



PROUDLY PURSUING
LEED
CERTIFICATION



SOUTH FORT WORTH COMMERCIAL CENTER

180,556 SF Available

1021 Everman Pkwy, Fort Worth, TX 76140



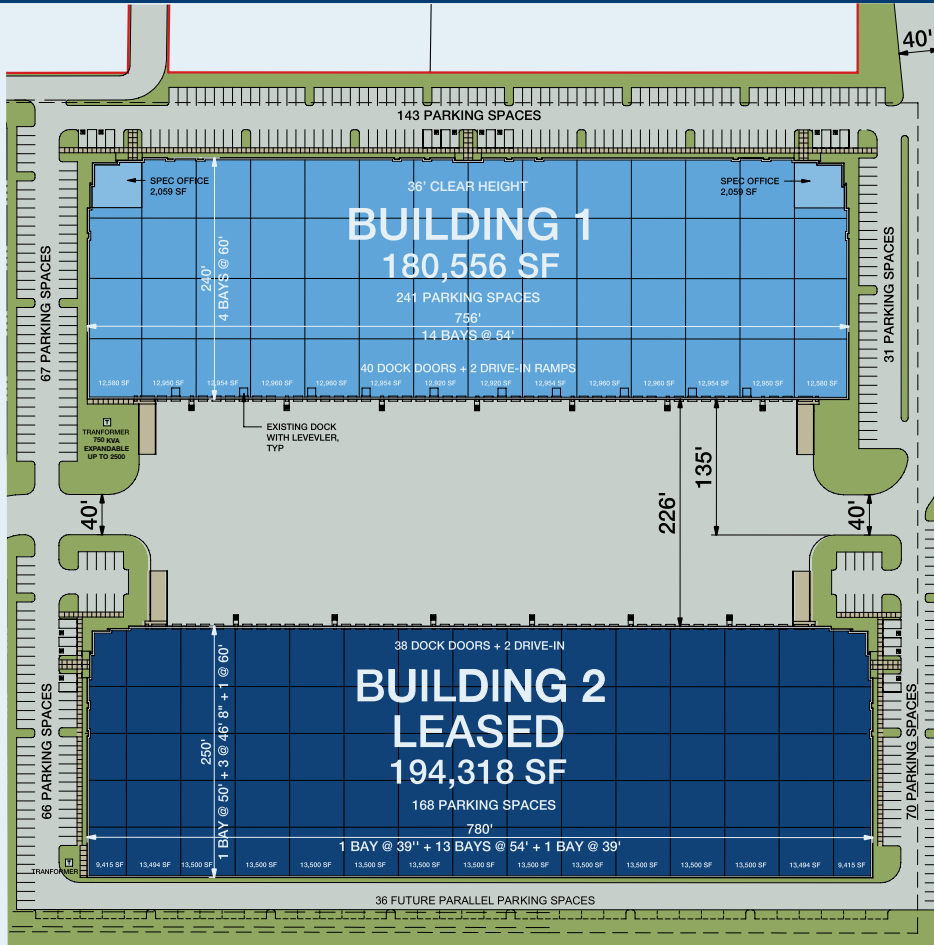
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 **IDI Logistics**

www.idilogistics.com

PARK INFORMATION



BUILDING 1 - AVAILABLE

BUILDING AREA:	180,556 SF
CLEAR HEIGHT:	36'
DOCK DOORS:	40 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
AUTO PARKING:	241 spaces
TRUCK COURT:	226' (shared)

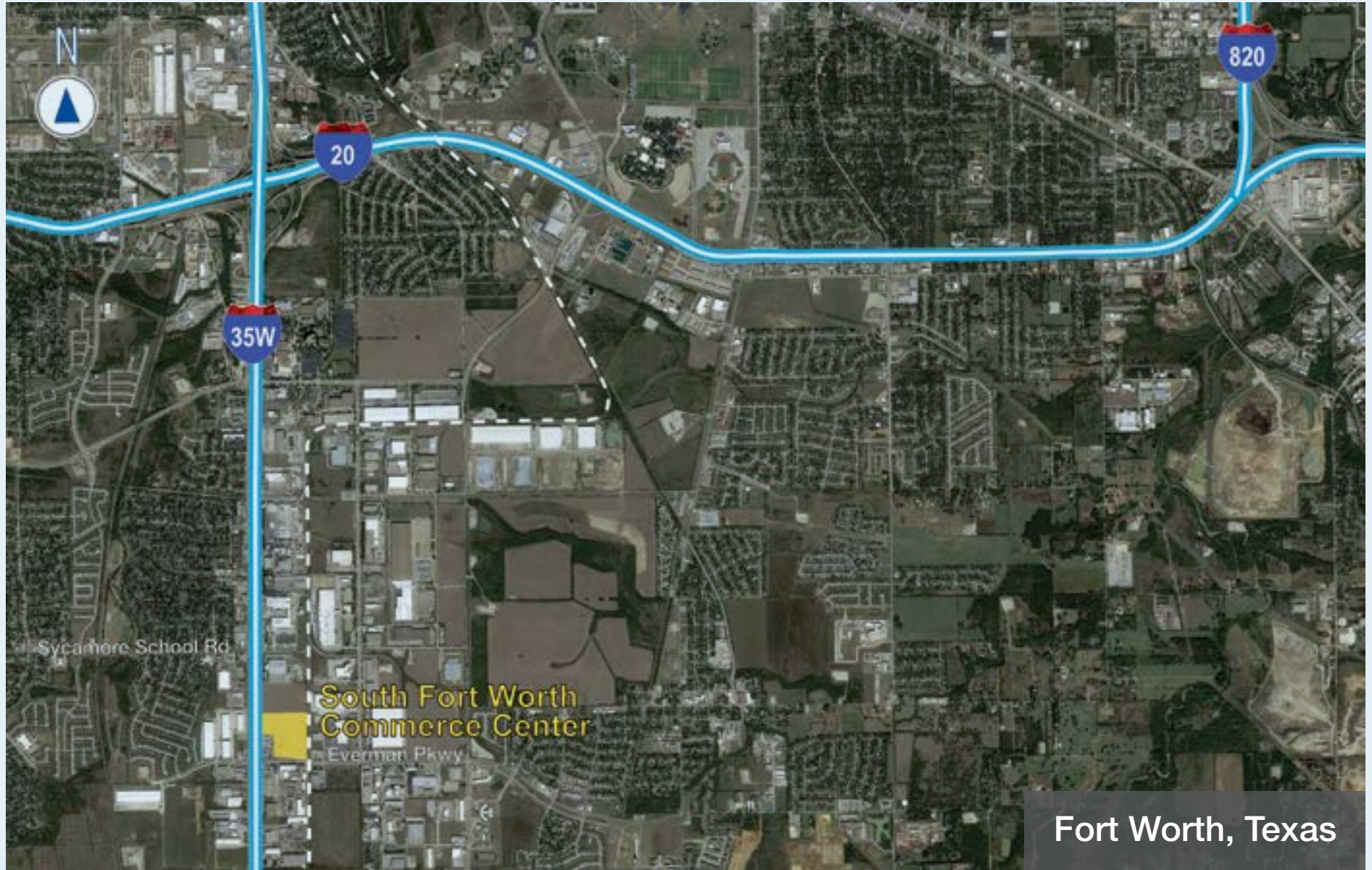
BUILDING 2 - LEASED

BUILDING AREA:	194,318 SF
CLEAR HEIGHT:	36'
DOCK DOORS:	38
DRIVE-IN DOORS:	2
AUTO PARKING:	168 spaces
TRUCK COURT:	226' (shared)

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.

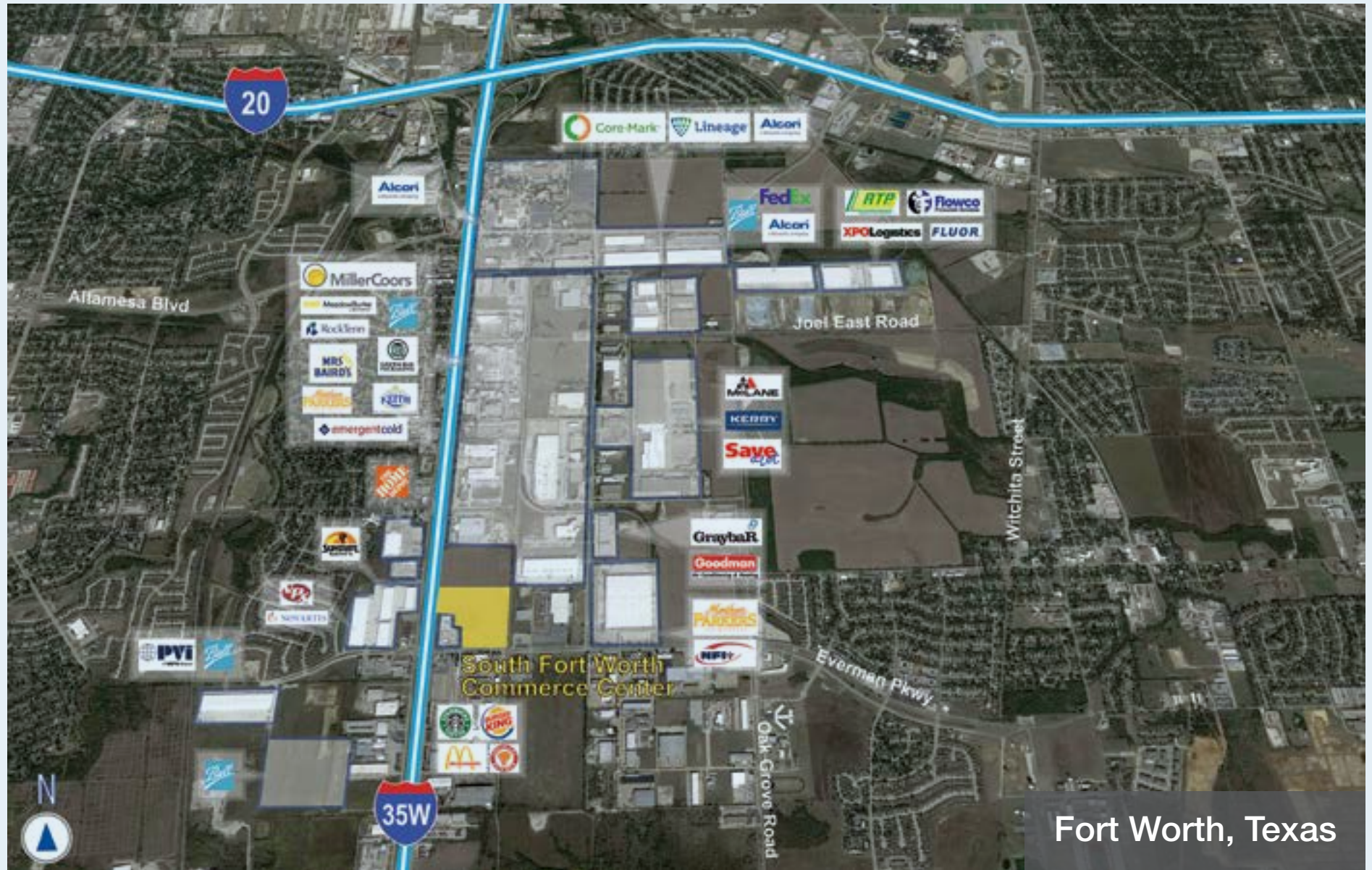


PARK LOCATION



Fort Worth, Texas

PARK NEIGHBORS

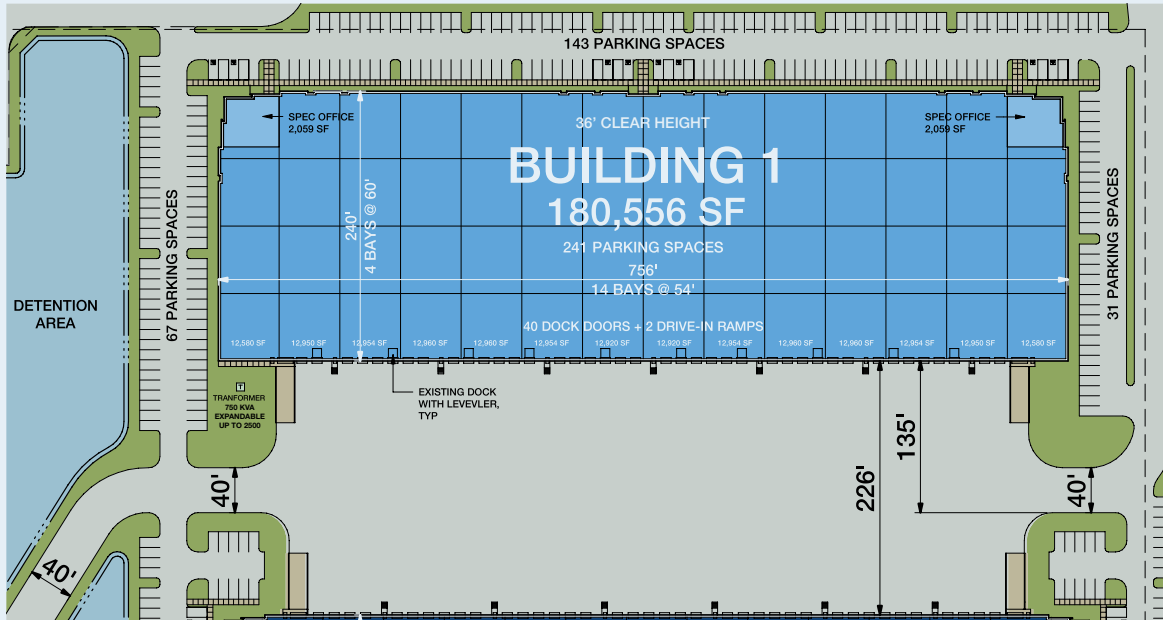


Fort Worth, Texas

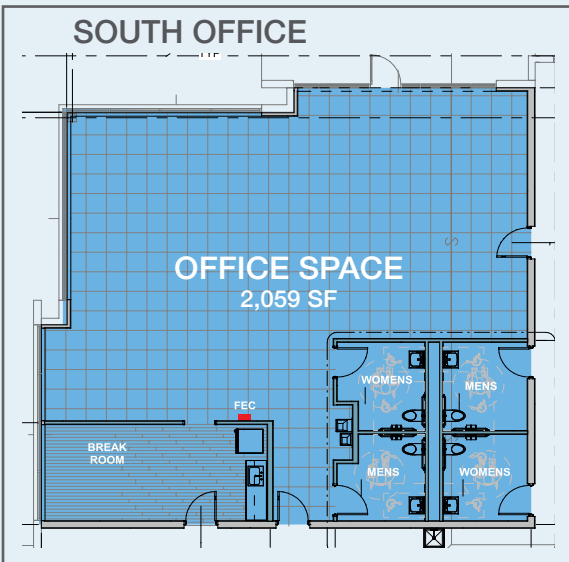
BUILDING 1 AVAILABLE SPACE

180,556

Available Square Feet



DIVISIBLE TO:	38,880 SF
CLEAR HEIGHT:	36'
TOTAL OFFICE AREA:	4,118 SF
DOCK DOORS:	40 (9' x 10')
DRIVE-IN DOORS:	2 (14' x 16')
DOCK EQUIPMENT:	(10) 40,000 lbs. pneumatic levelers
AUTO PARKING:	241 spaces
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 and 10' whips



SOUTH FORT WORTH COMMERCE CENTER

One of Dallas/Forth 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.



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