

Everman Trade Center



7,336 – 106,308 SF Available for Lease
Fort Worth, Texas 76134



For more information, contact:

MATT CARTHEY

817.710.1111

mcarthey@holtlunsford.com

TREY GOODSPEED

817.632.6155

tgoodspeed@holtlunsford.com



1200 Summit Avenue
Suite 300
Fort Worth, Texas 76102
holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

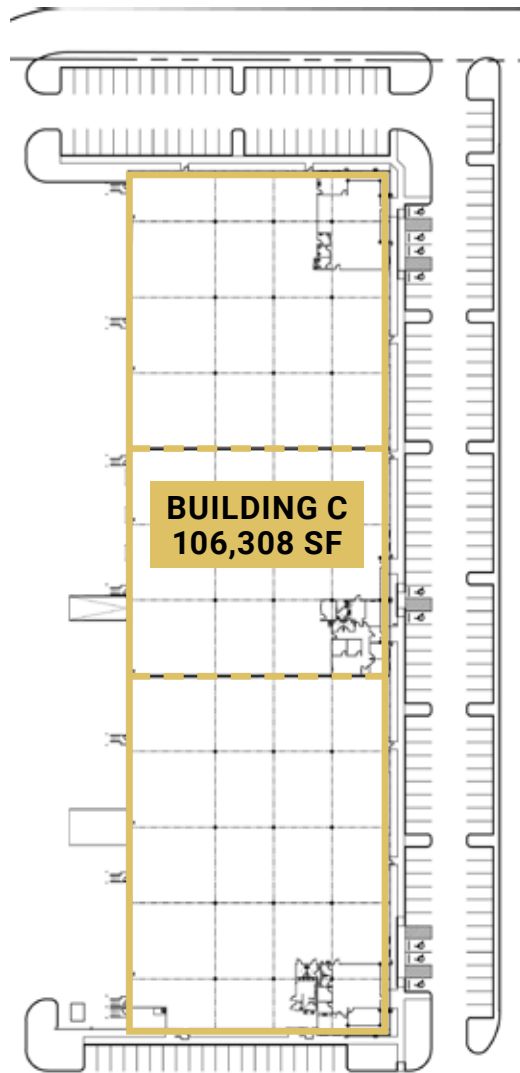
7,336 – 106,308 SF Available for Lease
Fort Worth, Texas 76134

Property Overview



106,308 SF for Lease

8300 South Freeway, Fort Worth, Texas 76134



OFFICES

Office A



Office B

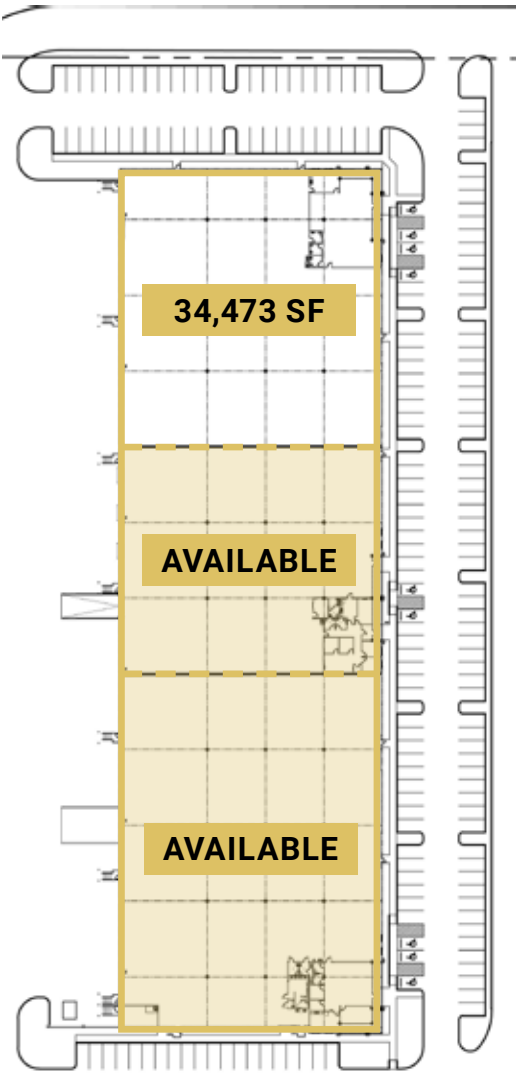


Office C

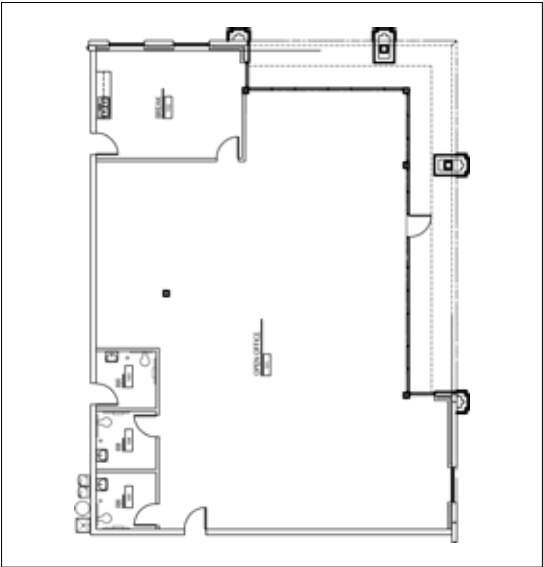


TOTAL AREA	106,308 SF
AVAILABLE AREA	106,308 SF
DIVISIBLE TO	Suite A: 34,473 SF Suite B: 28,183 SF Suite C: 43,652 SF
OFFICE	Office A: 2,506 SF Office B: 2,039 SF Office C: 2,988 SF
DIVISIBLE OFFICE TO	2,039 – 7,533 SF
POWER	3-phase 480 volt 3,400 amp service
LOADING	34 dock high doors 1 – 12' x 14' and 1 – 20' x 20' ramped door
DOCK EQUIPMENT	7 dock high doors with 35k lbs mechanical levelers 4 edge dock levelers
CAR PARKS	1.73/1,000
CLEAR HEIGHT	28'
BUILDING DEPTH	180'
COLUMN SPACING	40' x 52'
LOADING BAY	60'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	210'
SPEED BAYS	60'

34,473 – 106,308 SF for Lease
8300 South Freeway, Fort Worth, Texas 76134



OFFICE

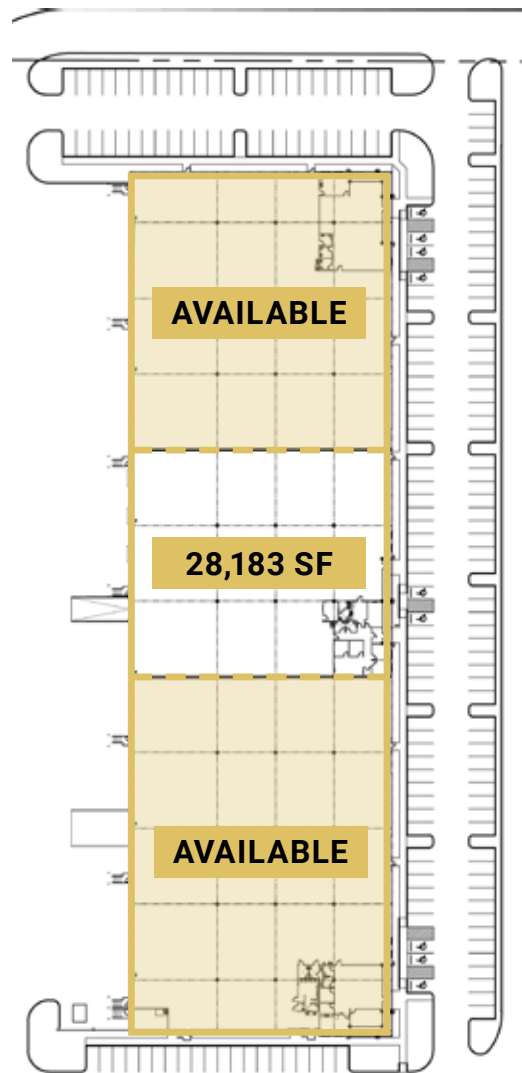


**FULL BUILDING AVAILABLE
106,308 SF**

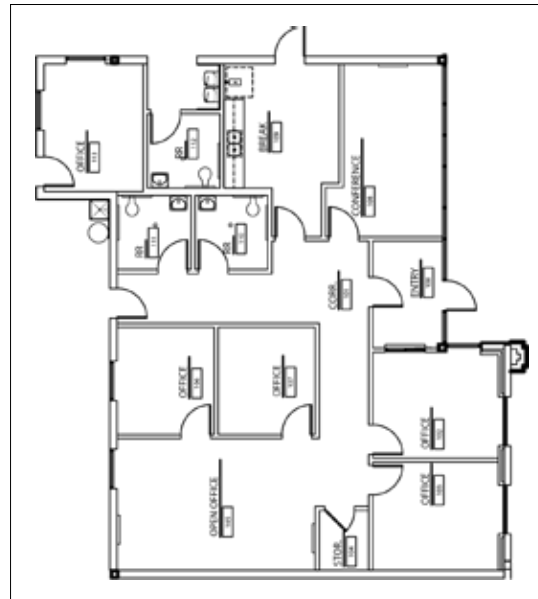
TOTAL AREA	106,308 SF
AVAILABLE AREA	106,308 SF
DIVISIBLE TO	34,473 SF
OFFICE	2,506 SF
POWER	480 volt 400 amp service
LOADING	12 dock high doors
DOCK EQUIPMENT	One 35k lbs mechanical leveler and one edge of dock leveler
CAR PARKS	1.73/1,000
CLEAR HEIGHT	28'
BUILDING DEPTH	180'
COLUMN SPACING	40' x 52'
LOADING BAY	60'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	210'
SPEED BAYS	60'

28,183 – 106,308 SF for Lease

8300 South Freeway, Fort Worth, Texas 76134



OFFICE

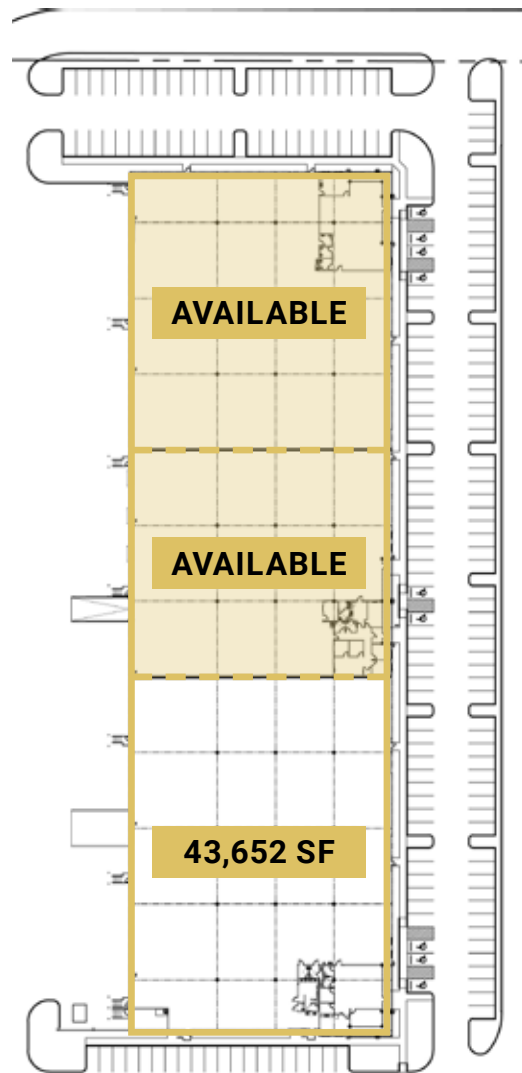


**FULL BUILDING AVAILABLE
106,308 SF**

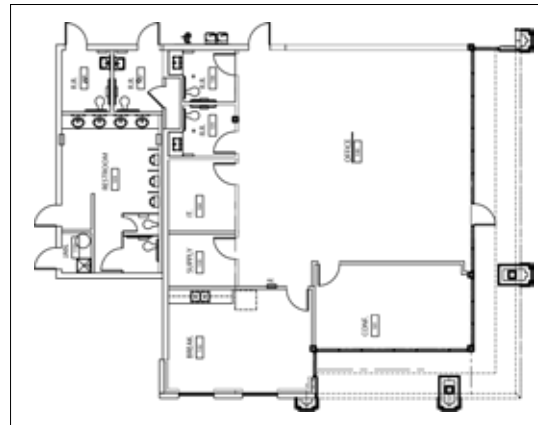
TOTAL AREA	106,308 SF
AVAILABLE AREA	106,308 SF
DIVISIBLE TO	28,183 SF
OFFICE	2,039 SF
POWER	480 volt 400 amp service
LOADING	9 dock high doors 1 - 12' x 14' ramped door
DOCK EQUIPMENT	Three edge of dock levelers
CAR PARKS	1.73/1,000
CLEAR HEIGHT	28'
BUILDING DEPTH	180'
COLUMN SPACING	40' x 52'
LOADING BAY	60'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	210'
SPEED BAYS	60'

43,652 – 106,308 SF for Lease

8300 South Freeway, Fort Worth, Texas 76134



OFFICE

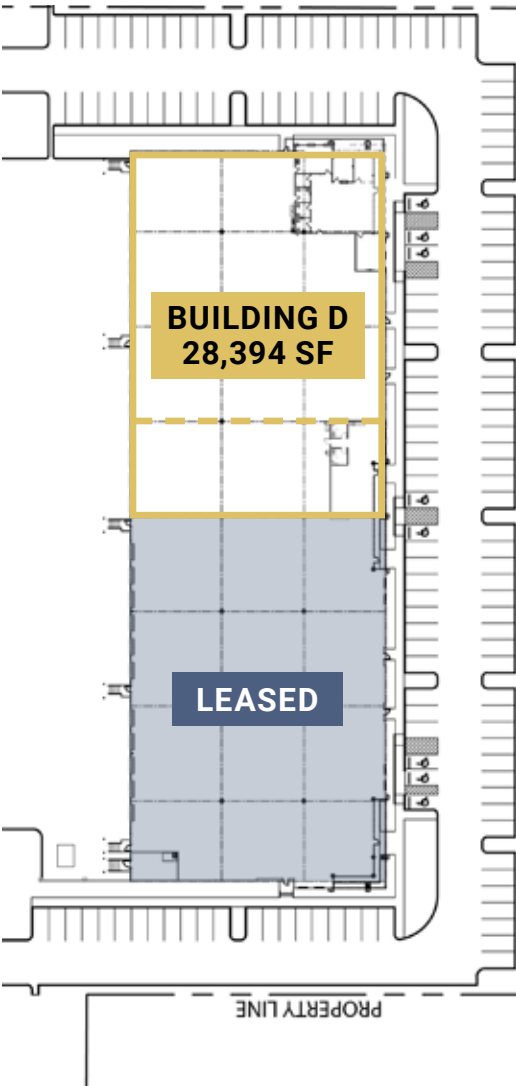


**FULL BUILDING AVAILABLE
106,308 SF**

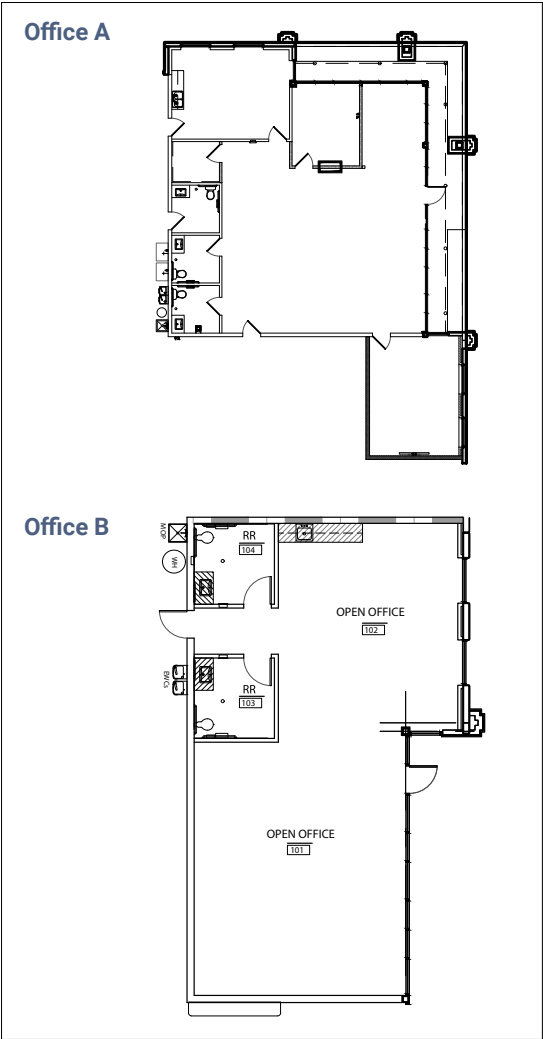
TOTAL AREA	106,308 SF
AVAILABLE AREA	106,308 SF
DIVISIBLE TO	43,652 SF
OFFICE	2,988 SF
POWER	480 volt 3,000 amp service
LOADING	13 dock high doors 1 – 20' x 20' ramped door
DOCK EQUIPMENT	Six 35k lbs mechanical levelers
CAR PARKS	1.73/1,000
CLEAR HEIGHT	28'
BUILDING DEPTH	180'
COLUMN SPACING	40' x 52'
LOADING BAY	60'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	210'
SPEED BAYS	60'

BUILDING D AVAILABLE SPACE

28,394 SF for Lease
8200 South Freeway, Fort Worth, Texas 76134



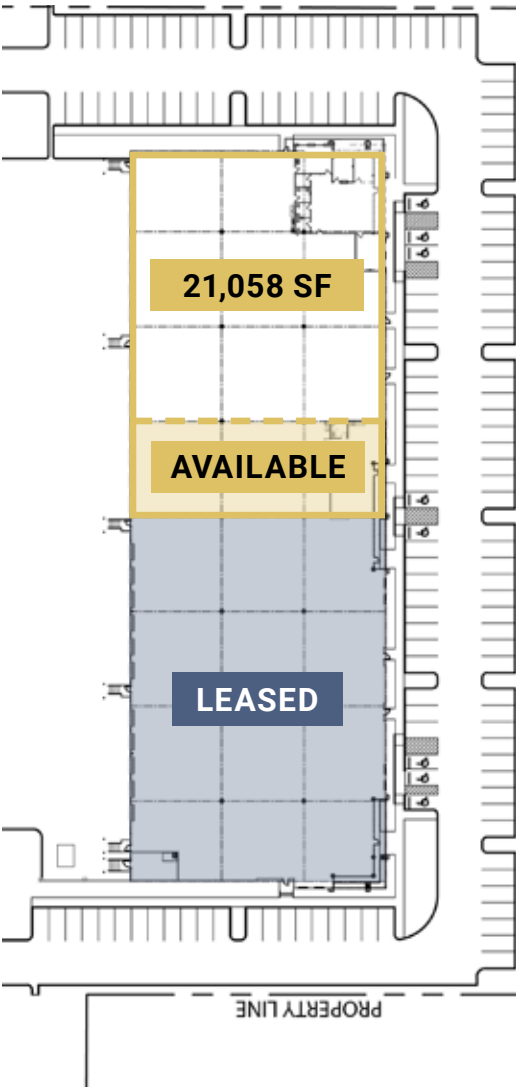
OFFICES



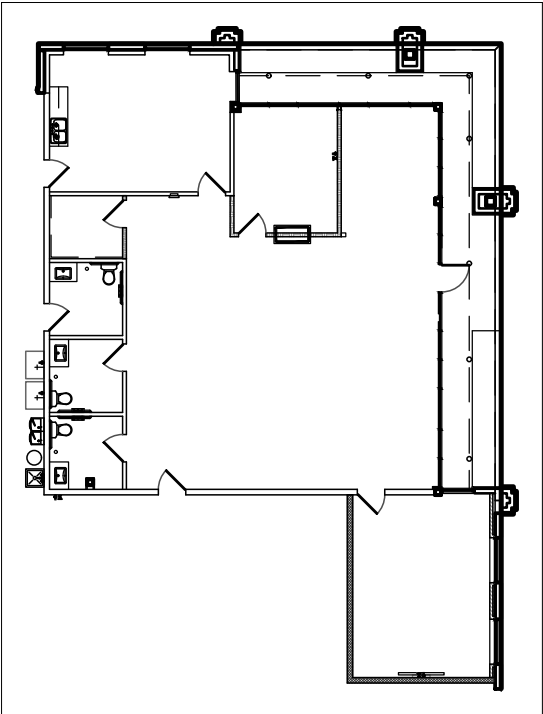
TOTAL AREA	56,353 SF
AVAILABLE AREA	28,394 SF
DIVISIBLE TO	Suite A: 21,058 SF Suite B: 7,336 SF
OFFICE	Office A: 2,233 SF Office B: 1,400 SF
POWER	480 volt 300 amp service
LOADING	11 dock high doors 1 – 12' x 14' ramped door
DOCK EQUIPMENT	One edge of dock leveler
WAREHOUSE FAN	Big Ass Fan (24')
CAR PARKS	2.63/1,000
CLEAR HEIGHT	24'
BUILDING DEPTH	140'
COLUMN SPACING	45' x 52
LOADING BAY	50'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	130'
SPEED BAYS	50'

BUILDING D AVAILABLE SPACE

21,058 SF for Lease
8200 South Freeway, Fort Worth, Texas 76134



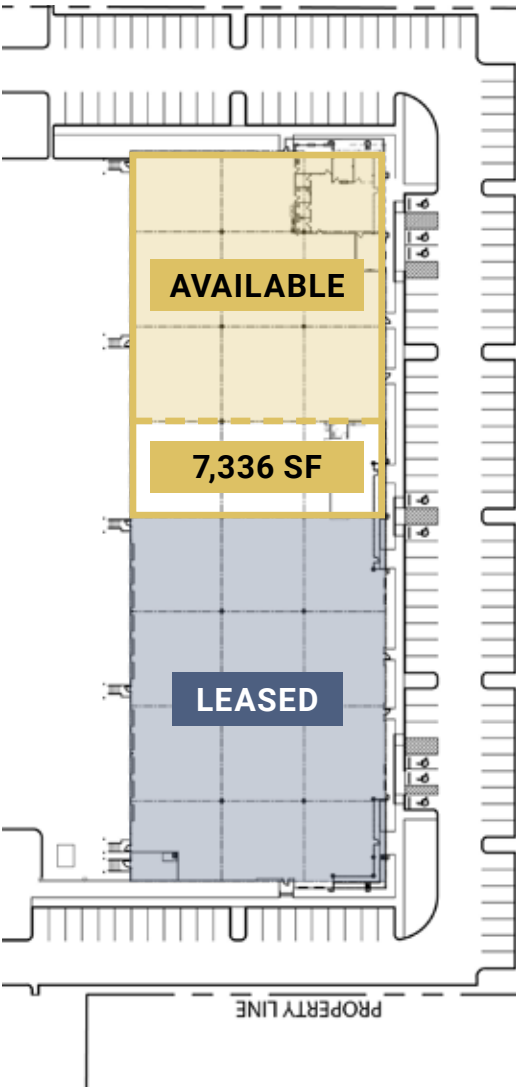
OFFICE



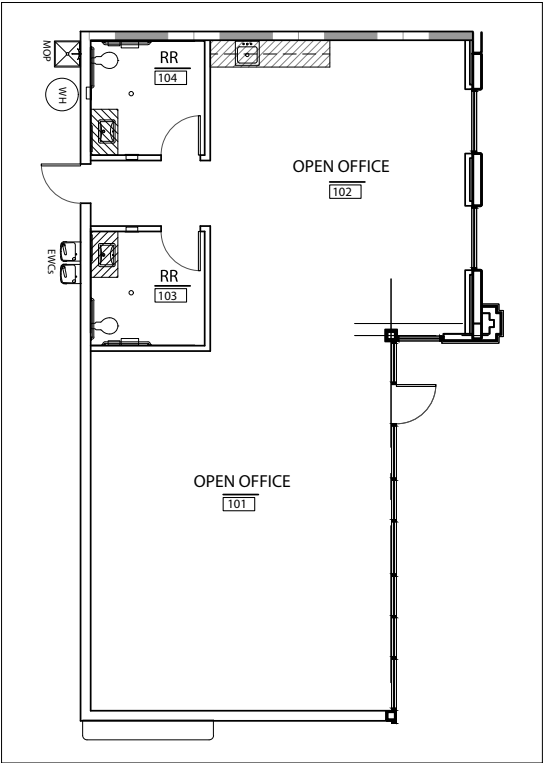
TOTAL AREA	56,353 SF
AVAILABLE AREA	28,394 SF
DIVISIBLE TO	21,058 SF
OFFICE	2,233 SF
POWER	480 volt 300 amp service
LOADING	8 dock high doors 1 – 12' x 14' ramped door
DOCK EQUIPMENT	One edge of dock leveler
WAREHOUSE FAN	Big Ass Fan (24')
CAR PARKS	2.63/1,000
CLEAR HEIGHT	24'
BUILDING DEPTH	140'
COLUMN SPACING	45' x 52
LOADING BAY	50'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	130'
SPEED BAYS	50'

BUILDING D AVAILABLE SPACE

7,336 SF for Lease
8200 South Freeway, Fort Worth, Texas 76134



OFFICE



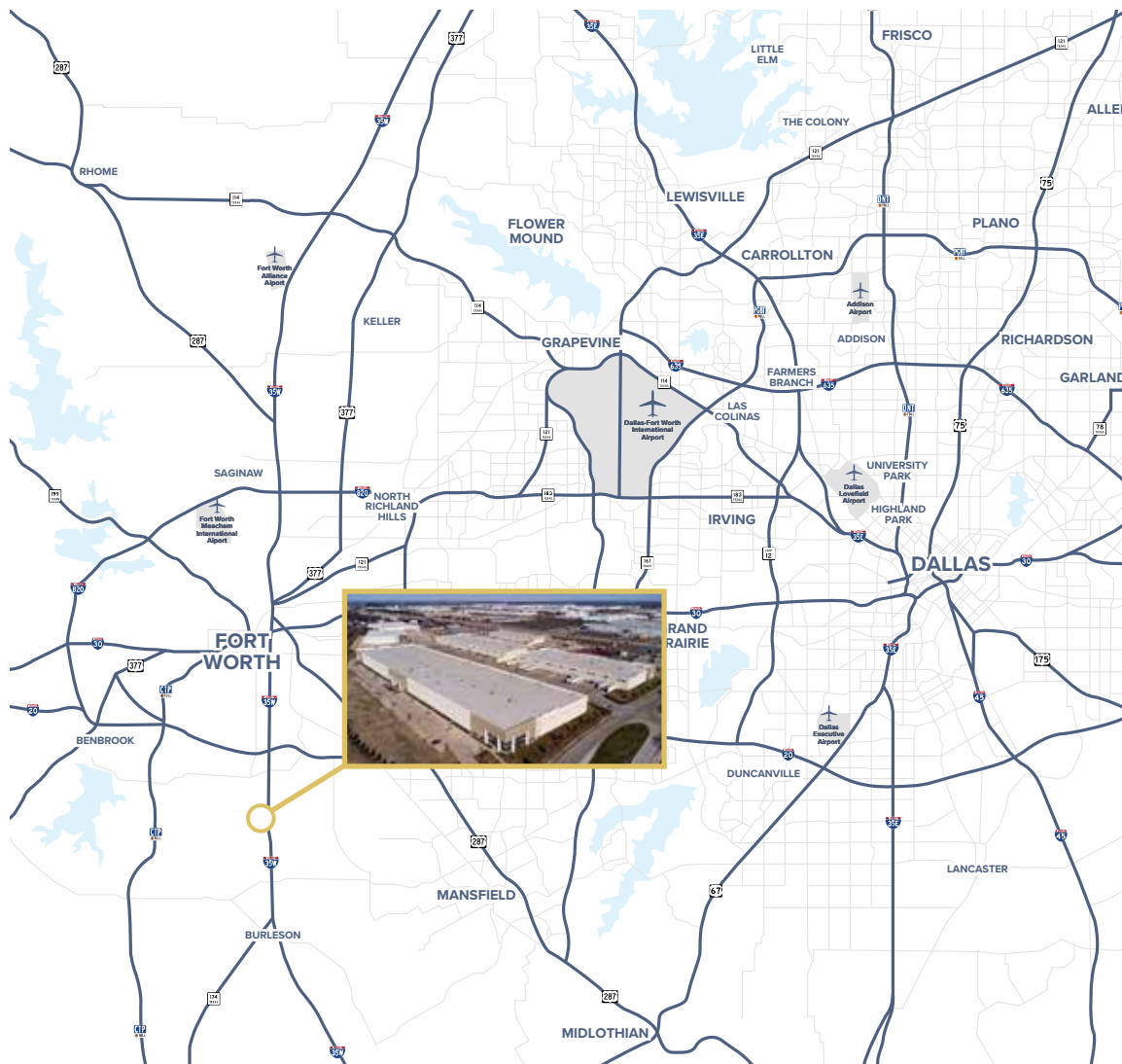
TOTAL AREA	56,353 SF
AVAILABLE AREA	28,394
DIVISIBLE TO	7,336 SF
OFFICE	1,400 SF
LOADING	3 dock high doors
CAR PARKS	2.63/1,000
CLEAR HEIGHT	24'
BUILDING DEPTH	140'
COLUMN SPACING	45' x 52
LOADING BAY	50'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	130'

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Location Overview



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One of Dallas/Fort Worth's

Most Desirable Distribution Locations

METRO AREAS

Downtown Fort Worth	10 miles
Arlington	18 miles
Dallas	40 miles
Austin	181 miles
Oklahoma City	208 miles

MAJOR ROADS

I-35W	0 miles
I-20	2.5 miles
I-820	7.5 miles
I-30	8 miles

AIR

Fort Worth Meacham Airport	19 miles
DFW Airport	30 miles
Dallas Love Field Airport	41 miles



Information About Brokerage Services

2-10-2025



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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone