

# Everman Trade Center



7,336 – 217,537 SF Available for Lease

Fort Worth, Texas 76134



For more information, contact:

**MATT CARTHEY**

Partner, Managing Principal  
817.710.1111  
mcarthey@holtlunsford.com

**THOMAS GRAFTON**

Vice President  
817.632.6152  
tgrafton@holtlunsford.com



1200 Summit Avenue  
Suite 300  
Fort Worth, Texas 76102  
holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



7,336 - 217,537 SF Available for Lease

Fort Worth, Texas 76134

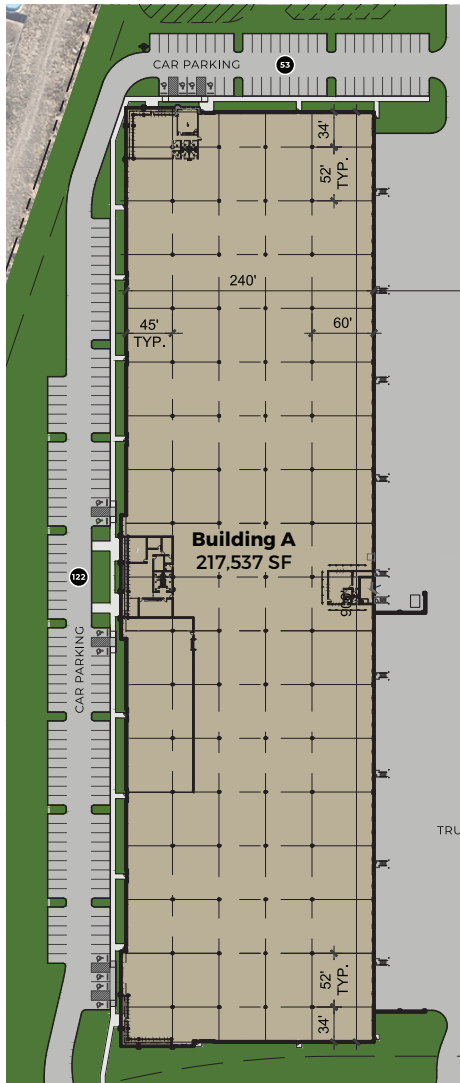
# Property Overview



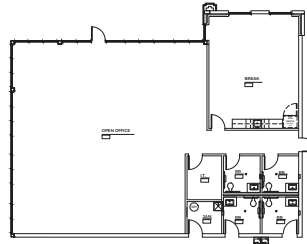
Building B - 38,463 SF

Building A - 217,537 SF

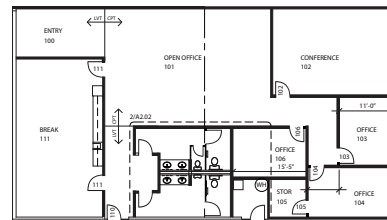
Building D - 7,336 SF



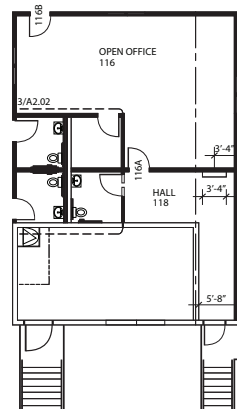
**NW CORNER SPEC OFFICE**



**MAIN OFFICE**



**WAREHOUSE OFFICE**

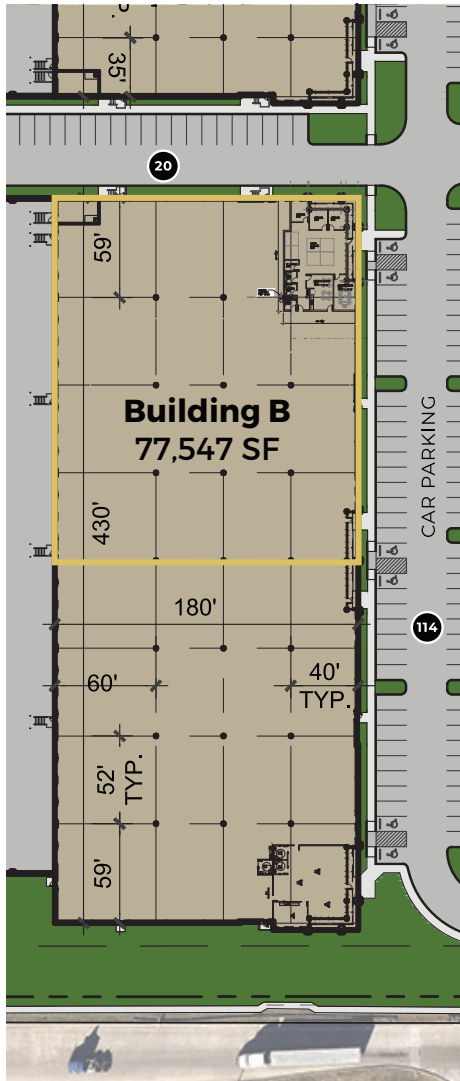


<b>TOTAL AREA</b>	217,537 SF
<b>DIVISIBLE TO</b>	33,452 SF
<b>NW CORNER SPEC OFFICE</b>	2,876 SF
<b>MAIN OFFICE AREA</b>	3,460 SF
<b>WAREHOUSE OFFICE AREA</b>	1,070 SF
<b>POWER</b>	480 Volt 800 Amp Service 2,500 Amp Tan Cap
<b>CLIMATE CONTROL</b>	11,000 SF climate controlled area with pin weld insulation
<b>LIGHTING</b>	30 FC LED lighting w/ 10' whips
<b>OUTLETS</b>	22 quad outlets throughout warehouse
<b>BATTERY CHARGING STATIONS</b>	19
<b>HVLS FANS</b>	6
<b>LOADING</b>	52 DH doors and one ramped entrance with 12'x14' door.
<b>DOCK EQUIPMENT</b>	30 equipped with 40k lbs mechanical levelers, dock lights, dock seals, and dock locks.
<b>CLEAR HEIGHT</b>	32'
<b>CAR PARKS</b>	175 expandable to 220
<b>BUILDING DEPTH</b>	240'
<b>COLUMN SPACING</b>	45' x 52'
<b>SPEED BAYS</b>	60'

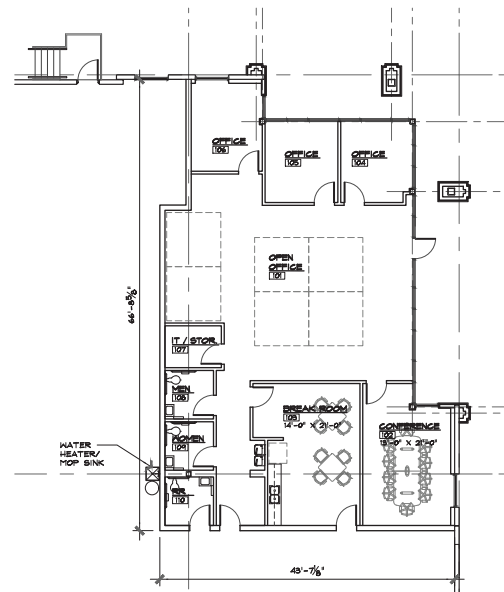
**BUILDING B AVAILABLE SPACE**

**38,463 SF for Lease**

8600 South Freeway - Fort Worth, Texas 76134



**OFFICE**

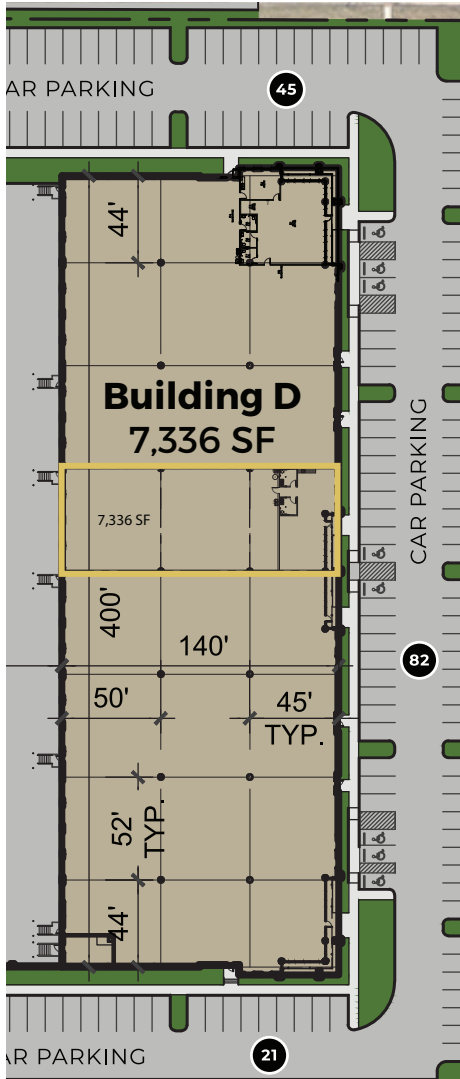


<b>TOTAL AREA</b>	77,547 SF
<b>AVAILABLE AREA</b>	38,463 SF
<b>WAREHOUSE OFFICE AREA</b>	2,448 SF
<b>POWER</b>	480 Volt 200 Amp Service
<b>LOADING</b>	10 Dock High Doors and two ramped drive-in doors
<b>CAR PARKS</b>	1.73/1,000
<b>CLEAR HEIGHT</b>	28'
<b>BUILDING DEPTH</b>	180'
<b>COLUMN SPACING</b>	40' x 52'
<b>LOADING BAY</b>	60'
<b>SPRINKLER</b>	100% ESFR
<b>SLAB THICKNESS</b>	6"
<b>TRUCK COURT</b>	210'

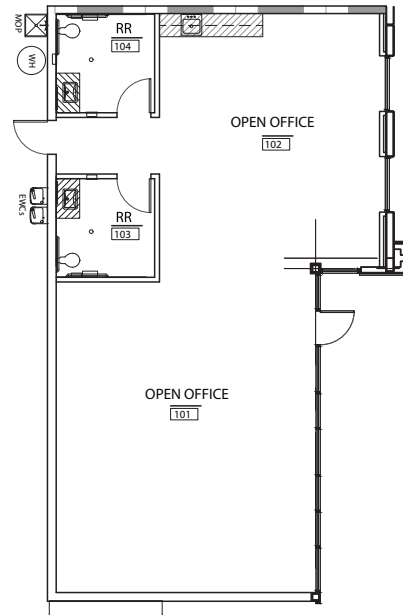


# 7,336 SF for Lease

8200 South Freeway - Fort Worth, Texas 76134



## SPEC OFFICE



TOTAL AREA	56,353 SF
AVAILABLE AREA	7,336 SF
SPEC OFFICE SF	1,400 SF
LOADING	3 Dock High Doors
CAR PARKS	2.63/1,000
CLEAR HEIGHT	24'
BUILDING DEPTH	140'
COLUMN SPACING	45' x 52'
LOADING BAY	50'
SPRINKLER	100% ESFR
SLAB THICKNESS	6"
TRUCK COURT	130'

7,336 - 217,537 SF Available for Lease

Fort Worth, Texas 76134

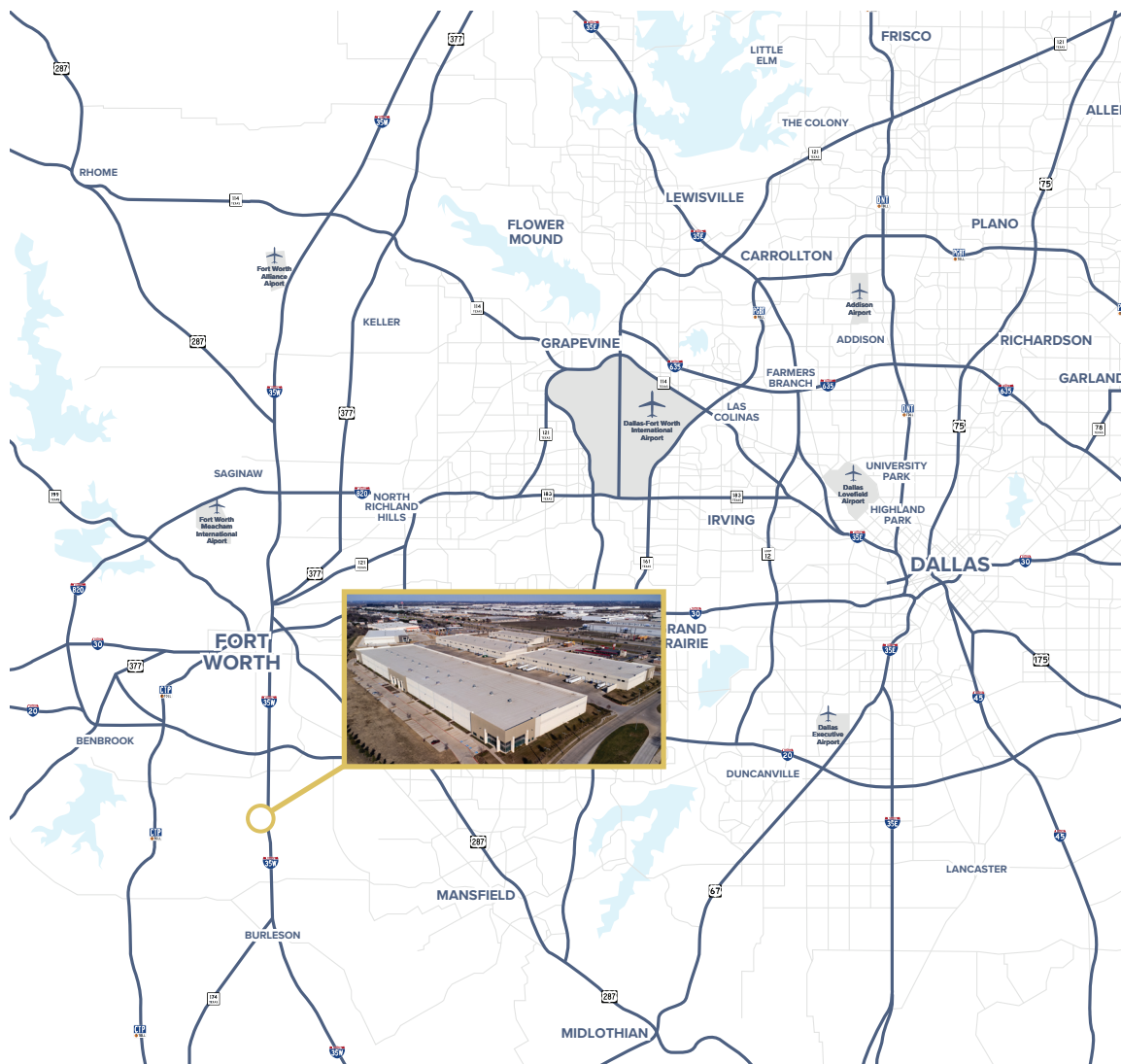
# Location Overview





7,336 - 217,537 SF Available for Lease

Fort Worth, Texas 76134



One of Dallas/Fort Worth's

## Most Desirable Distribution Locations

### 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