

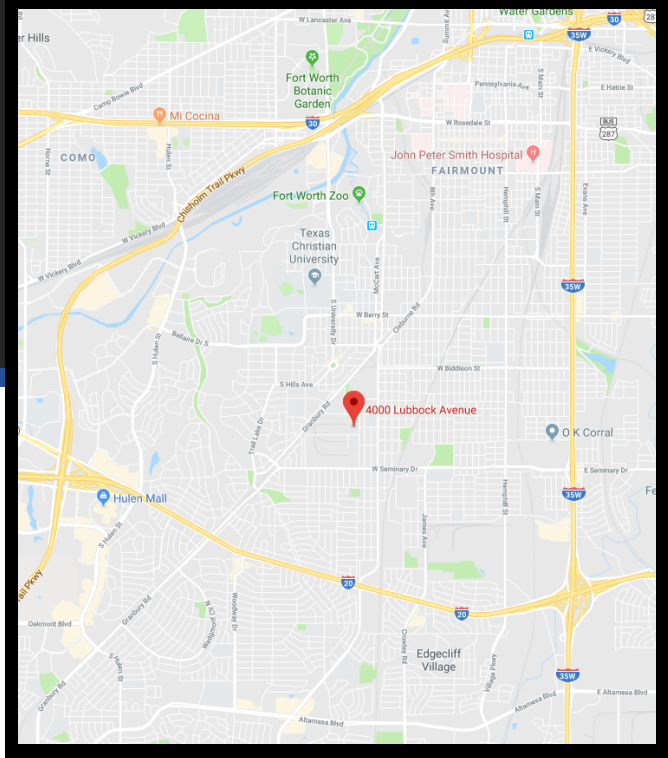


INDUSTRIAL BUILDING

4000 LUBBOCK AVENUE
FORT WORTH, TX 76110

AVAILABLE:

- 29,815 SF available
- Dock and Grade level loading
- 'K' Zoning – Heavy Industrial
- Heavy power
- Office Built to Suit
- Outside storage available



LEASE RATE: NEGOTIABLE



5201 Camp Bowie Blvd
Suite #200
Fort Worth, TX
P 817.626.9898
tcrgr.com

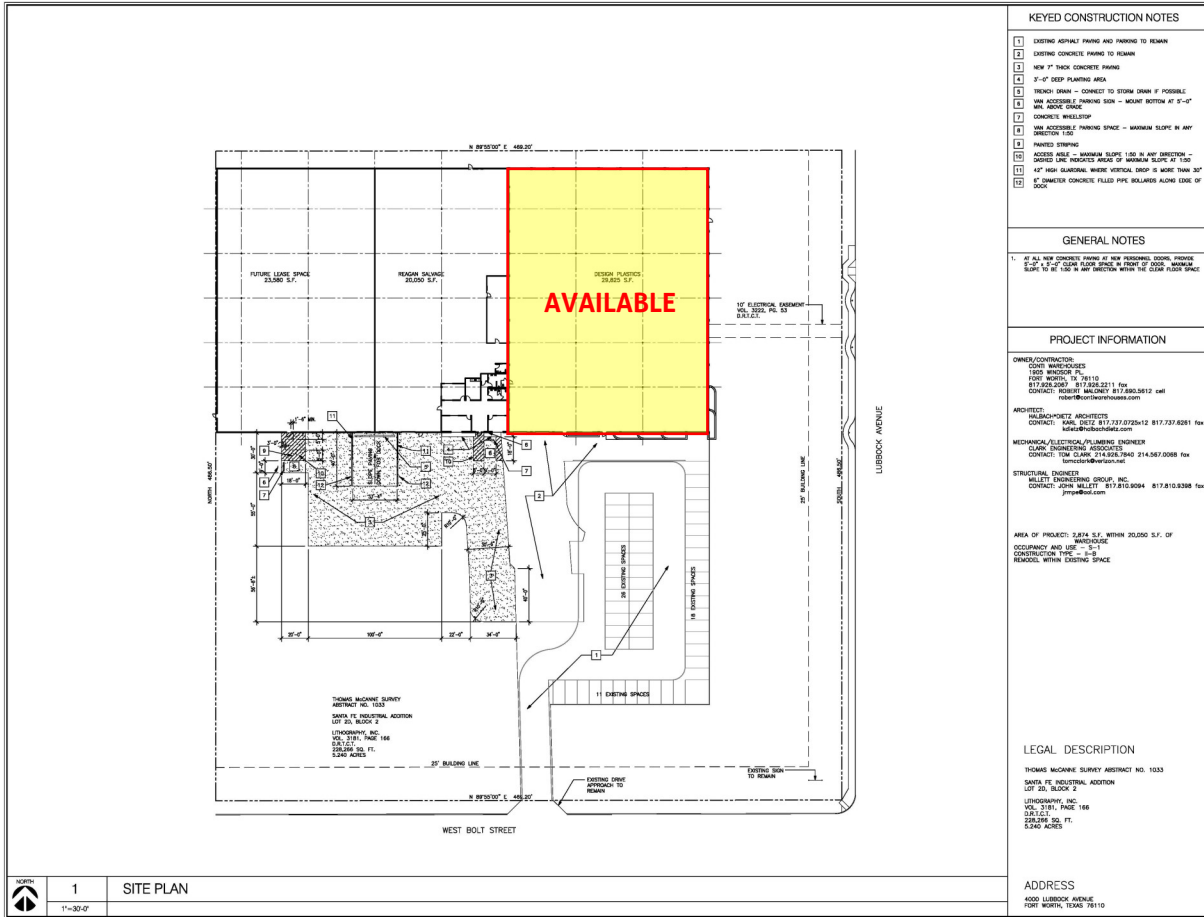
RYAN WOOD
C 817.456.5208
ryan@tcrgr.com

INDUSTRIAL FACILITY

4000 LUBBOCK AVENUE
FORT WORTH, TX 76110



SITE PLAN



KEYED CONSTRUCTION NOTES	
[1]	EXISTING ASPHALT PAVING AND PARKING TO REMAIN
[2]	EXISTING CONCRETE PAVING TO REMAIN
[3]	NEW 7" THICK CONCRETE PAVING
[4]	2'-0" DEEP PLANTING AREA
[5]	TRUNK SEWER - CONNECT TO STORM DRAIN IF POSSIBLE
[6]	NEW ACCESSIBLE DRIVING SIDE - MOUNT BOTTOM AT 2'-0" MIN. WALKWAY SPACE
[7]	CONCRETE KNUCKLESTOP
[8]	NEW ACCESSIBLE PARKING SPACE - MAXIMUM SLOPE IN ANY DIRECTION 1:50
[9]	PAINTED STRIPING
[10]	ACCESSIBLE - MAXIMUM SLOPE 1:50 IN ANY DIRECTION - DOTTED LINE INDICATES AREAS OF MAXIMUM SLOPE AT 1:50
[11]	4" MIN. GRANULAR WHERE VERTICAL CURBS OR WALKWAY STEP UP
[12]	8" DIAMETER CONCRETE FILLED PIPE BOLLARDS ALONG EDGE OF DECK

GENERAL NOTES	
1.	AT ALL NEW CONCRETE FINISH AT NEW PROPOSED DOORS, PROVIDE 5'-0" x 5'-0" CLEAR WALK SPACE IN FRONT OF DOOR. MAXIMUM SLOPE TO BE 1:50 IN ANY DIRECTION WITHIN THE CLEAR WALK SPACE

PROJECT INFORMATION	
OWNER/CONTRACTOR:	CONTE WAREHOUSE 1200 WINDSOR PL. FORT WORTH, TX 76112 817.825.2005 / 817.825.2311 fax CONTRACT REQUEST MAILBOX: 817.880.5612 call mailto:info@contewarehouse.com
ARCHITECT:	HALBACH-DIETZ ARCHITECTS CORPORATE CAMPUS DRIVE FORT WORTH, TEXAS 76116 817.737.0225 www.halbachdietz.com
MEDICAL/ELECTRICAL/PLUMBING ENGINEER:	CLARK ENGINEERING ASSOCIATES CORPORATE CAMPUS DRIVE FORT WORTH, TEXAS 76116 817.737.0225 www.clarkeng.com
STRUCTURAL ENGINEER:	MULLETT ENGINEERING GROUP, INC. CORPORATE CAMPUS DRIVE FORT WORTH, TEXAS 76116 817.810.8308 www.jmpa.com
AREA OF PROJECT:	2,874 S.F. WITHIN 20,050 S.F. OF INDUSTRIAL OCCUPANCY AND USE - "S" CONTRACTOR TYPE - "S" REMODEL WITHIN EXISTING SPACE

LEGAL DESCRIPTION	
THOMAS MCANNE SURVEY ABSTRACT NO. 1533 SANTA FE INDUSTRIAL ADDITION LOT 20, BLOCK 2 UNDEVELOPED, INC. VOL. 2181, PAGE 166 5.2 ACRES 228,295 SQ. FT. 5.240 ACRES	ADDRESS 4000 LUBBOCK AVENUE FORT WORTH, TEXAS 76110

**Halbach•Dietz
Architects**
Architecture
Space Planning
Interior Design
6813 Camp Bowie Blvd.
Suite 143
Fort Worth, Texas 76116
817.737.0225
(817) 737.6261 fax
info@halbachdietz.com
www.halbachdietz.com



FINISH-OUT FOR
REAGAN SALVAGE
4000 LUBBOCK AVENUE
FORT WORTH, TEXAS 76110



Revisions:
Sheet Title:
SITE PLAN
Date: 8/25/2012
Project No: 12061
Phase: CONSTRUCTION DOCUMENTS
File Name: 12061-A001.DWG
Sheet No.
A001
of 3A sheets

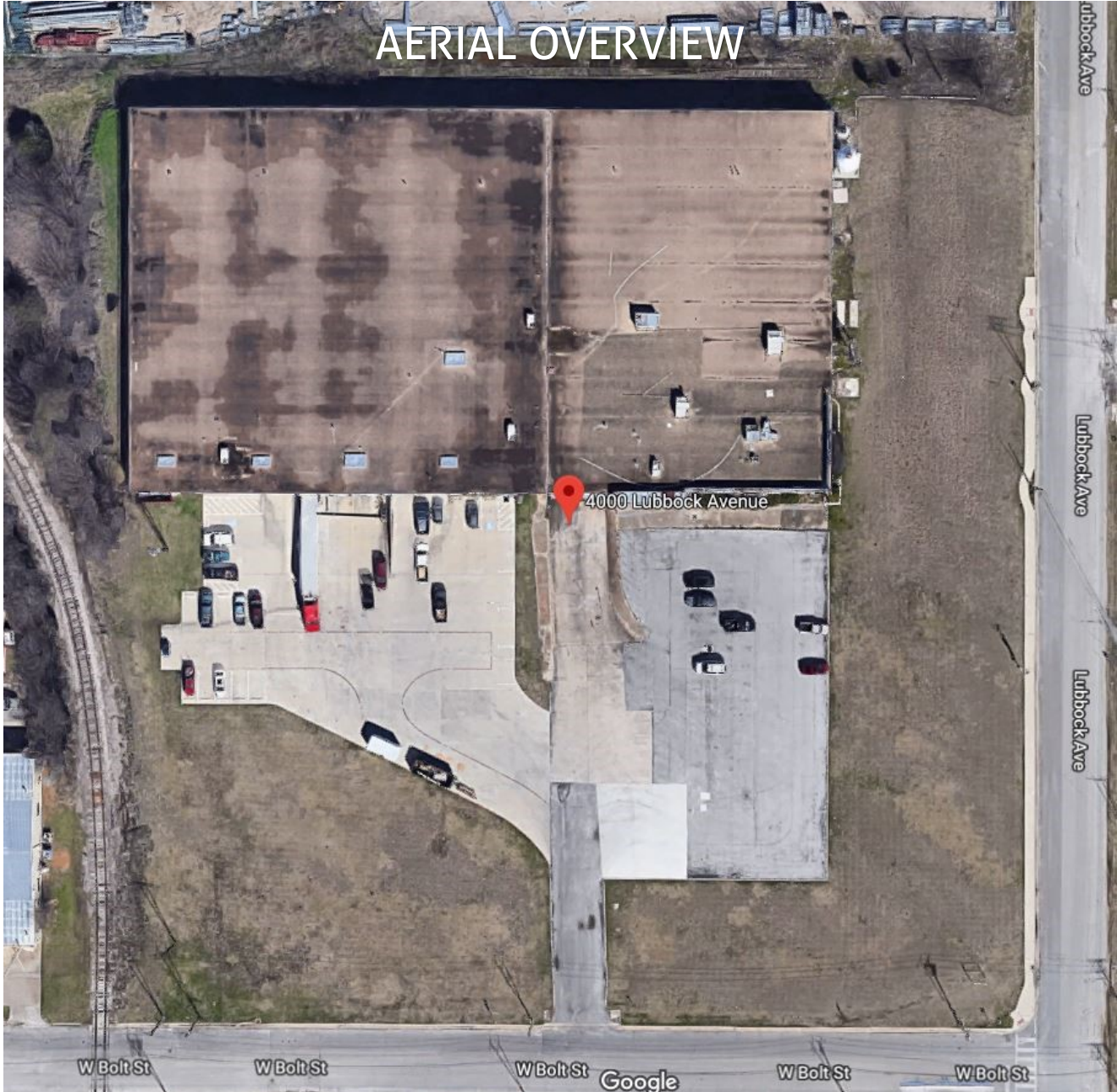


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PROPERTIES

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PHOTOS



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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

