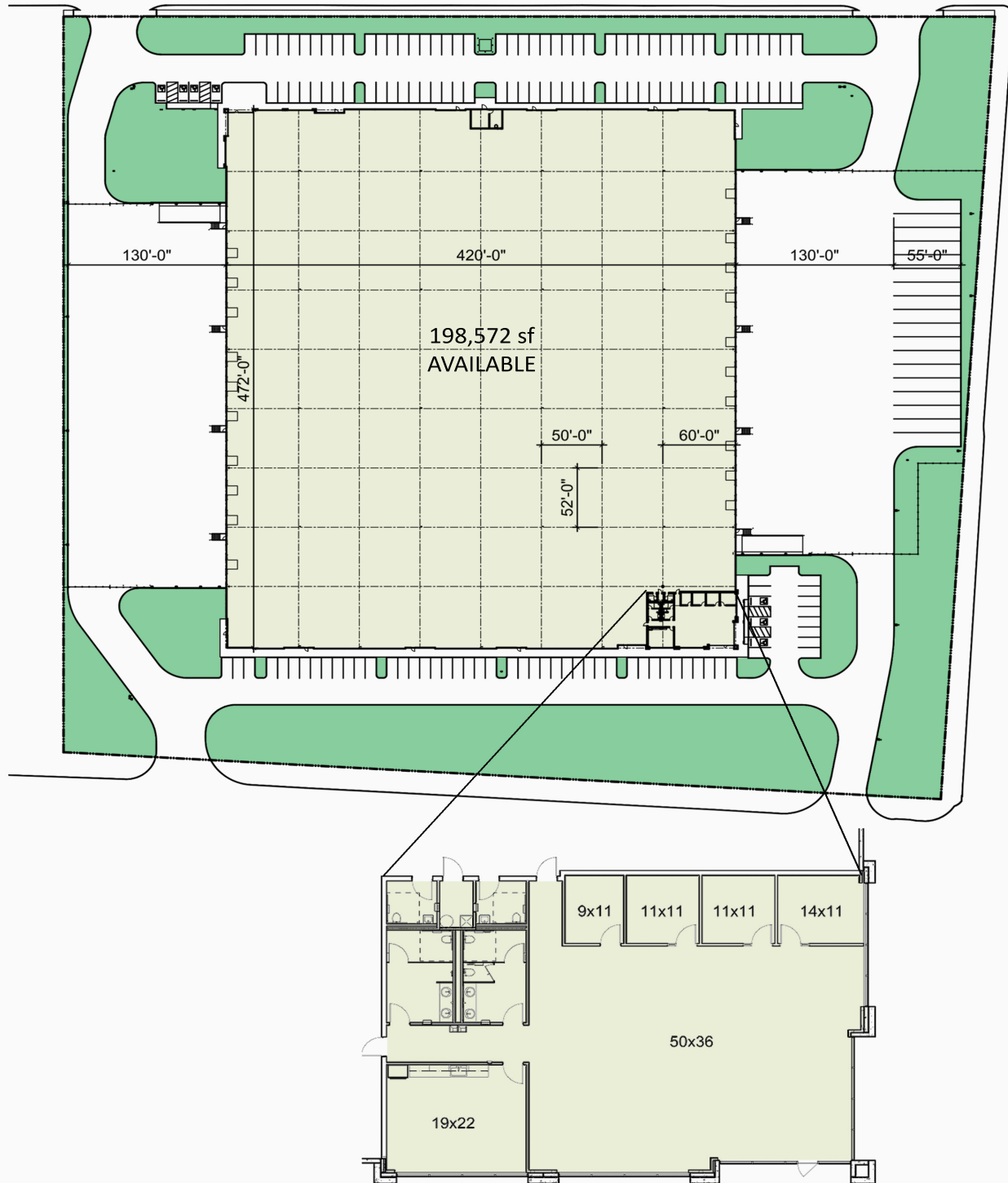
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