

**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
Dimensions .....	.800' 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

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

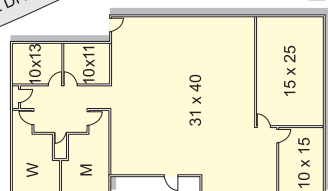
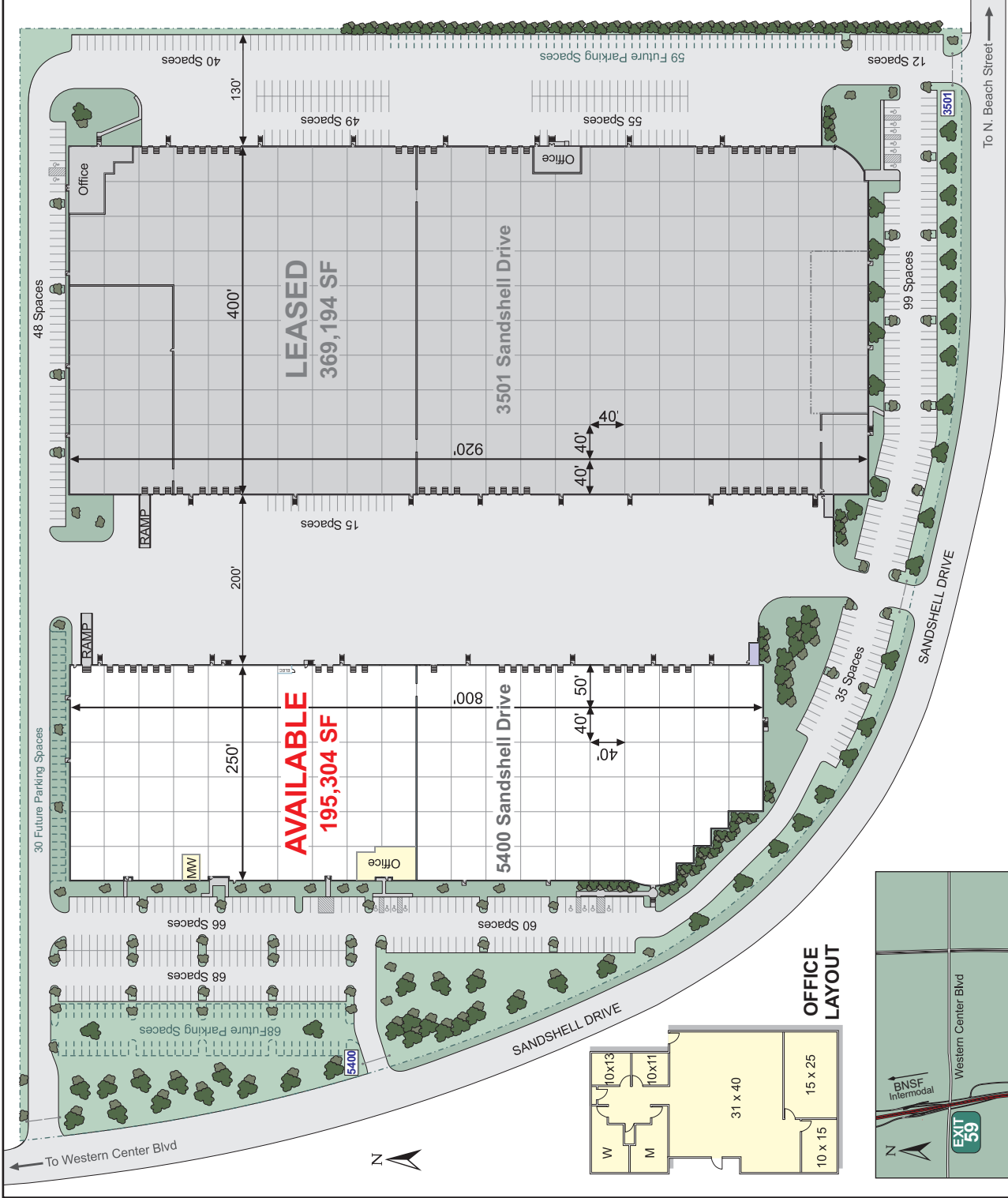
## CONTACT

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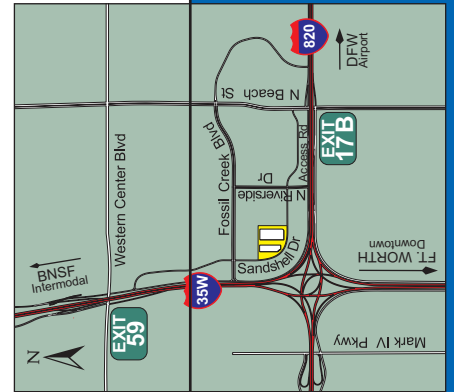
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SPACE CENTER



OFFICE LAYOUT



**Fossil Creek**  
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