



# SOUTH FORT WORTH COMMERCE CENTER

90,278 SF Available

1021 Everman Pkwy, Fort Worth, TX 76140



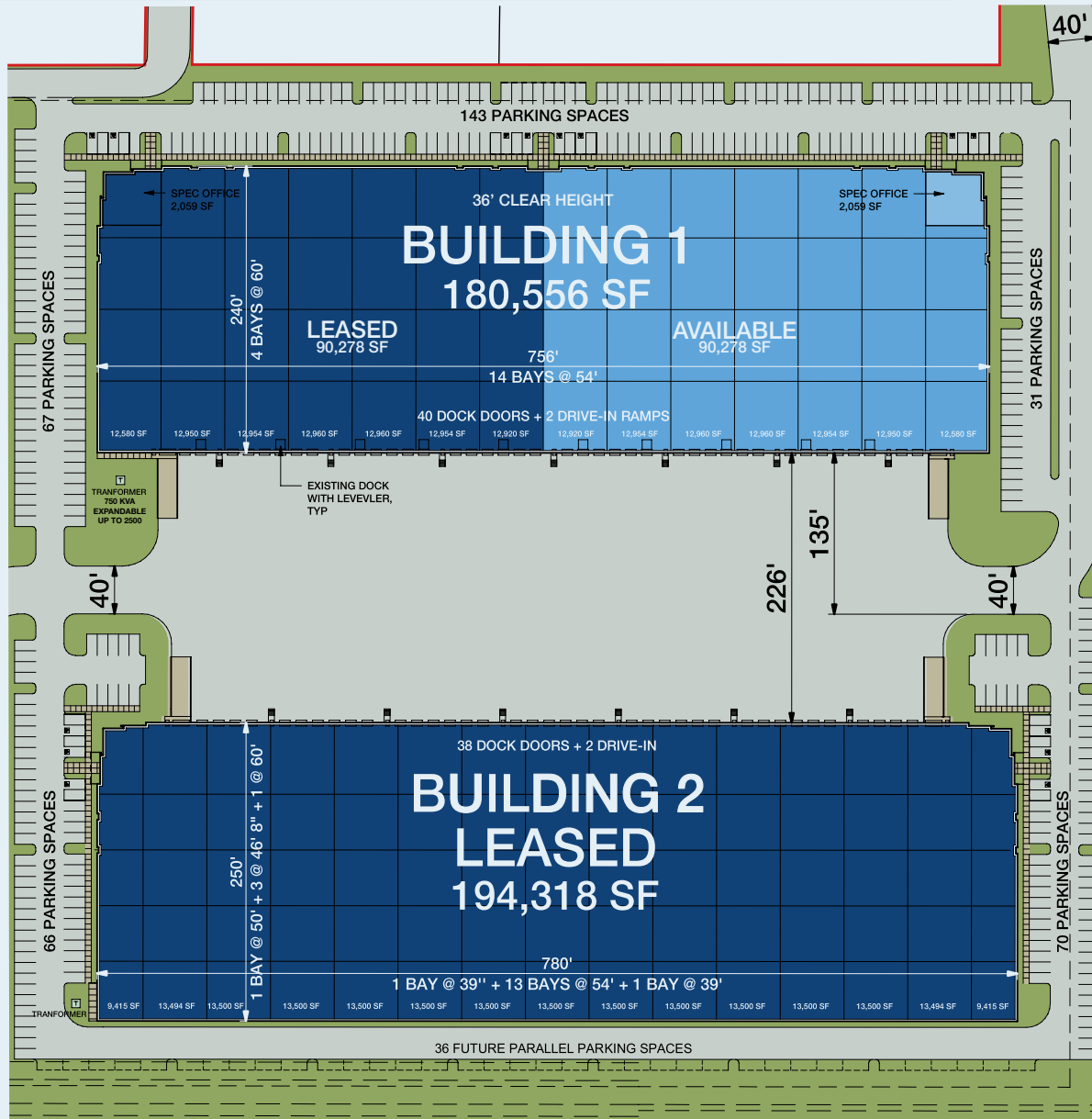
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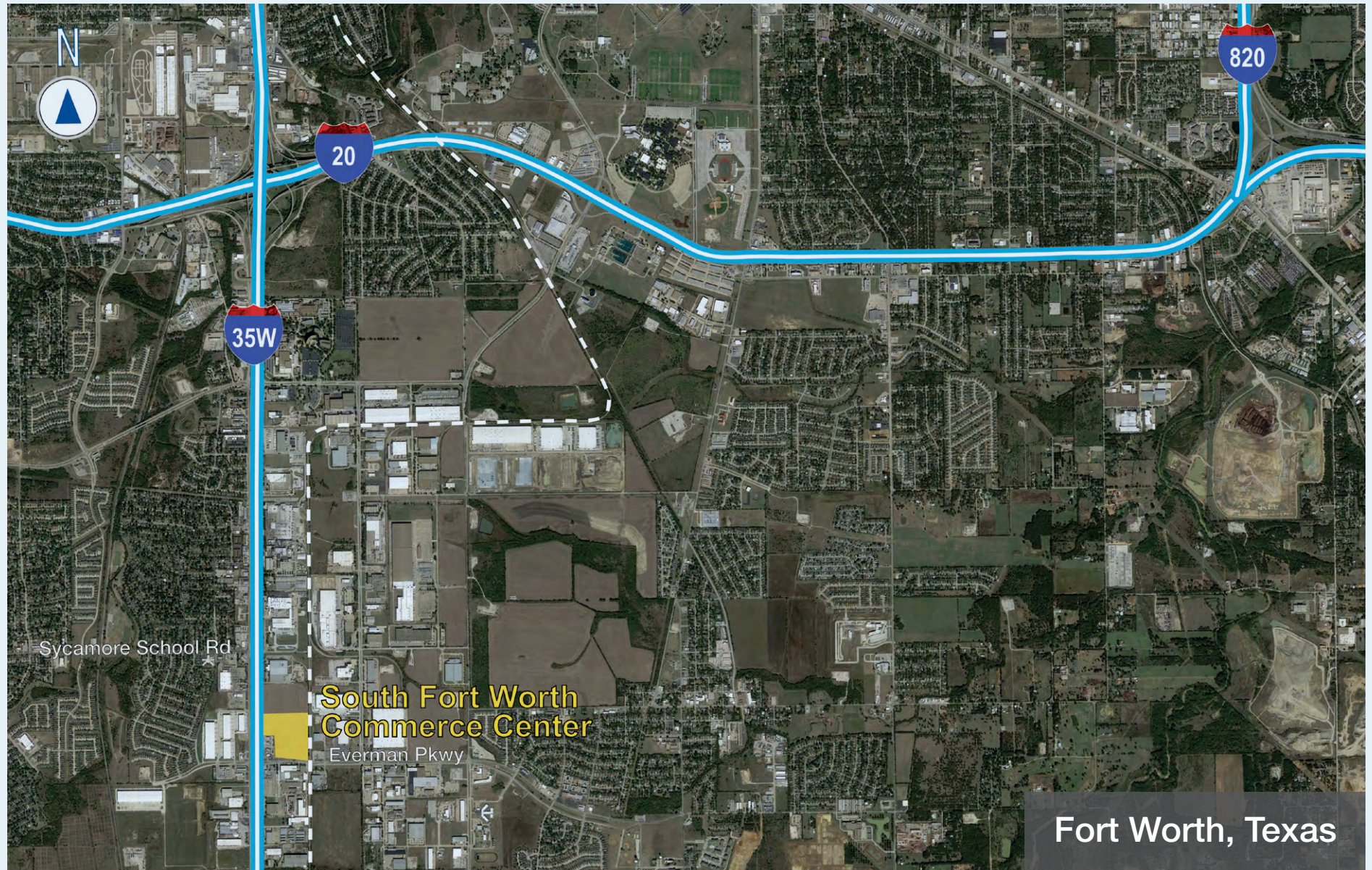
# PARK INFORMATION



South Fort Worth Commerce Center, located in the South Fort Worth submarket on the northeast corner of I-35W and Everman Pkwy, is an ideal location for both local and regional distribution with strong workforce labor in the area.

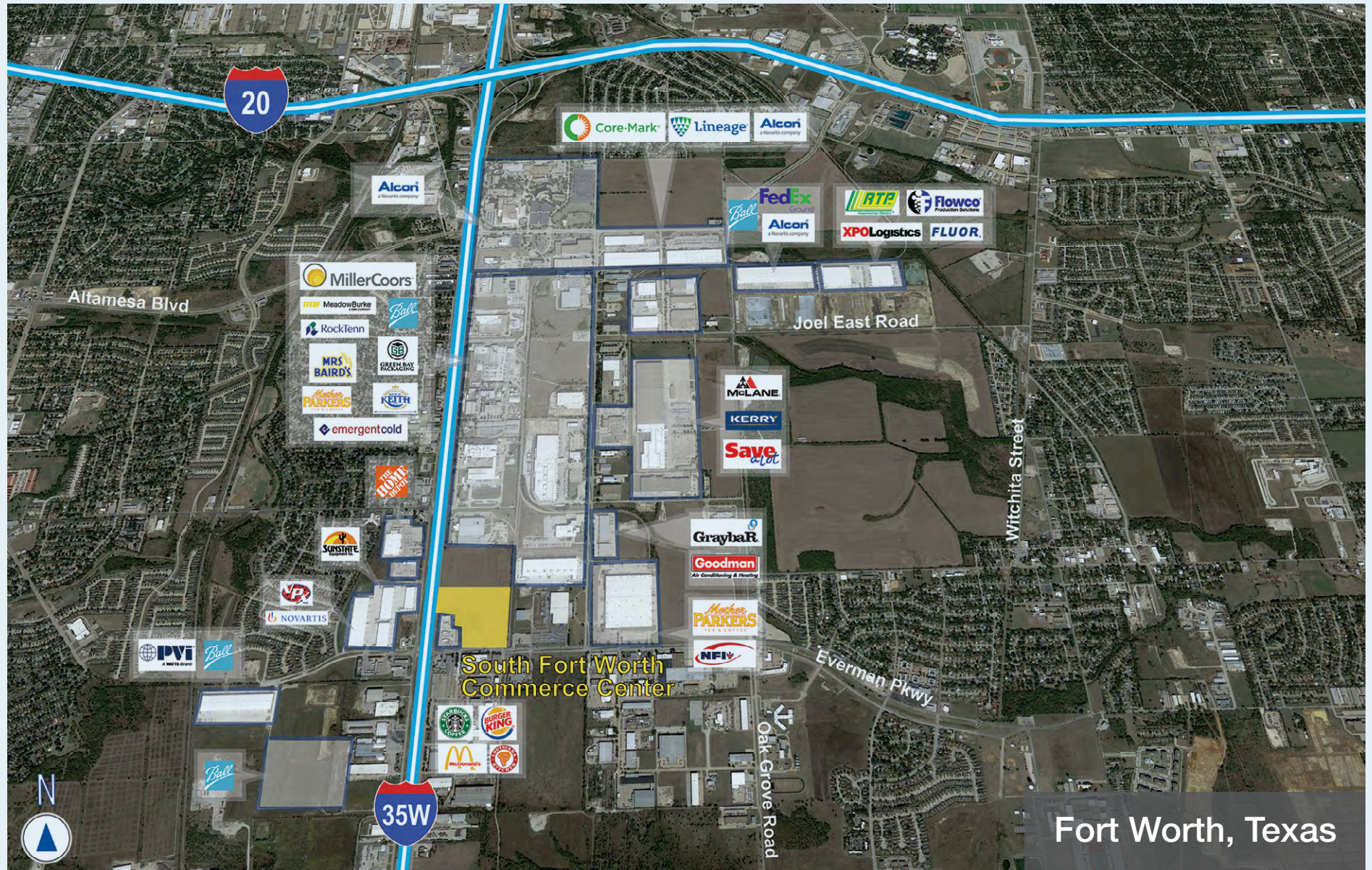


# PARK LOCATION





# PARK NEIGHBORS

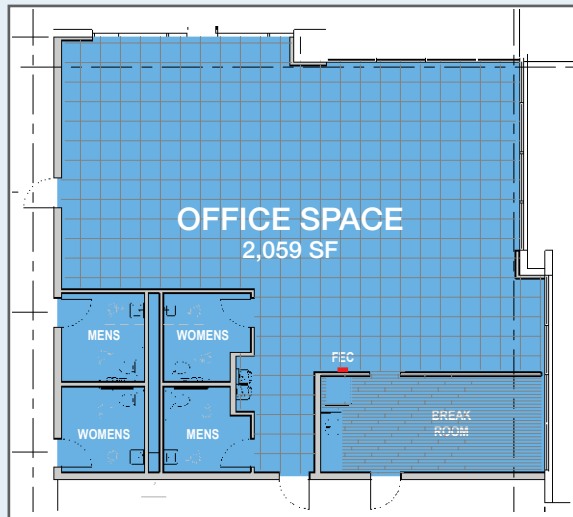
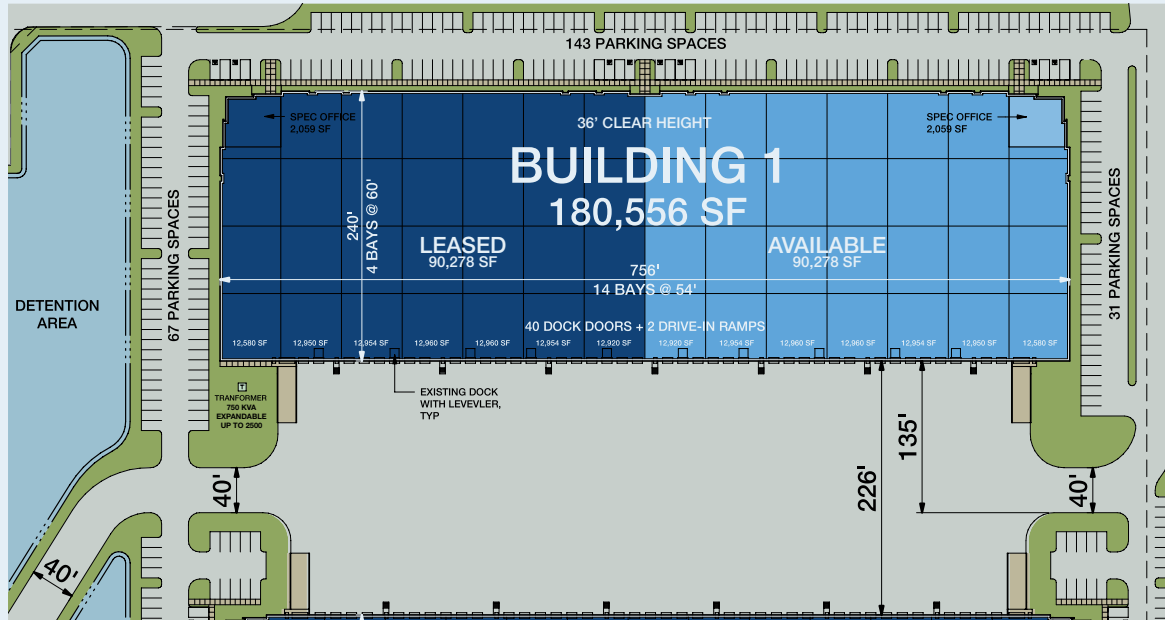




## BUILDING 1 AVAILABLE SPACE

# 90,278

Available Square Feet

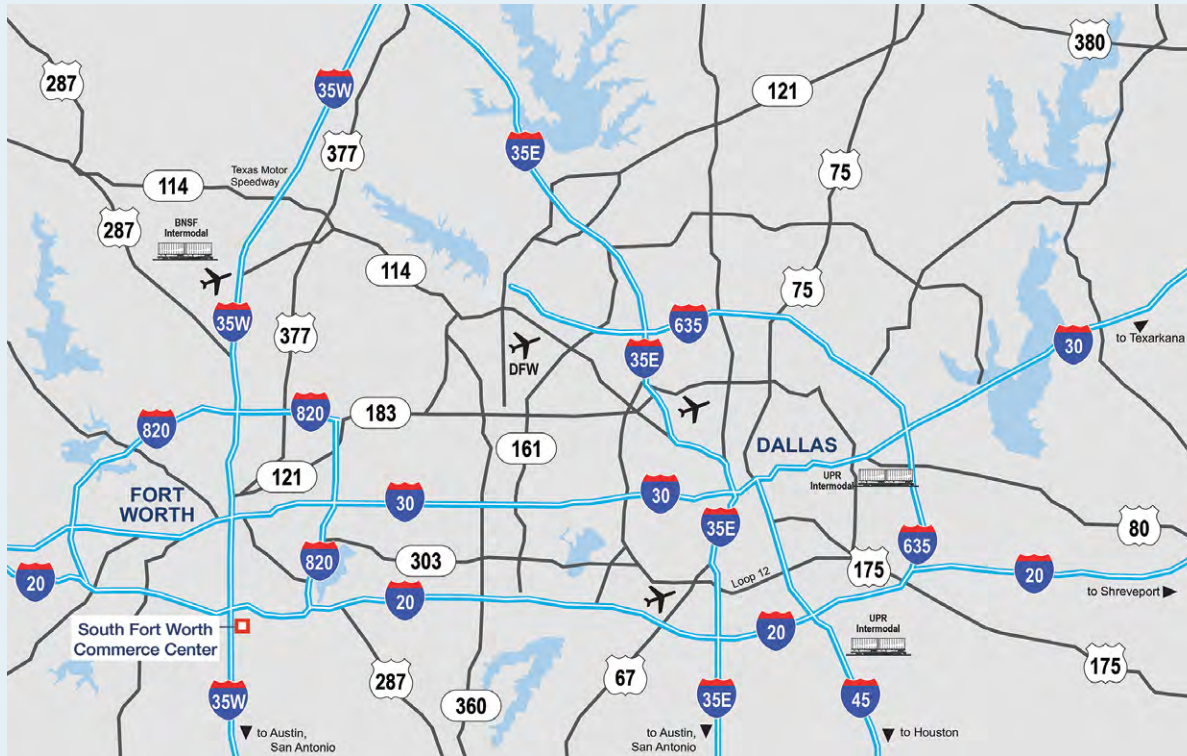


TOTAL BUILDING:	180,556 SF
DIVISIBLE TO:	38,484 SF
CLEAR HEIGHT:	36'
OFFICE AREA:	2,059 SF
DOCK DOORS:	20 (9' x 10')
DRIVE-IN DOORS:	1 (14' x 16')
DOCK EQUIPMENT:	(5) 40,000 lbs. mechanical levelers
AUTO PARKING:	1.34/1,000
TRUCK COURT:	226' (shared)
BUILDING DEPTH:	240'
COLUMN SPACING:	60' x 54'
FIRE PROTECTION:	ESFR with K-22 sprinkler heads
LIGHTING:	LED high bay lights with motion sensors



# SOUTH FORT WORTH COMMERCE CENTER

One of Dallas/Fort Worth's Most Desirable Distribution Locations



## DRIVING DISTANCES

### 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

## ABOUT IDI LOGISTICS

IDI Logistics is a leading developer and manager of logistics real estate in the U.S. Our fully-integrated logistics platform has a long track record of speculative development, build-to-suits and value-add acquisitions.

We are dedicated to serving our customers with exceptional quality and service.



**HOLT LUNSFORD**  
COMMERCIAL

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