



5100 Mosson Rd.

5100 Mosson Rd., Fort Worth, TX 76119



Empire Texas Equities, Ltd.

Bowie Holland

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\$0.75 /SF/Month

3,060 SF Flex Industrial Building. Paved Fenced Yard with two 12' and one 14' Overhead Doors. Utilities are ready for new finish out, but currently not built out. Landlord can finish out 600 SF for office for an additional \$300/Month Rent.

Total Space Available:	3,060 SF
Rental Rate:	\$0.75 /SF/Month
Property Type:	Industrial
Property Sub-type:	Flex Space
Additional Sub-types:	Office Showroom, Warehouse, Distribution Warehouse
Building Size:	3,060 SF
Lot Size:	12,000 SF
Zoning Description:	I- Light Industrial

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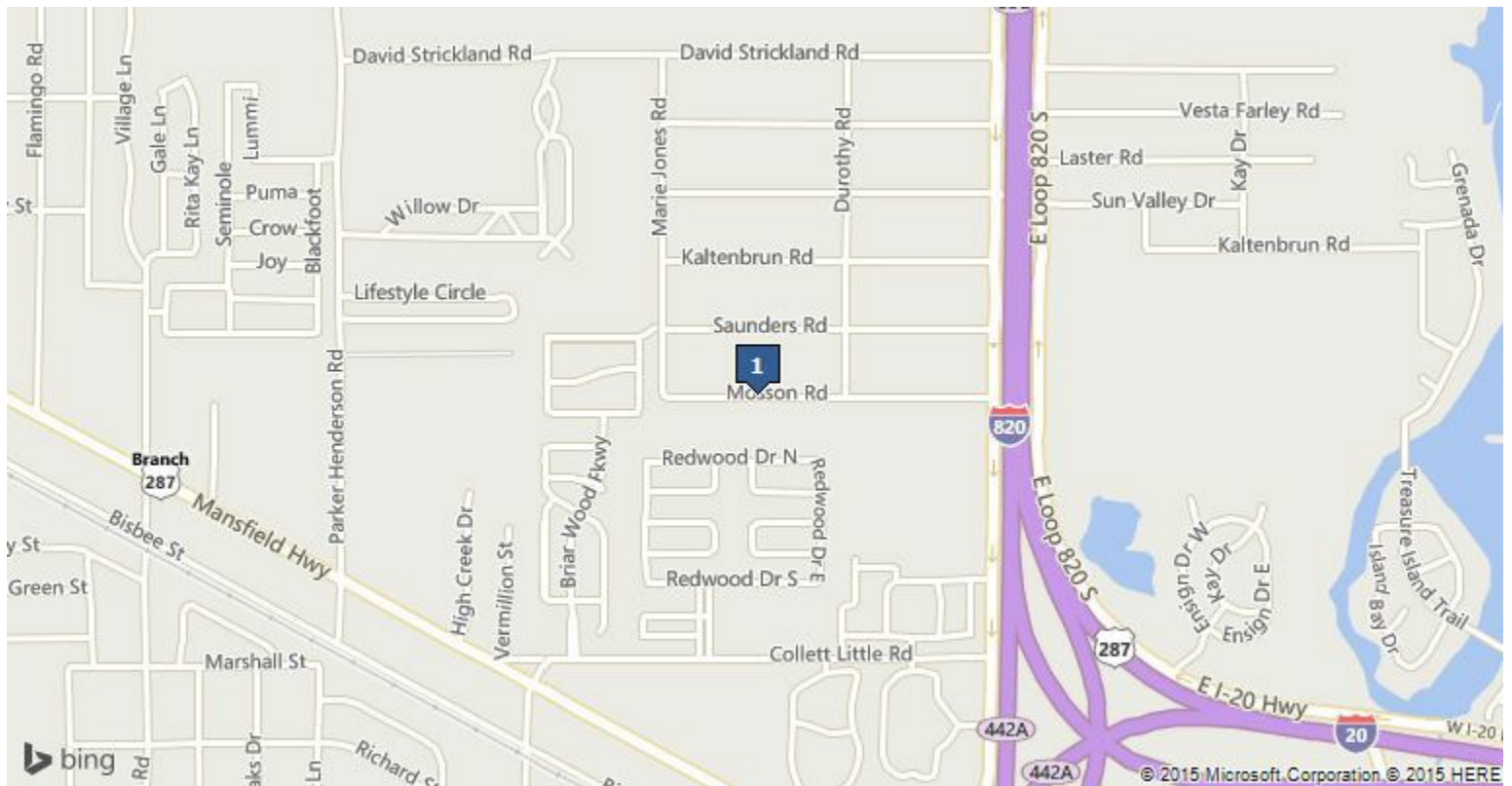
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Space 1

Space Available	3,060 SF
Rental Rate	\$2,300 /Month
Space / Lot Type	Flex Space
Additional Space / Lot Types	Warehouse,Office Showroom
Lease Type	Modified Gross
Lease Term	36 Months
No. Parking Spaces	10
Office SF	0 SF
No. Dock-High Doors/Loading	3



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- Industrial Zoning - 3 Phase Electric Power - Private Security Patrol Industrial Zoned Sun Valley Area just two blocks from Loop 820. Less than 1 Mile to Interstate 20 Less than 4 Miles to Interstate 35 DRIVE TIMES FORT WORTH Loop 820- 0.4 (min.) I-20- 0.9 (min.) I-30- 10 (min.) Hwy 287- 1.4 (min.) Hwy 183- 15 (min.) Hwy 360- 15 (min.) I35 W- 7 (min.) Chisolm Trail Tollway- 12 (min.) Downtown Fort Worth- 12 (min.) DALLAS I35 E- 28 (min.) Hwy 360- 12 (min.) DFW- 27 (min.) Loop 12- 22 (min.) Downtown Dallas- 33 (min.) OTHER CITIES Arlington- 17 (min.) Plano- 50 (min.) Garland- 54 (min.) Irving- 30 (min.) Grand Prairie- 22 (min.)

Property Photos

