Industrial Space For Lease

2317 Cullen Street
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE: $5.00/SF NNN

PROPERTY HIGHLIGHTS

- Available Space: 33,000 SF (+/-)
- Office Area: 2,750 SF - numerous offices, break room, central HVAC
- Land Size: 52,020 SF
- Free-standing concrete structure
- Built in 1950
- Zoning “K” Heavy Industrial
- Loading: 5 (10’ X 10’) grade level - in REAR
  - 4 (10’ X 10’) dock-high
  - 1 (8’ X 8’) dock-high
  - 1 (10’ X 10’) ramp
- 12’ Ceiling Height
- 20’ X 25’ column spacing

LOCATION HIGHLIGHTS

- Two blocks north of White Settlement Road on the western edge of downtown Fort Worth
- Convenient to downtown area.
- Easy access to newly renovated 199.
- Rare opportunity in The Foundry District.

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PICTURES

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