



CITADEL PARTNERS

Real Estate Advisors

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15825 Trinity Boulevard

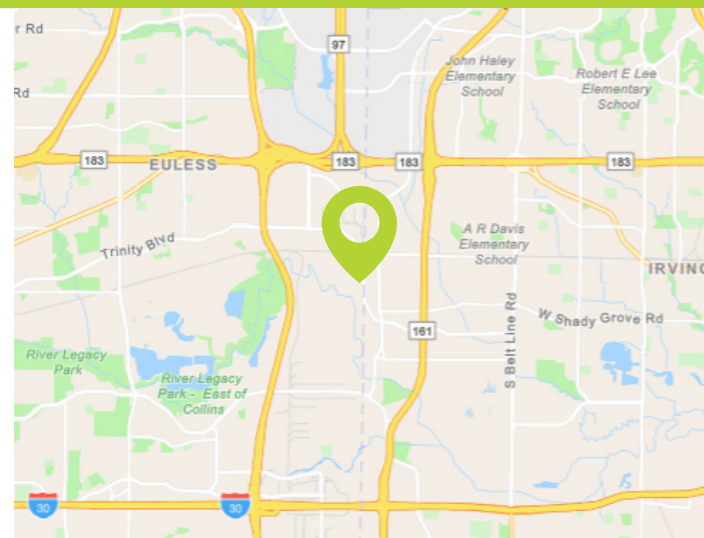
Fort Worth, TX 76155

GSW SUBMARKET

For Lease or Sale

PROPERTY HIGHLIGHTS

- 17,687 Total RSF
- 4.63 Acres Total
- Ability to Build 15,000 SF Bldg. On Additional Land
- Built 2007
- 16' Clear Height
- Two (2) Overhead Grade Level Doors
- Reinforced Concrete Construction
- 2.72/1,000 Parking Ratio



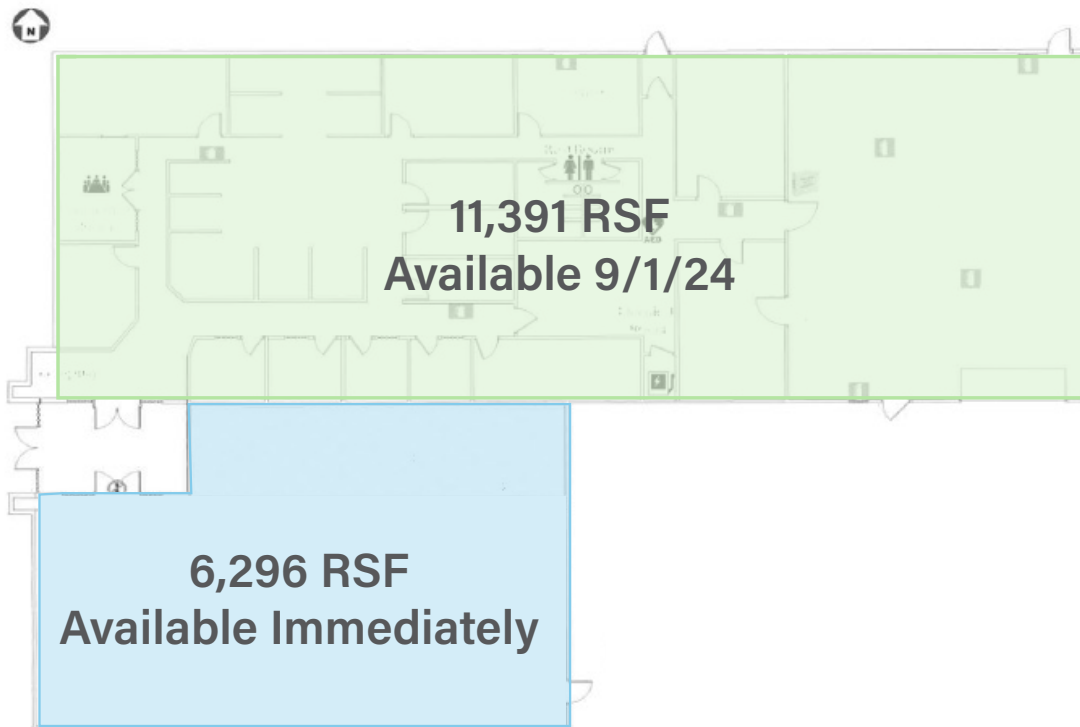
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Sale Features

- 6,296 SF in Shell Condition; Available Immediately
- 11,391 SF in 2nd Gen Condition; Available September 1, 2024
- Lease Rate \$11.50-\$13.50 NNN PSF
- Sale Price: Call for Information



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