



MERCANTILE CENTER

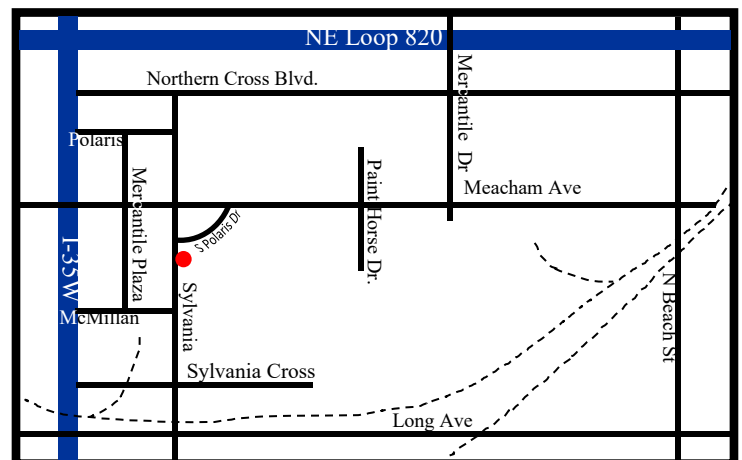
The Center of Business



Mercantile Distribution Center 1

4320 N. Sylvania Cross Drive • Fort Worth, Texas 76137

Building Size: 180,000 SF
Min. Divisible: 30,000 SF
Warehouse: 100% HVAC
Zoned: K-Heavy Ind.
Dock Doors: Twenty-two 9' x 10'
Column Spacing: 40' x 50'
Clear Height: 28'
Sprinklered: ESFR



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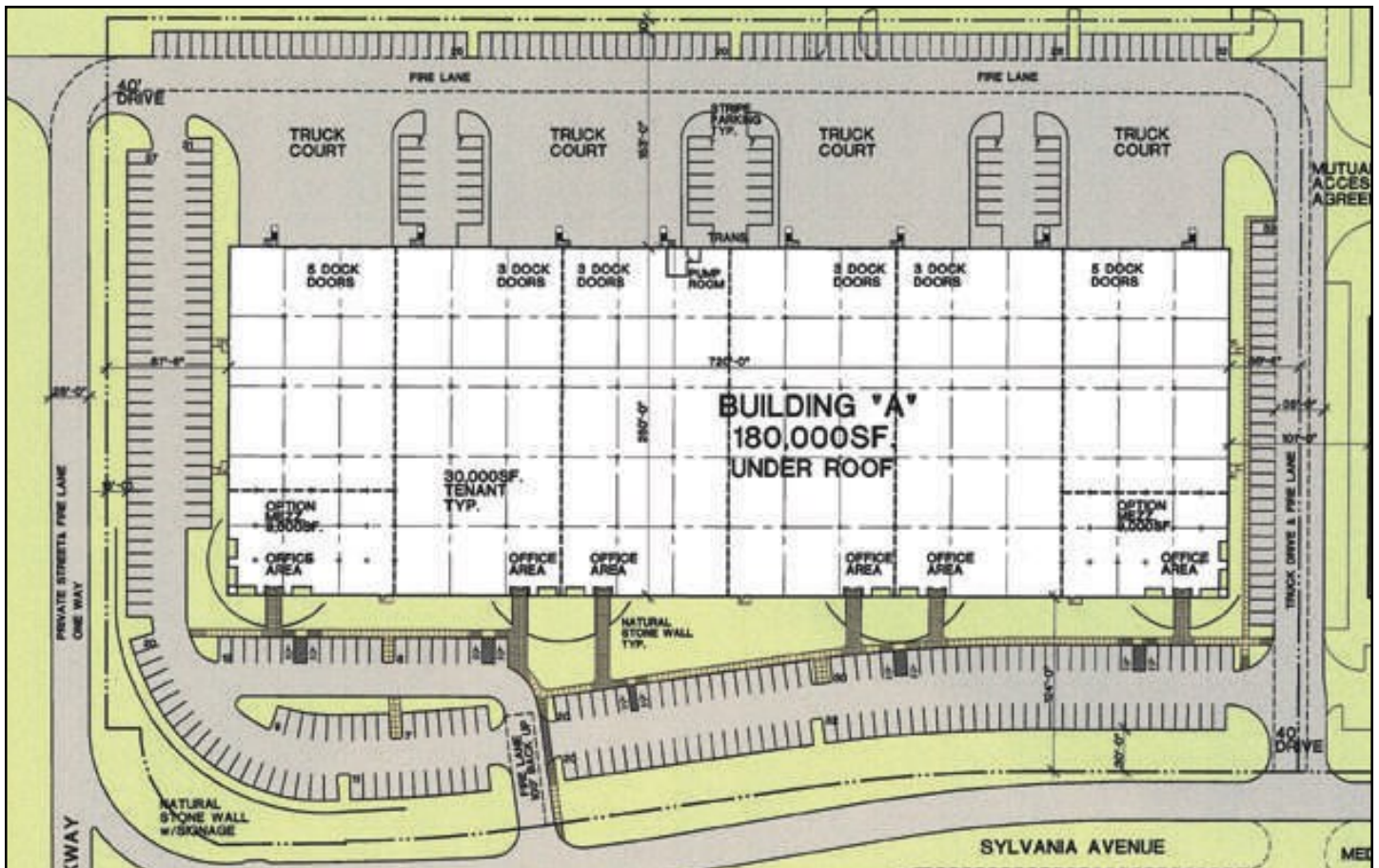
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Built in 2002, industrial features include rear loading, high clearance ceilings for maximum cubic storage, deep truck courts for superior truck maneuvering (140') and ample parking spaces for personal vehicles.



Mercantile Center, one of the area's premier and most prestigious business parks, is located within five minutes of downtown Fort Worth in North Central Texas –a strategic location within the Fort Worth/Dallas Metroplex.

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