

Executive Summary

15250 Frye Road
Fort Worth, Texas 76155



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Single Tenant NNN
Leased Distribution Facility

RSF: 54,176 SF

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Property Summary

15250 FRYE ROAD | FORT WORTH, TX 76155

Address	15250 Frye Road, Fort Worth, TX 76155
County	Tarrant
Rentable Square Feet	54,176 SF
Land Acres	3.4893 Acres

Property Features

Foundation	6" Concrete Slab
Exterior	Concrete Tilt Wall
Parking & Loading Surfaces	Concrete
Roof	TPO, R-25 Insulation
Clear Height	32'
Sprinklers	ESFR
HVAC	100%
Insulated	100%
Parking Spaces	37 Parking Spaces (2 handicap)
Dock Doors	4 dock doors - 2 with pit-levelers, dock seals, and dock locks)
Ramp	1 ramp with oversized door
Office Space	1,864 SF
Warehouse Space	52,312 SF

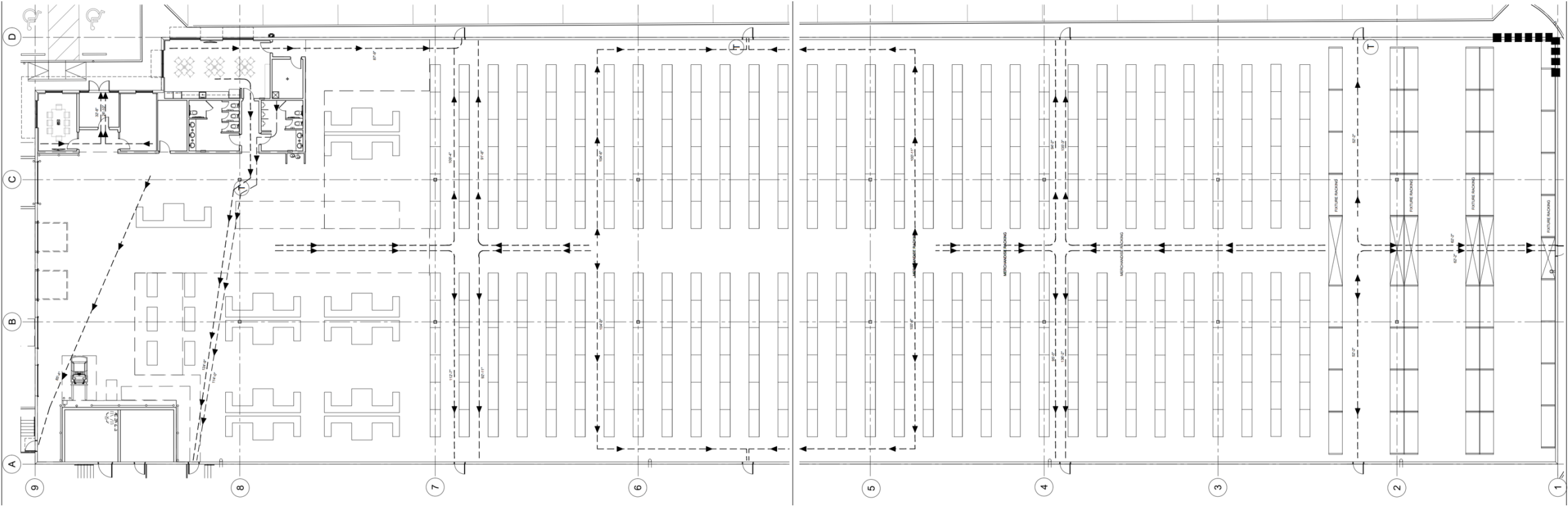


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Floor Plan

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Location Summary

Fort Worth, Texas: A Thriving Hub for Business and Industrial Growth

Fort Worth is one of the fastest-growing cities in the U.S., with a population exceeding **960,000** and part of the larger **Dallas-Fort Worth metroplex**, home to over **8 million people**. The city's pro-business environment, central location, and strong infrastructure make it an ideal destination for companies looking to expand.

Business & Industrial Growth:

- **Diverse Economy:** Fort Worth boasts a strong business climate with key industries including aerospace, logistics, manufacturing, and technology.
- **Corporate Presence:** Major companies like Lockheed Martin, Bell Helicopter, and BNSF Railway have headquarters or significant operations in Fort Worth.
- **Business-Friendly Environment:** Texas' low taxes, affordable real estate, and minimal regulations attract businesses from across the country.

Warehouse & Industrial Capabilities:

- **Strategic Location:** Positioned near major highways (I-35, I-20, I-30) and **DFW International Airport**, one of the busiest cargo airports in the world.
- **Abundant Industrial Space:** Fort Worth has millions of square feet of warehouse and distribution space, with facilities available for large-scale operations.
- **Growing Logistics Hub:** The city has a robust supply chain infrastructure, making it ideal for e-commerce fulfillment, warehousing, and distribution centers.

With its rapidly expanding population, skilled workforce, and capacity to support large industrial operations, Fort Worth continues to be a prime location for businesses seeking growth and efficiency.



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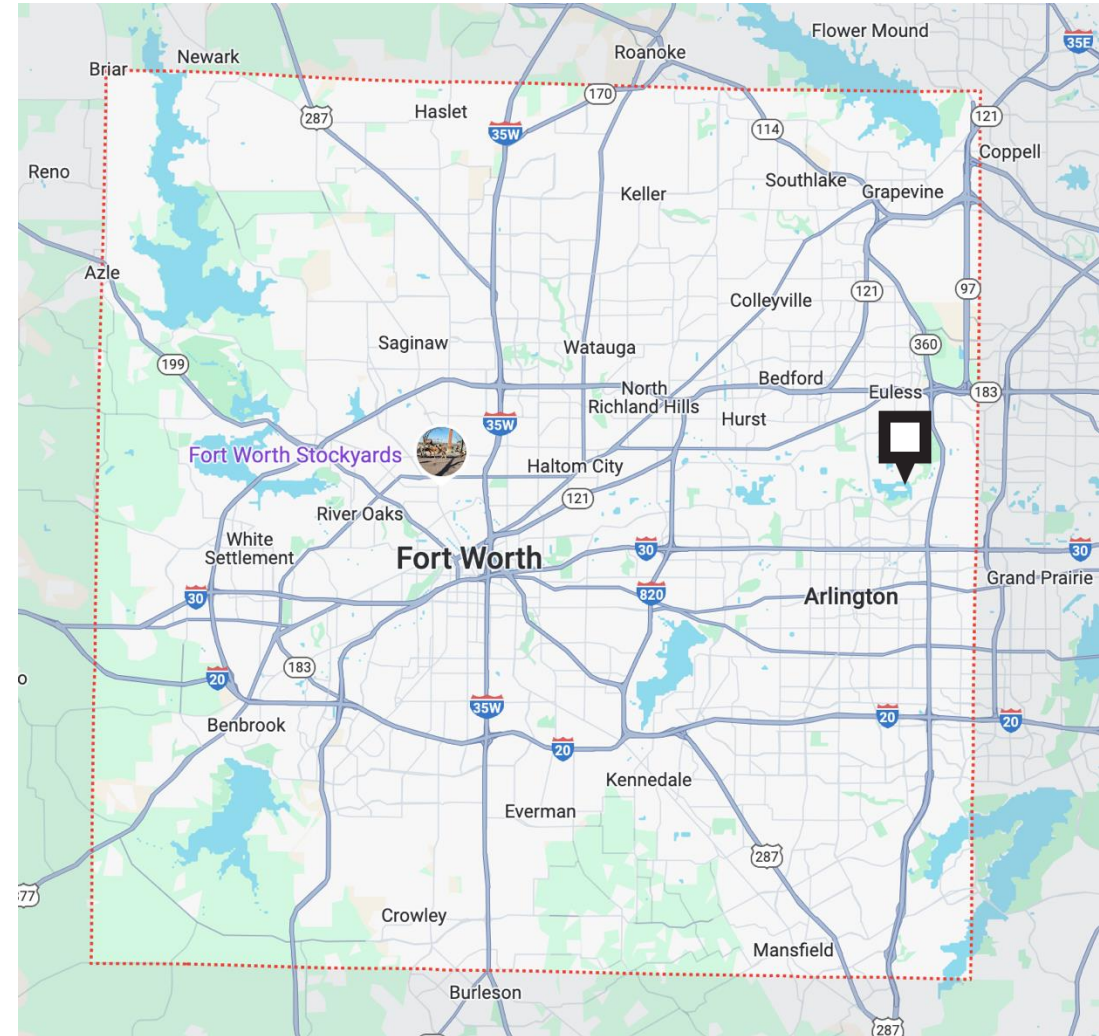
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County Overview

15250 FRYE ROAD | FORT WORTH, TX 76155

Tarrant County: A Business Powerhouse in North Texas

Tarrant County, home to **Fort Worth** and a population of over **2.1 million**, is a dynamic business hub within the **Dallas-Fort Worth metroplex**. With a diverse economy driven by **aerospace, logistics, healthcare, manufacturing, and technology**, the county offers a **pro-business climate, low taxes, and a skilled workforce**. Its strategic location, access to **DFW International Airport** and major highways, and abundant industrial and office space make it an ideal destination for corporate relocations, warehouse operations, and business expansion. As one of the fastest-growing counties in Texas, Tarrant County continues to attract companies seeking growth and long-term success.



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Area Overview

15250 FRYE ROAD | FORT WORTH, TX 76155

1

7-11
Chick-fil-a
Wendy's
Starbucks
Golden Chick
McDonald's
Smoothie King

Jersey Mike's Subs
Simply Burgers
Chipotle
Panda Express
Trinity Tavern
Marriott DFW Airport South
Hampton Inn & Suites

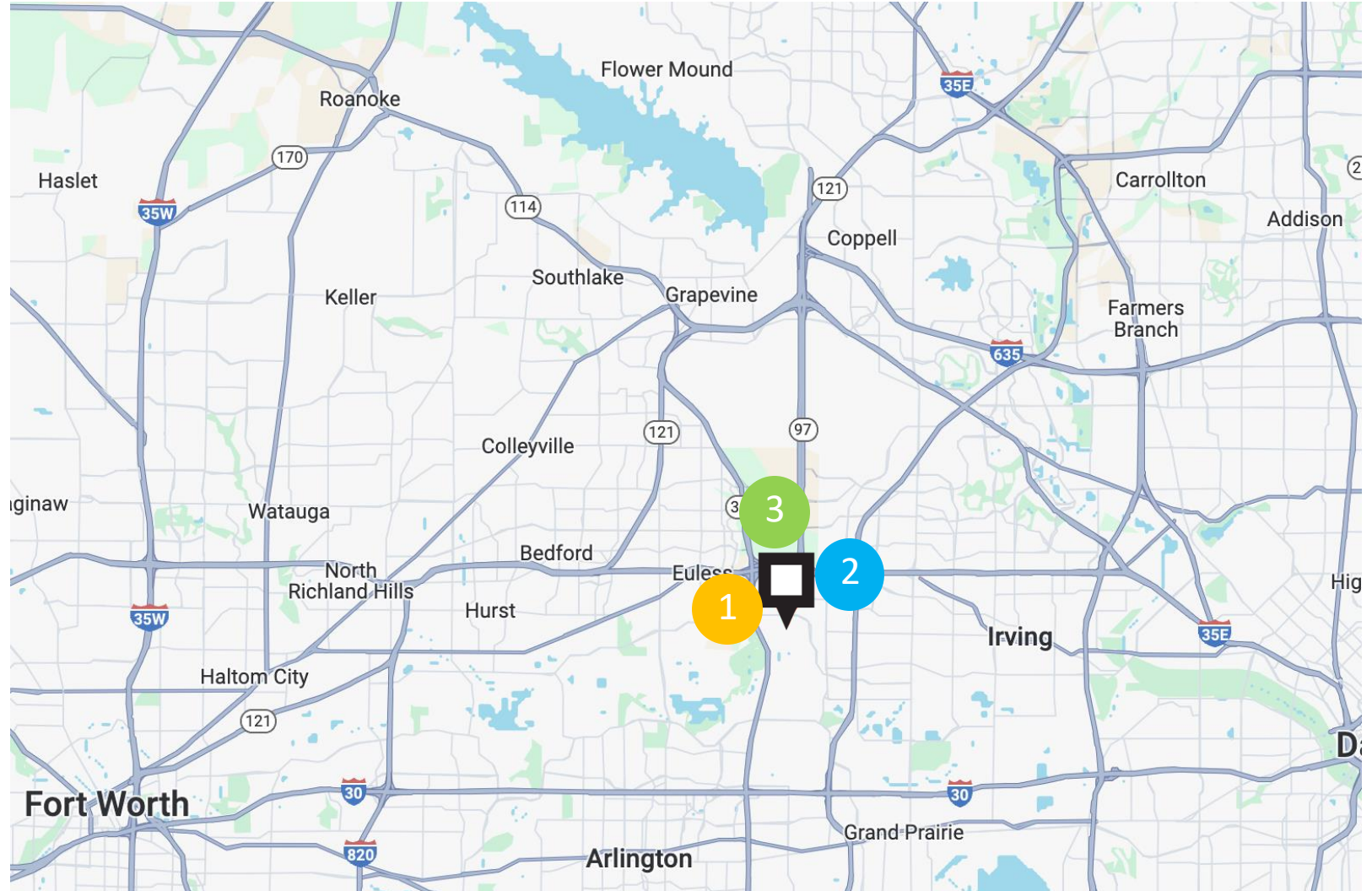
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Whataburger
Aspen Creek Grill
L.A. Tacos
Red Lobster
Olive Garden
Wal-Mart
Best Buy
Irving Mall

Dollar Tree
Target
The Home Depot
Kwik Kar Oil Change
Embassy Inn & Suites
Wyndham DFW Airport
Country Inn & Suites
Super 8

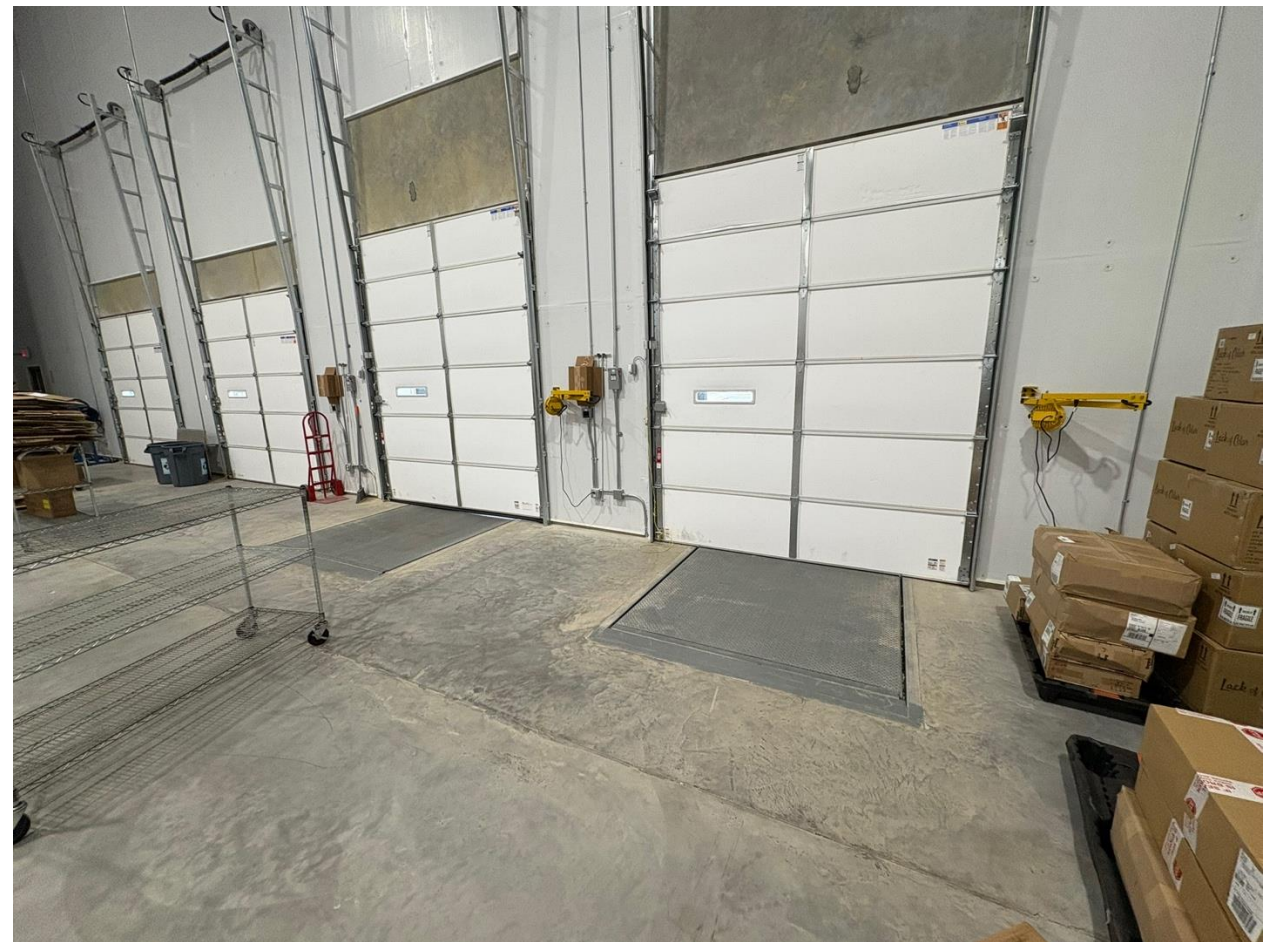
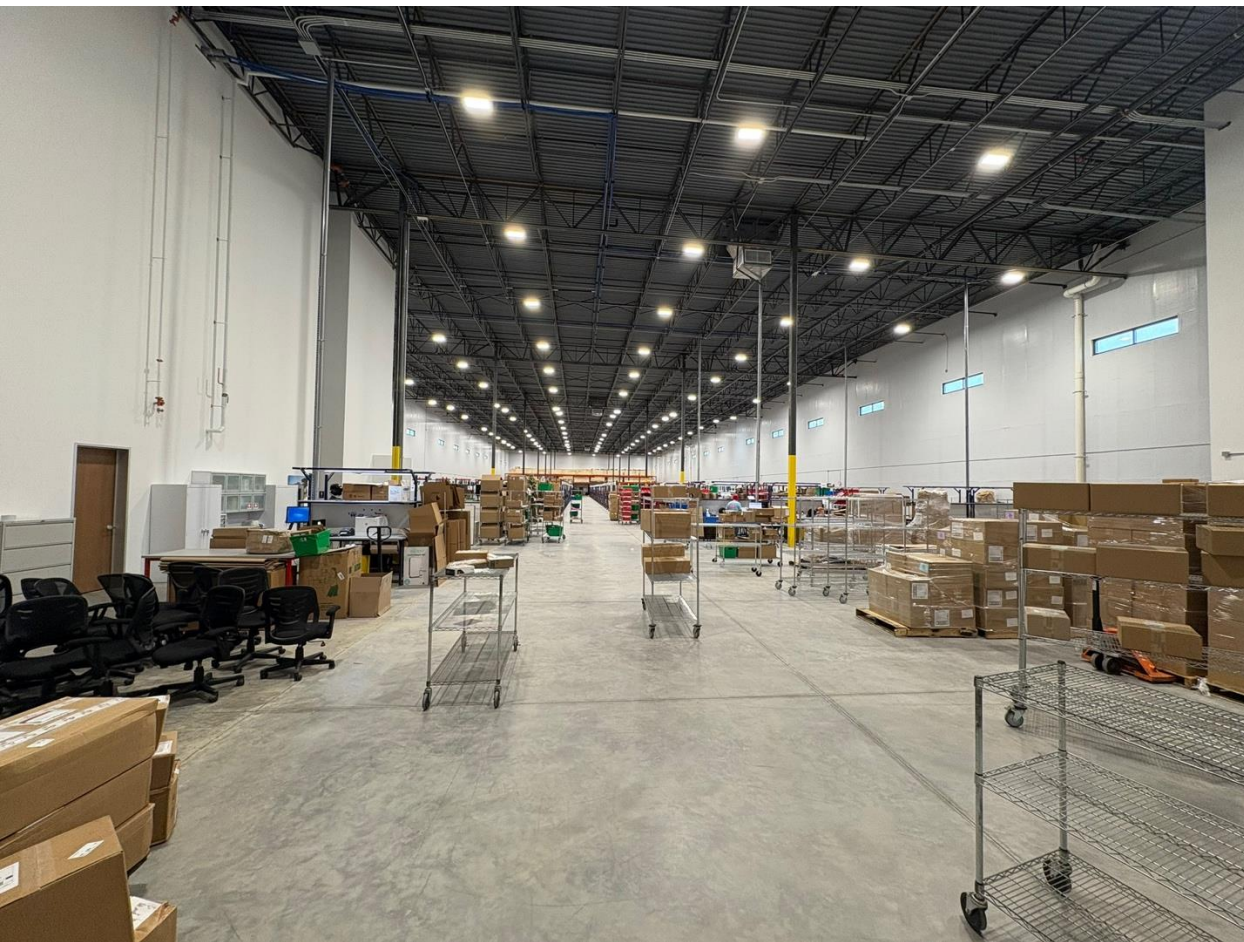
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DFW International Airport



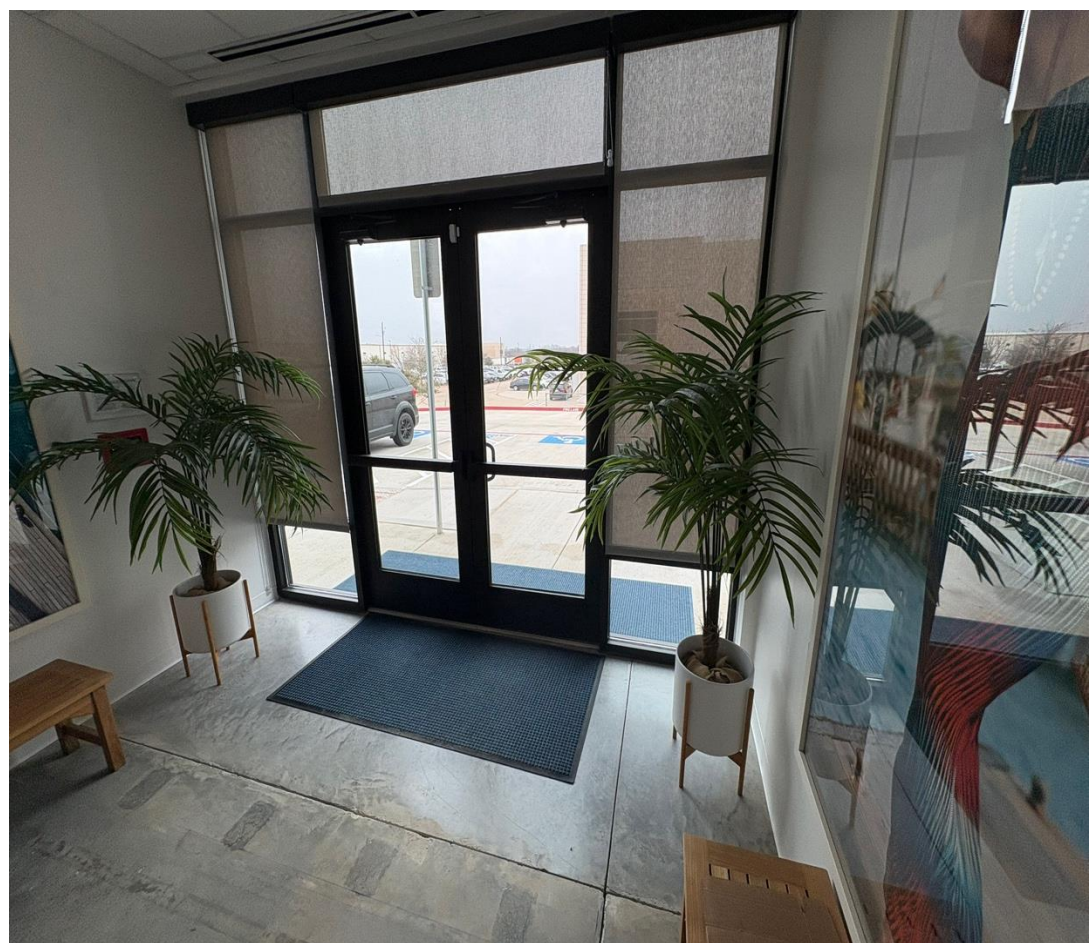
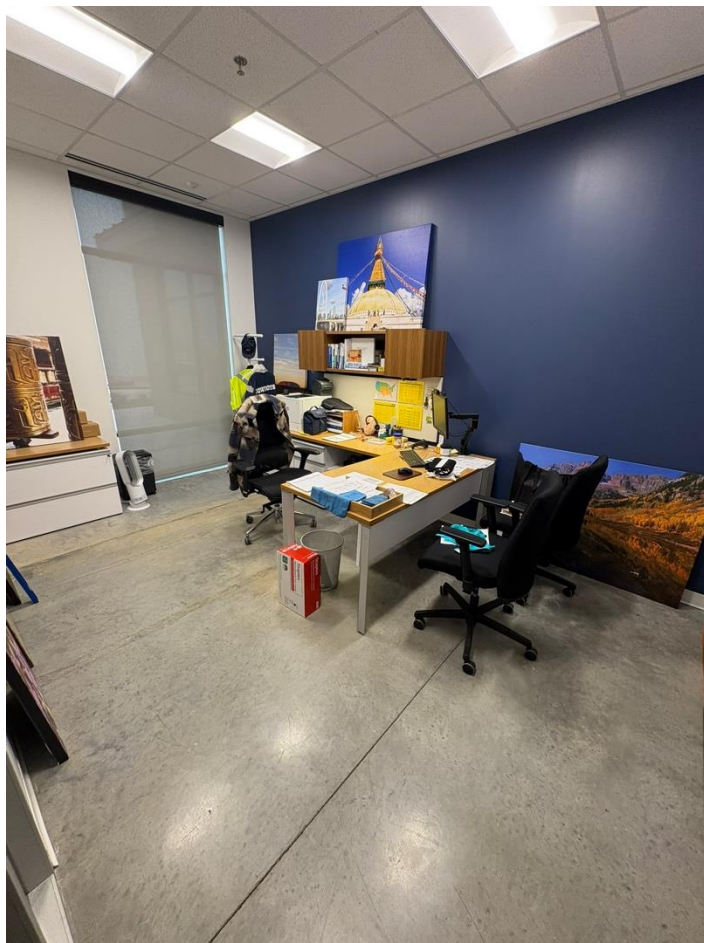
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