



4924 & 4925 Sun Valley Dr

4924 Sun Valley Dr, Fort Worth, TX 76119



Bowie Holland

Empire Texas Equities, Ltd
5301 Sun Valley Dr, Ft Worth, TX 76119
bowie@empireroofing.com
(817) 896-5846

4924 & 4925 Sun Valley Dr

Negotiable

-Two New 12,800 SF Industrial Flex Buildings each on one Acre will be available in 2Q 2016 -Includes Dry Fire Sprinkler System, Four 14' Roll Up Doors and 2,600 SF of High End Finished Office - Excellent metroplex access: Loop 820, I-20 and HWY 287 are 3 minutes away to put you on the highway to downtown Fort Worth, Mid-cities, Dallas and DFW Airport -Lease Rate is negotiable based on tenant' s desired term and other options -Lease new and save on utilities: Professional HVAC and landscaping maintenance. High energy efficiency with full envelope heavy insulation, warehouse ventilation, 3 Phase Electric and 3 Phase HVAC. High efficiency irrigation/drip system and tank-less hot water heaters. Translucent wall panels and advanced automated lighting system. -Beautiful 2,600SF Office with wood doors, high traffic floors, 6 offices, conference room, lobby, data room, storage closet and separate office and warehouse bathrooms -High Security- HVAC and electric panels completely and securely enclosed within the building, Fire alarm and Security system with smart phone integration, Night and Weekend security patrol, Fenced parking and yard. -Reinforced foundation for high strength



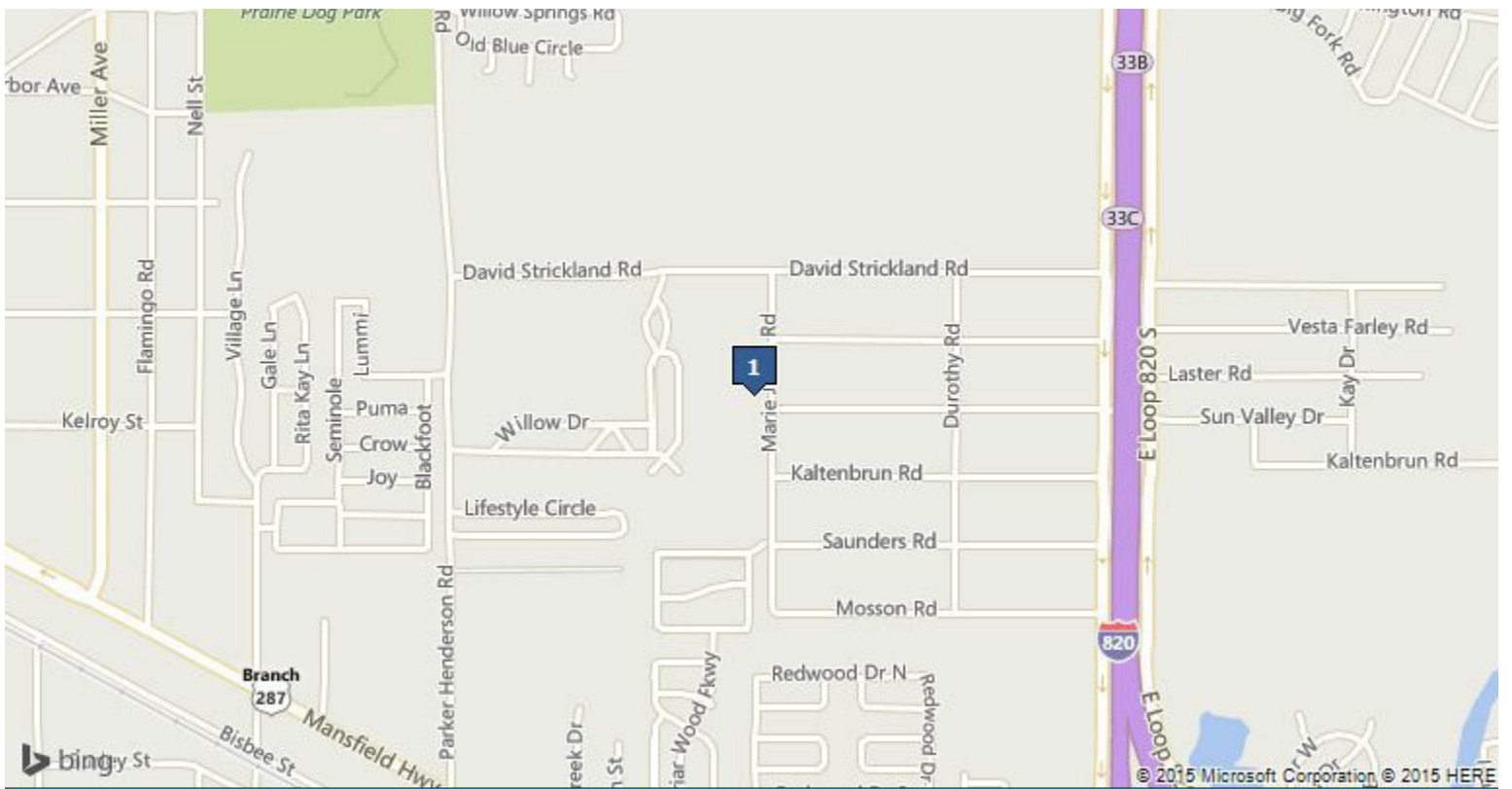
Total Space Available:	12,800 SF
Rental Rate:	Negotiable
Property Type:	Industrial
Property Sub-type:	Flex Space
Construction Status:	Under Construction/Proposed
Building Size:	12,800 SF
Lot Size:	1.14 AC



Space 1

Space Available	12,800 SF
Rental Rate	Rental Rate Negotiable
Space / Lot Type	Flex Space
Additional Space / Lot Types	Warehouse,Office Showroom,Manufacturing
Lease Type	Modified Gross
Date Available	Oct 2015
Office SF	2500 SF
No. Drive In / Grade-Level Doors	4

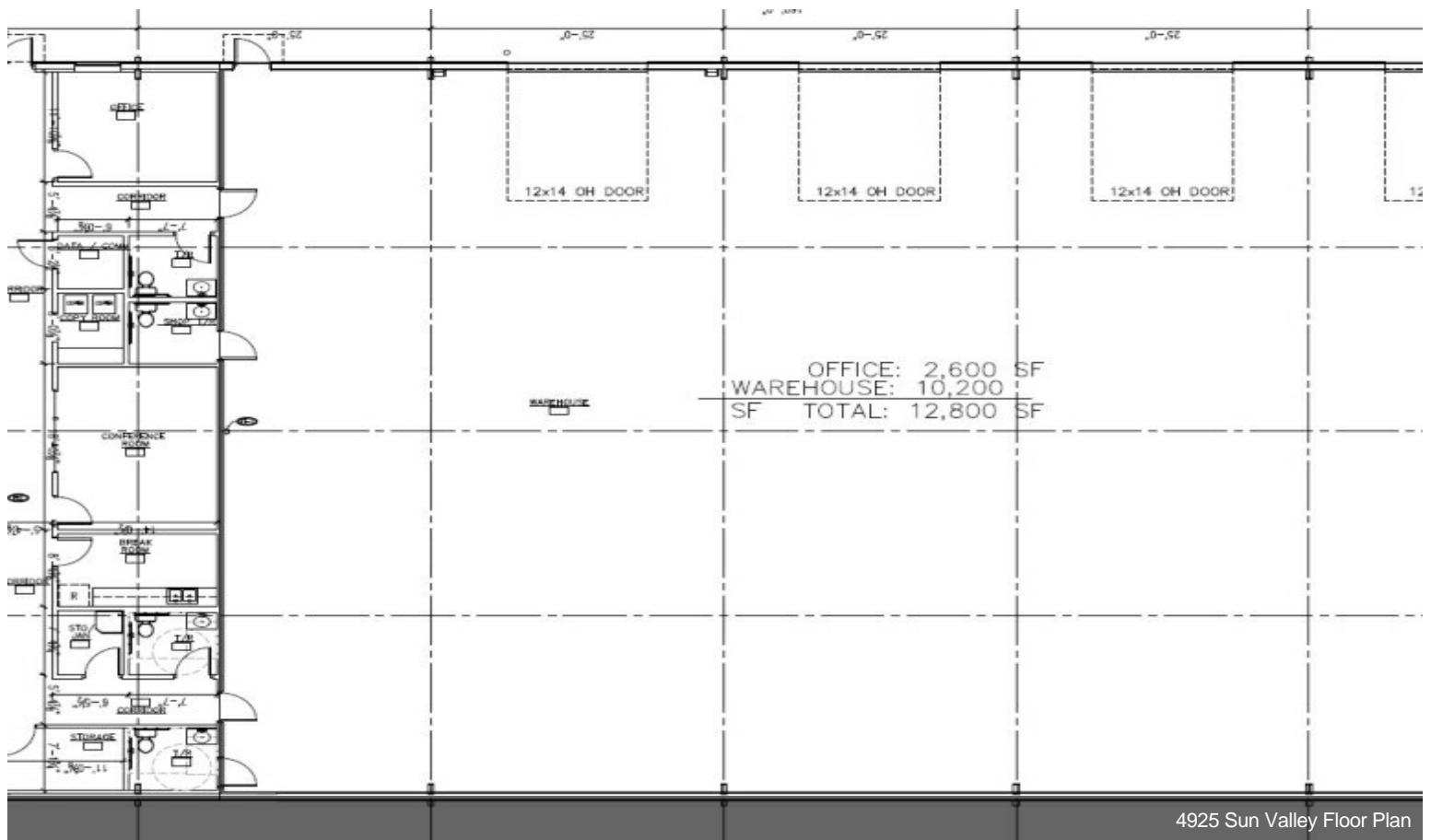
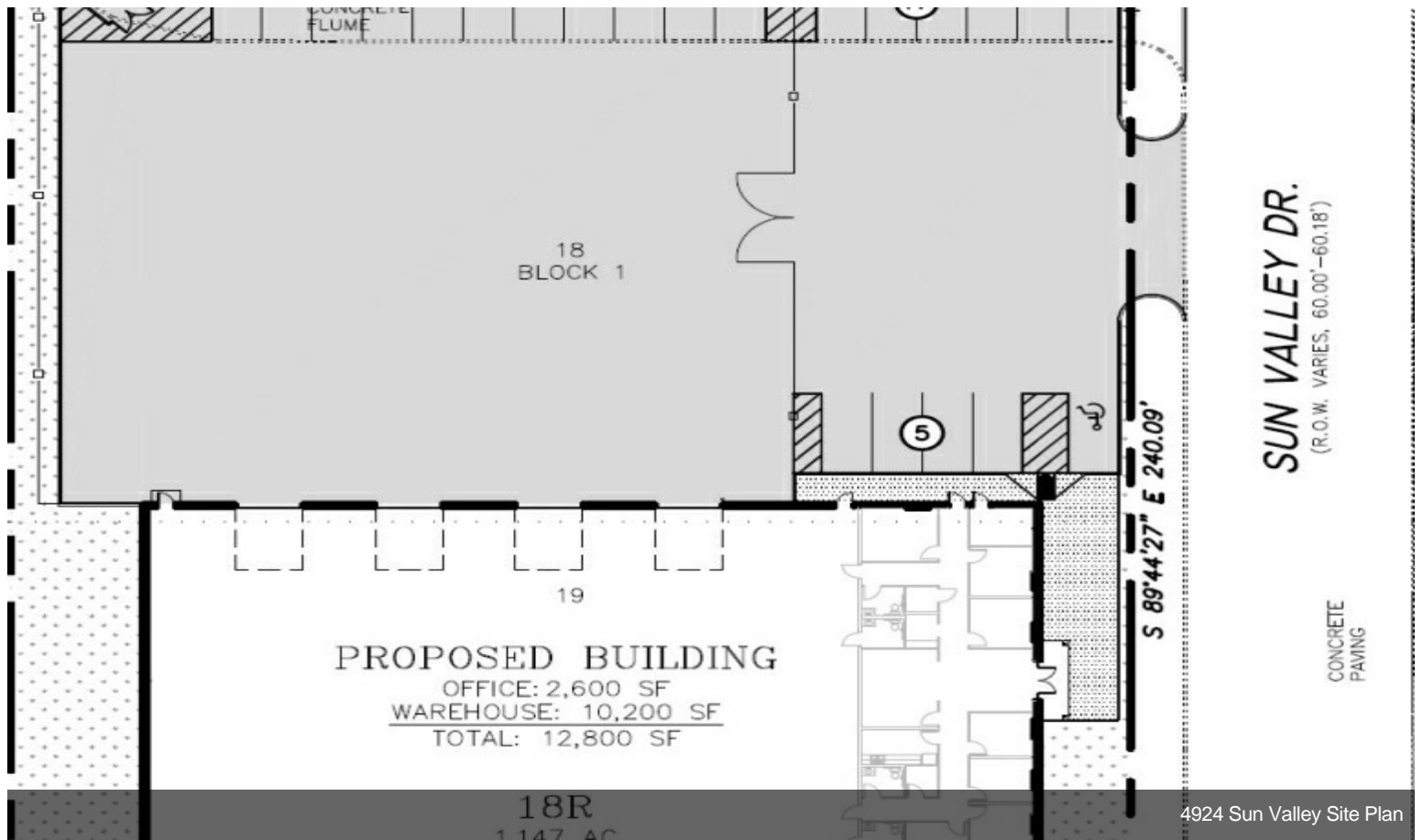
Two New 12,800 SF Industrial Flex Buildings will be available in 2015 Four 14' Roll Up Doors and 2,600 SF of High End Finished Office



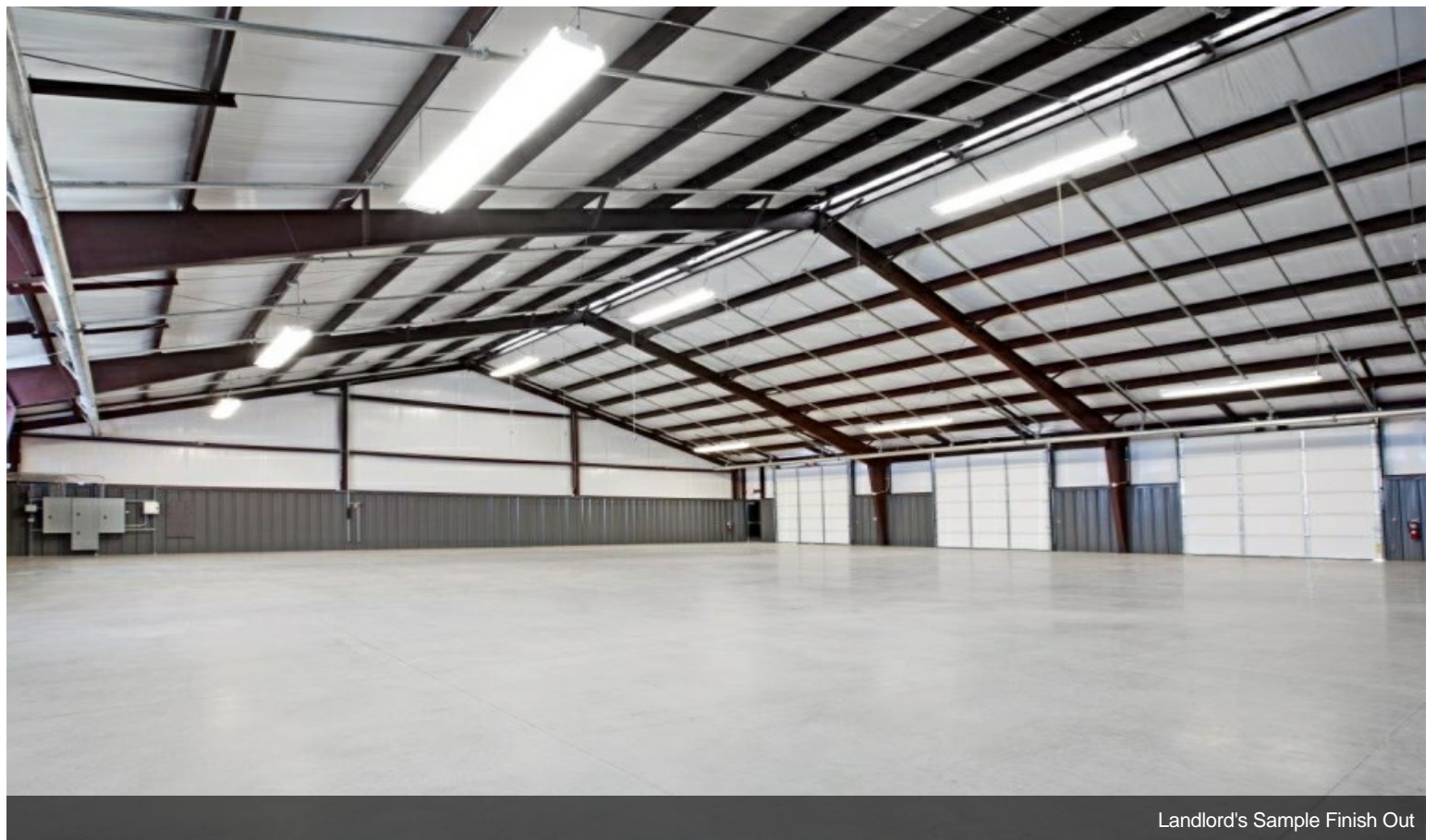
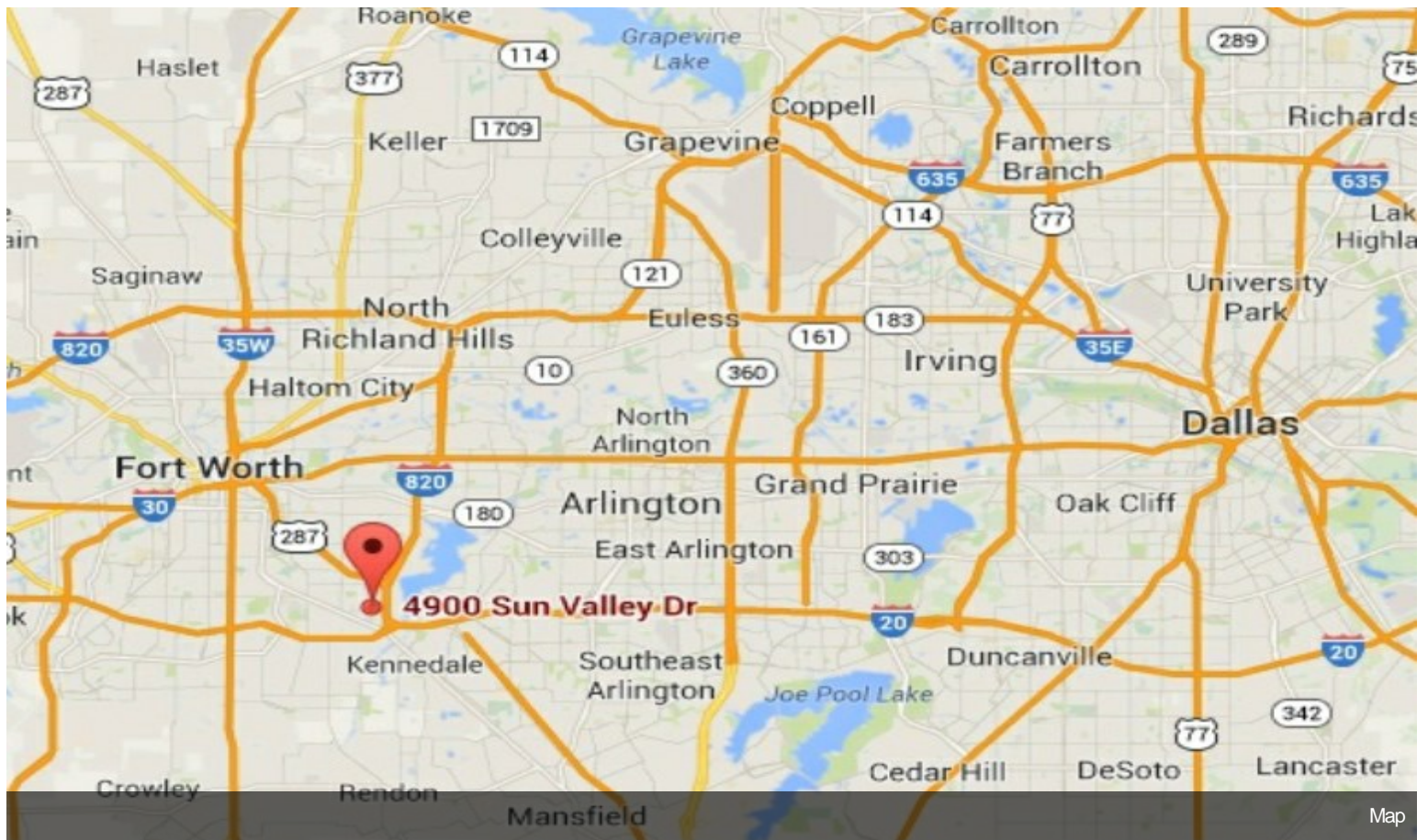
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- Sun Valley Industrial Park- Brand new Industrial Park in Fort Worth designed by experienced industrial users. Perfect blend of location, amenities and security.

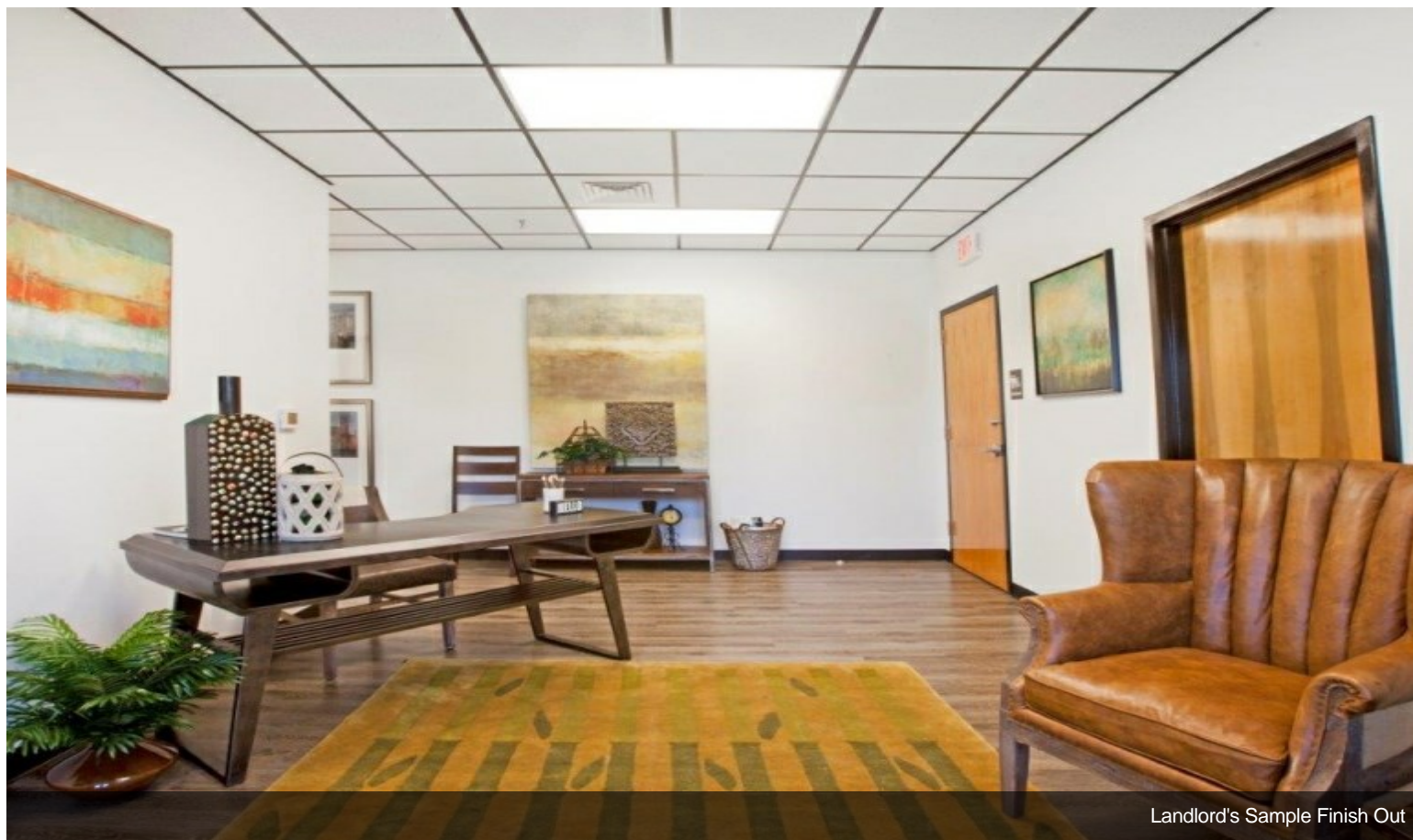
Property Photos



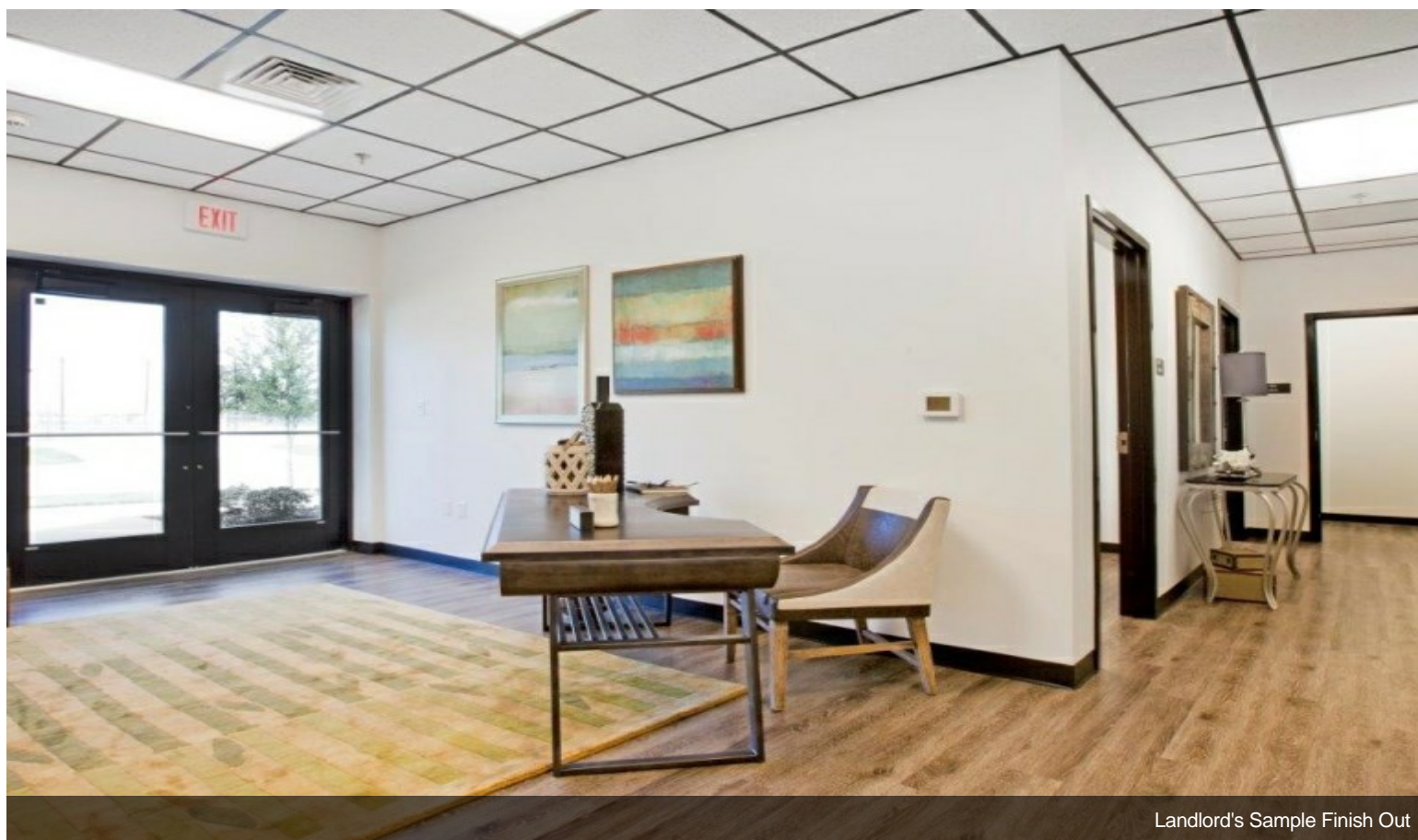
Property Photos



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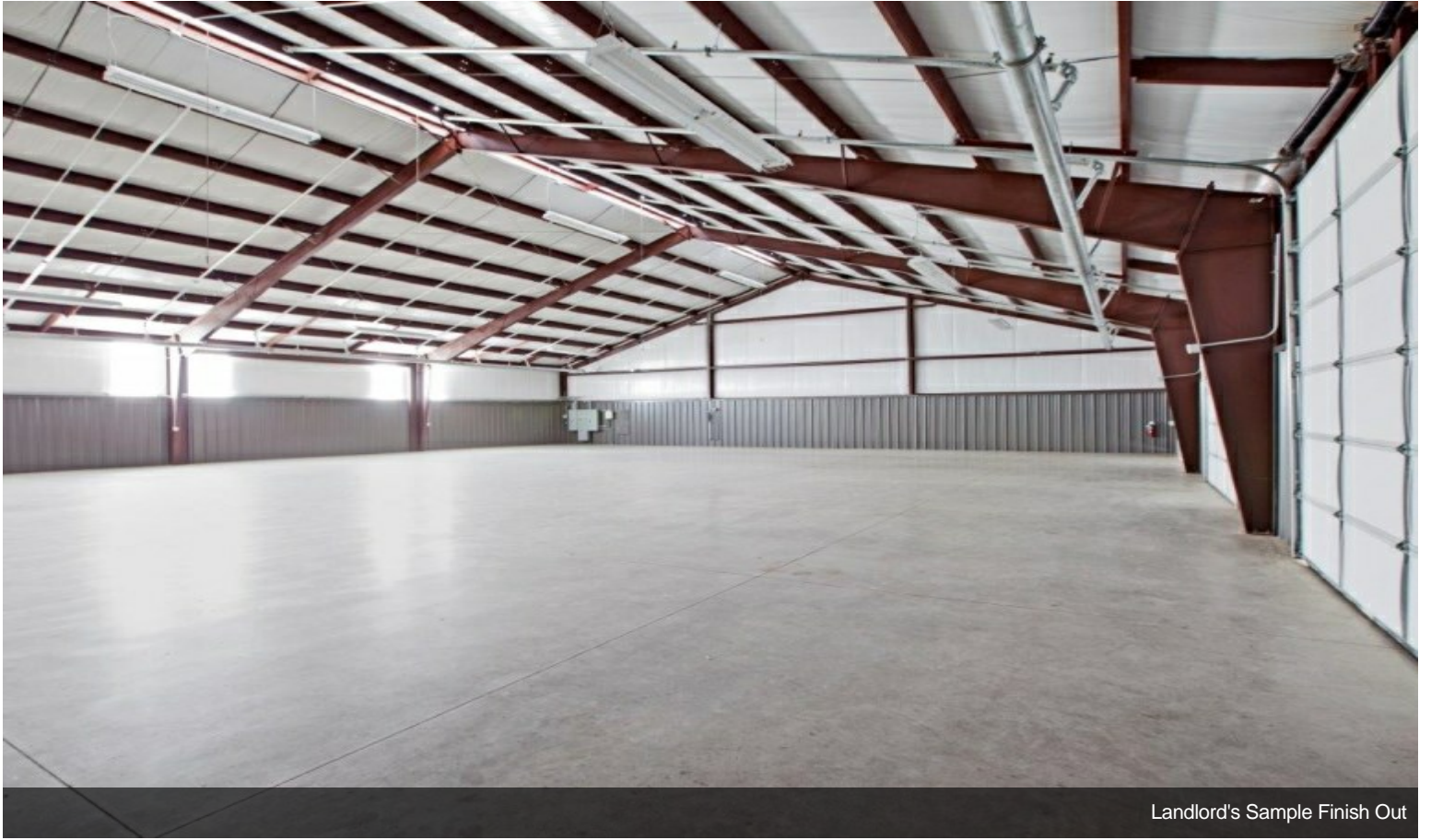


Landlord's Sample Finish Out



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Property Photos



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