

FOR SALE

3455 NE LOOP 820, FT. WORTH, TX - 16,985 SF



FOR SALE

- PRICE: CALL FOR QUOTE

PROPERTY HIGHLIGHTS

- 16,985 SF - EXPOSED CEILING w/ OPEN FLOOR PLAN
- 7/1,000 SF PARKING RATIO
- SIGNAGE DIRECTLY ON LOOP 820
- TENANT CONTROLLED HVAC FOR 24/7 OPERATION (100% HVAC)
- 1,750 SF WAREHOUSE w/ 3 DRIVE-THRU BAYS



Samantha Harkinson Dewan
Senior Vice President
sdewan@harkcorp.com

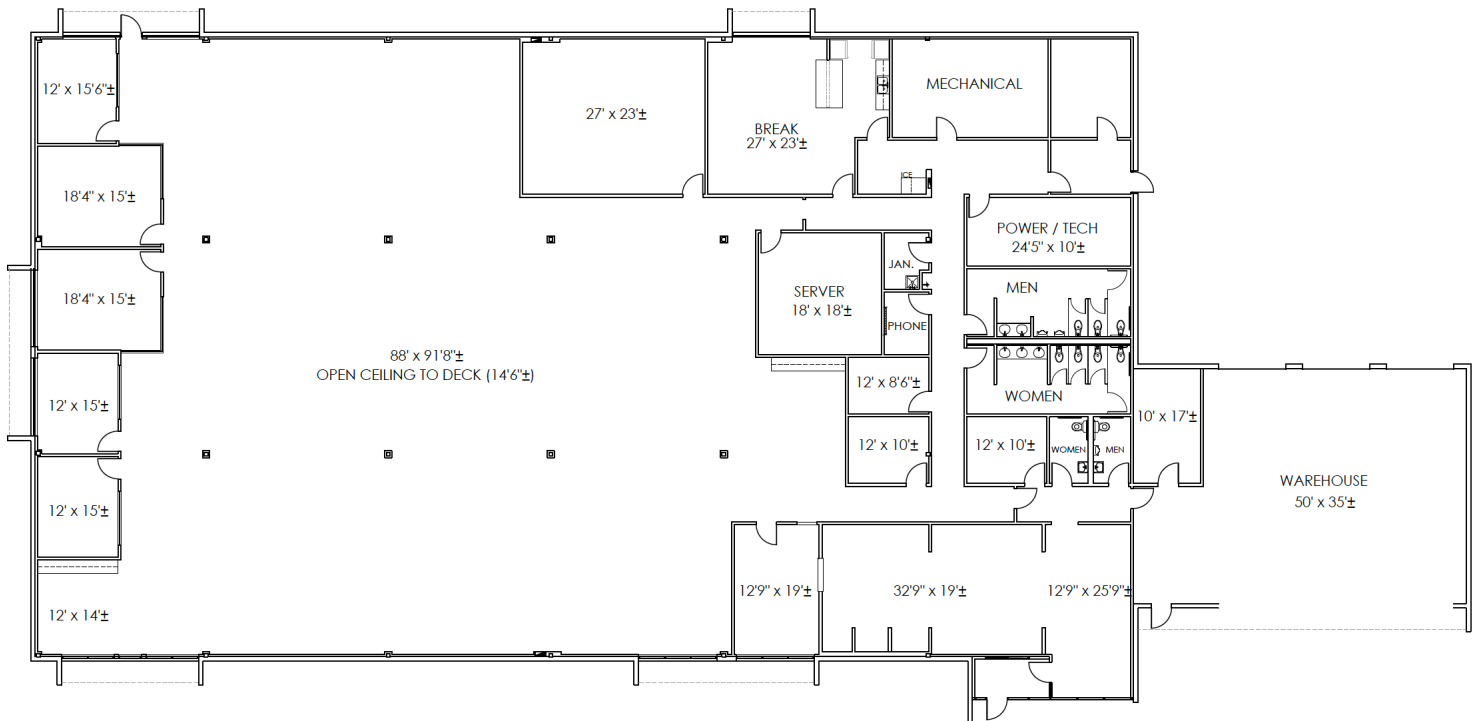
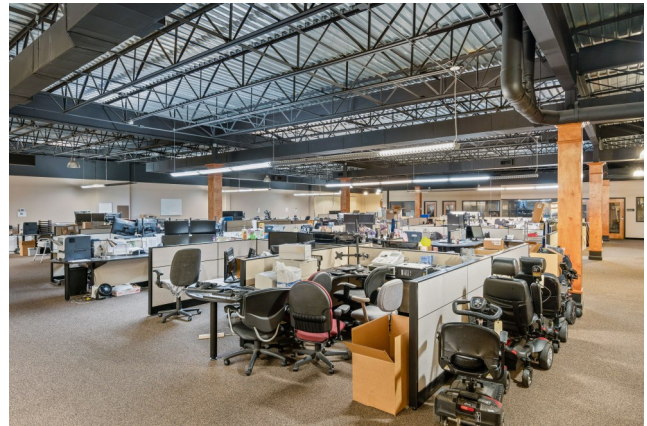
Troy Dewan
Senior Vice President
tdewan@harkcorp.com

Jeff Harkinson
President
jharkinson@harkcorp.com



FOR SALE

3455 NE LOOP 820, FT. WORTH, TX - 16,985 SF



BUILDING SPECS

- One Story Office/Flex
- Built in 1990
- Zoned F1 Commercial
- Fully Sprinklered
- 14'6" Open Deck Ceiling in 88' x 91'8" workstation area
- 58' x 64' Showroom
- Large Break Room
- 5 Stalls in Each Restroom
- 1 Minute East of I-35W
- Direct Access to NE Loop 820 Frontage Rd.

Samantha Harkinson Dewan
Senior Vice President
sdewan@harkcorp.com

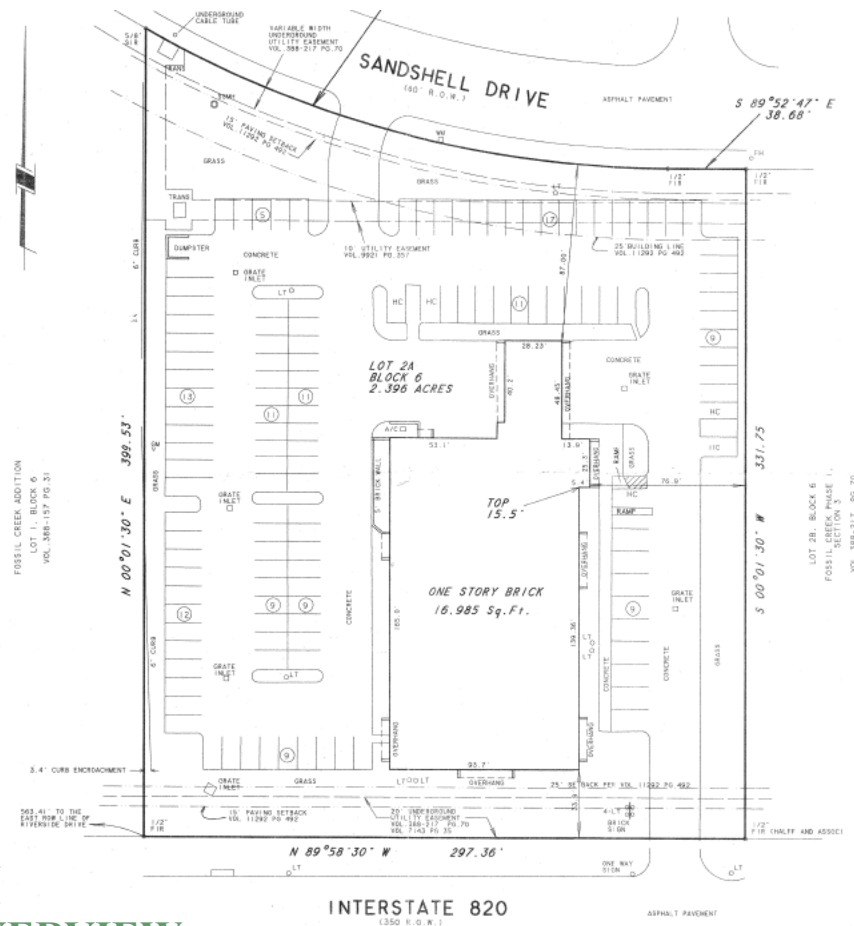
Troy Dewan
Senior Vice President
tdewan@harkcorp.com

Jeff Harkinson
President
jharkinson@harkcorp.com



FOR SALE

3455 NE LOOP 820, FT. WORTH, TX - 16,985 SF



PROPERTY OVERVIEW

- This highly visible building is located in Fossil Creek Business Park in Fort Worth, TX and fronts on NE Loop 820. The building is about one minute east from IH-35W. The façade features handsome red-brick, store front glass and 3 grade level drive-thru bays with 1,750 SF of warehouse and 15,235 SF of office space. The open workstation area features 14'6" open to the deck ceilings with above standard finishes.

Samantha Harkinson Dewan
Senior Vice President
sdewan@harkcorp.com

Troy Dewan
Senior Vice President
tdewan@harkcorp.com

Jeff Harkinson
President
jharkinson@harkcorp.com

