

A Space Center Property

For Lease

195,304 SF Available



Fossil Creek

**5400 Sandshell Drive
Fort Worth, TX 76137**



SPACE CENTER

JIM RYDEN
770-551-9940
jryden@spacecenterinc.com

AVAILABLE SPACE Specifications

Size	195,304 SF
Divisible	50,000 SF
Office	2,660 SF
Air Conditioned	100,000 SF
Dimensions800' x 250'
Dock Doors	25 - 9' x 10'
Drive-in Doors	1 - 12' x 14'
Truck Court	200' (shared)
Car Parking Spaces	229 +
Clear Height	24'
Column Spacing	40' x 40'
Staging Bay	50'
Electric	2,000 amps
Lighting	400w MH
Fire System	ESFR
Roof	Ballasted EPDM

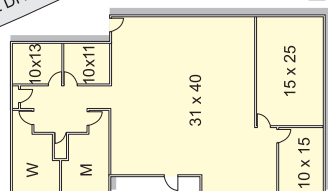
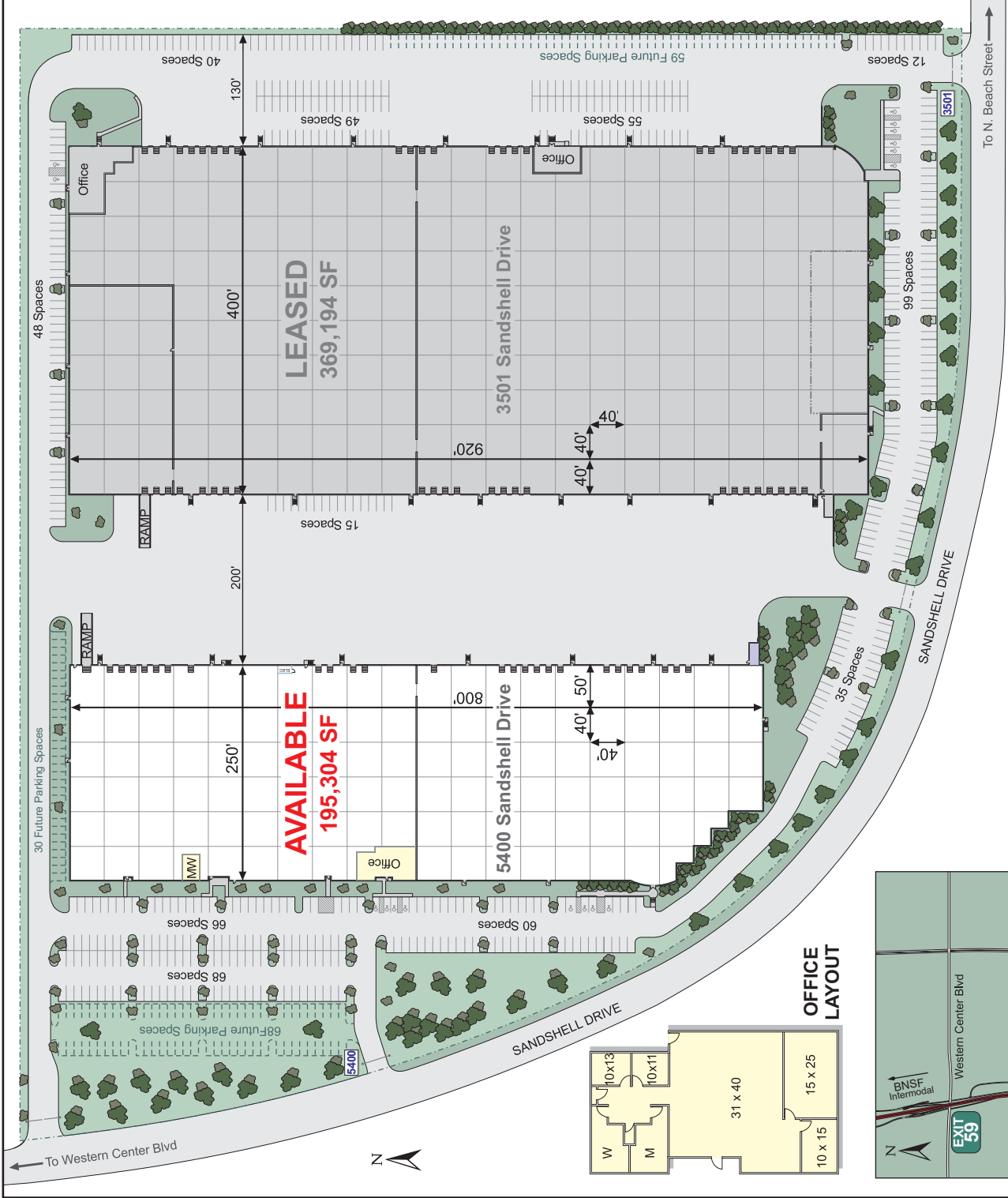
Park	Fossil Creek
Protective Covenants	Yes
Municipality	City of Fort Worth
Zoning	"J" (Medium Industrial)
Freeport Exemption	Triple
Site	27.8 Acres

CONTACT

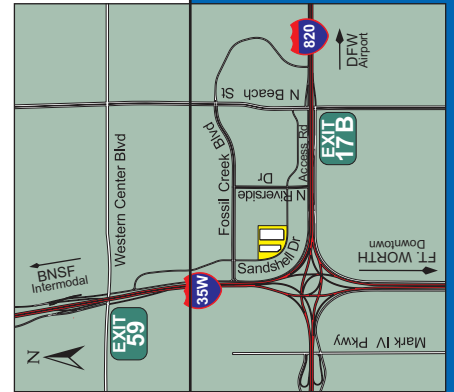
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OFFICE LAYOUT



Fossil Creek
5400 Sandshell Drive, Ft. Worth, TX 76137