



STREAM

CIM

ALL ROADS LEAD TO

JUNCTION
20/35

CLICK HERE TO WATCH VIDEO 
UP TO 184,722 SF AVAILABLE

7550 OAK GROVE ROAD | FORT WORTH, TX 76140

JUNCTION 20/35

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214,000

Labor Workforce



10 MILES

From Fort Worth CBD



\$62,000

Average Household Income



2 MILES

From 20 / 35



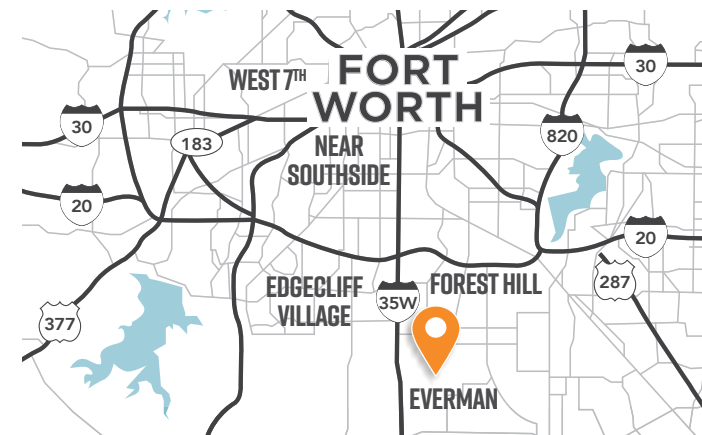
230,000

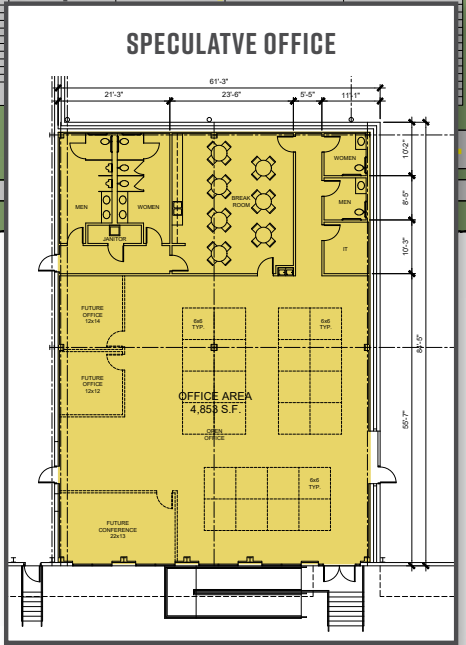
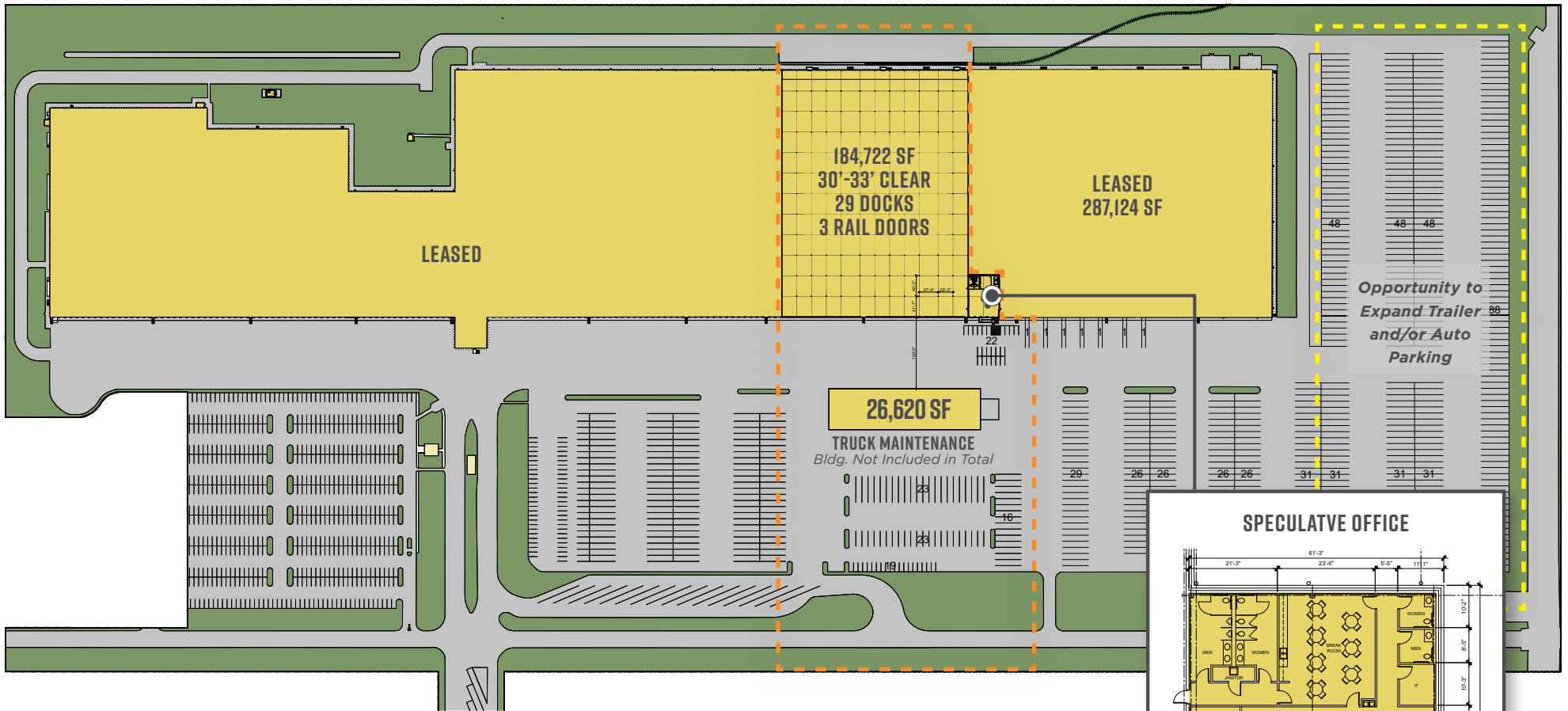
Projected Population



AT THE INTERSECTION OF **COMMERCE & SUCCESS**

Junction 20/35 is a 1.1M SF warehouse distribution center located at the Carter Industrial Park in South Fort Worth. The building lies in the heart of an ever-expanding and dynamic submarket with a strong workforce. Junction 20/35 has immediate access to north-south I-35W and east-west I-20, two of the country's critical trucking arteries that serve the Dallas/Fort Worth Metroplex as well as major markets across the United States, Canada, and Mexico via truck, rail and air service.





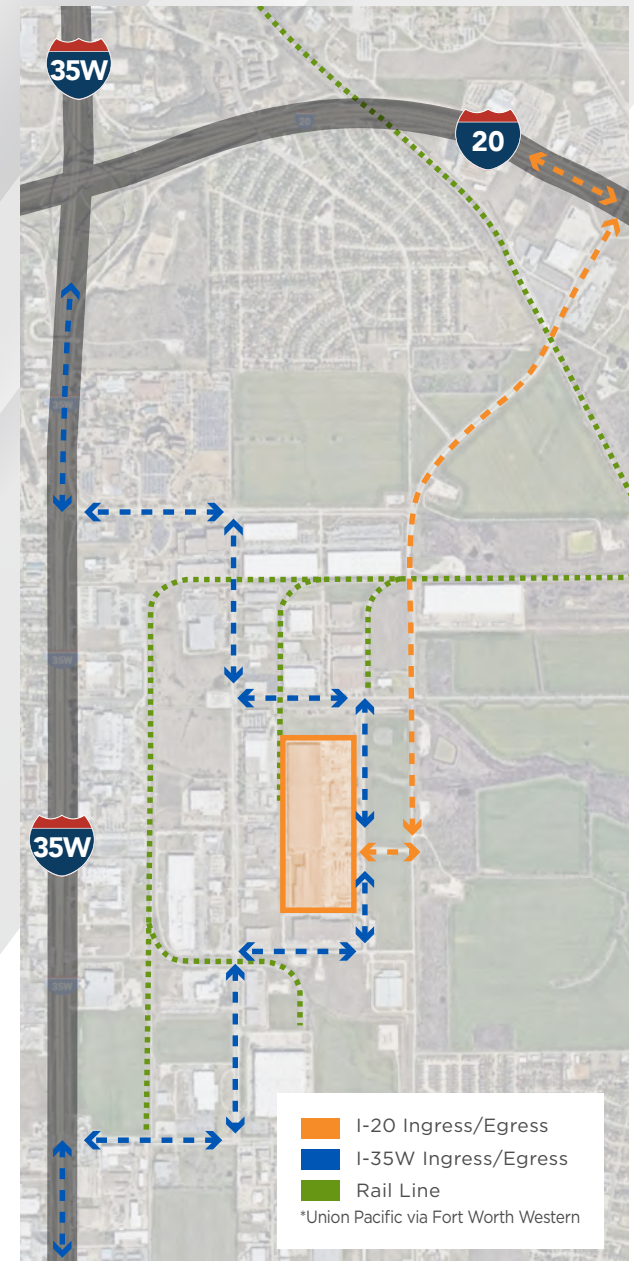
PROPERTY HIGHLIGHTS

- 184,722 SF Available
- 4,853 SF of Recently Delivered Spec Office
- 30-33' Clear
- 29 Dock Doors, 3 Existing Rail Doors (availability to create additional rail doors)
- Additional 26,628 SF Truck Maintenance Facility (not included in total SF)
- Rail Served Facility (by Union Pacific and Ft. Worth Western)
- Recent Whitebox Completed on Warehouse
- New LED Lighting Throughout
- ESFR Sprinkler
- 5.5 Acres of Concrete Truck and Employee Parking Included in Premise
- 12.5 Acres on North Side of Building for Expansion; Ability to Stripe for Over 500 Trailers
- Site is Fully Fenced and Secured

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