

492,624 SF

Available for Lease



Constellation Summit 35

5951 South Fwy, Fort Worth, TX 76134



Delivering Q3 2027



Building Total.....**492,624 SF**

- Located on the SE corner of I-35W and I-20 with frontage off of both major freeways
- Limited competitive supply and production of bulk warehouses in the South Fort Worth submarket
- Achieve LEED certification with Green Ready features
- Direct access to the I-35W and I-20 frontage roads

120K to 492K
SF available

Triple Freeport
Exemption

Ample
Trailer Space

Frontage and
Immediate access
to I-35W and I-20



This information has been obtained from sources deemed to be reliable, however, cannot be warranted nor form any part of any future contract. All parties should conduct a careful, independent investigation of the project to verify all information.

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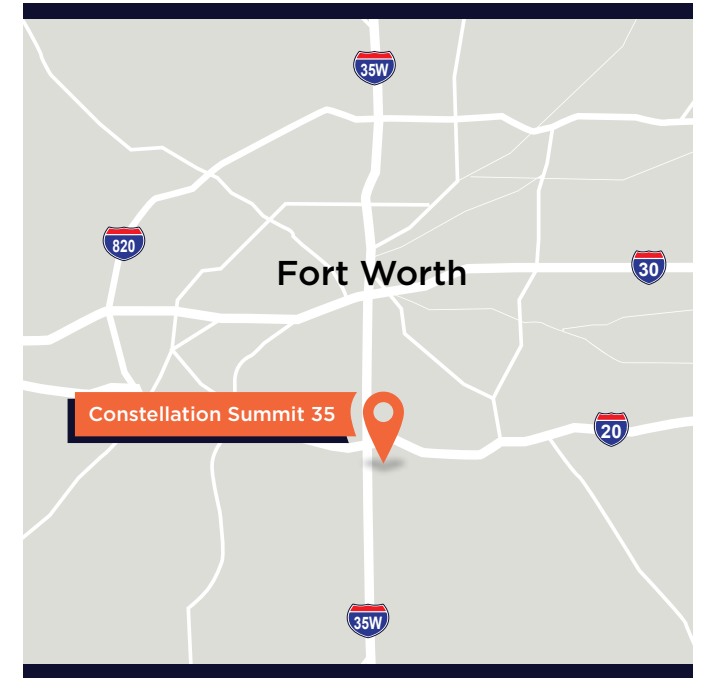
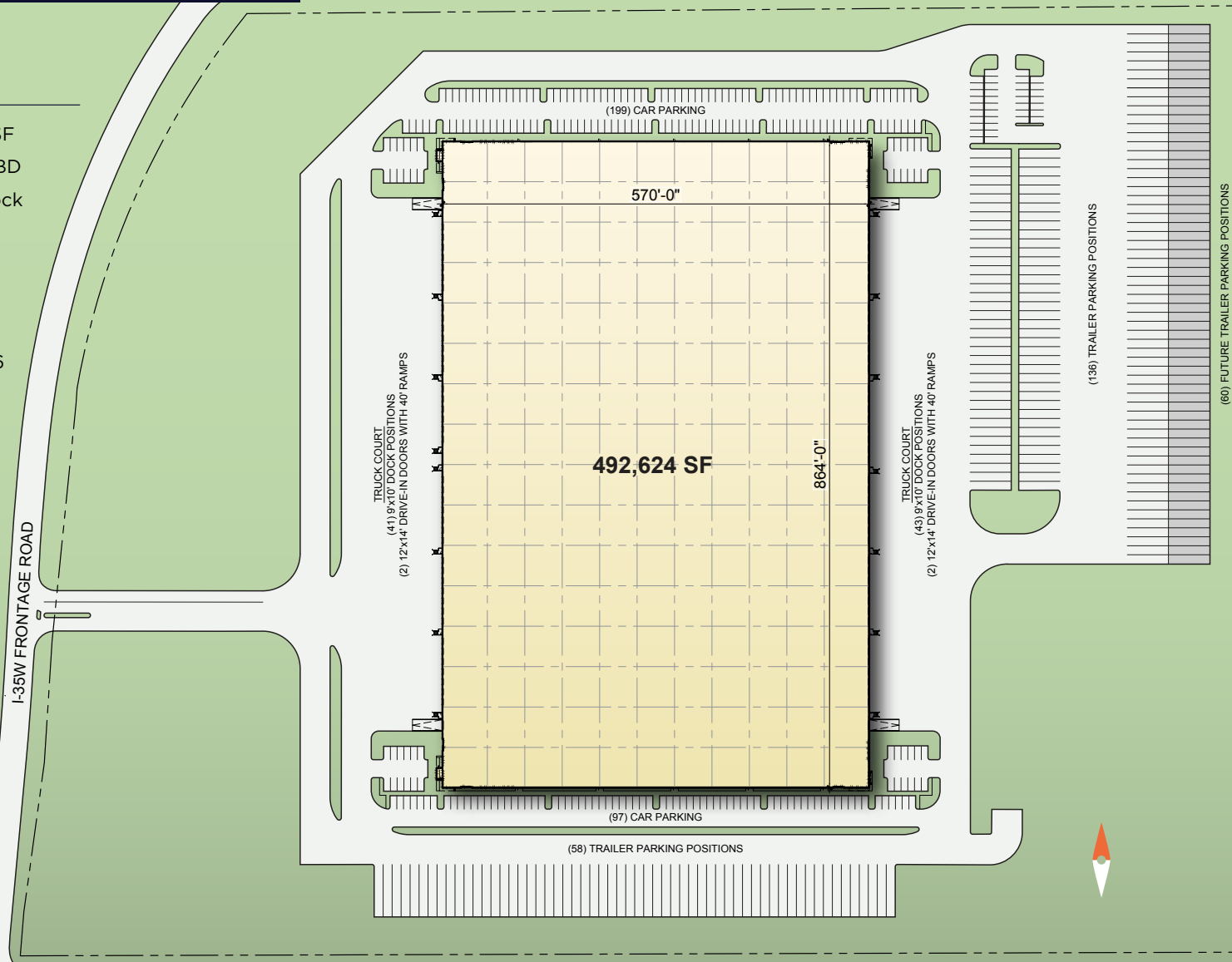
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BUILDING DETAILS

- Building Size: 492,624 SF
- Spec Office Buildout: TBD
- Loading Type: Cross-Dock
- No. of Drive-In Doors: 4
- No. of Dock Doors: 84
- Truck Court Depth: 135'
- Clear Height: 40'
- Car Parking Spaces: 296
- Trailer Parking Spaces:
 - 194 Existing
 - 60 Future
- Building Depth: 570'
- Loading Bay: 60'
- Vapor barrier under full building



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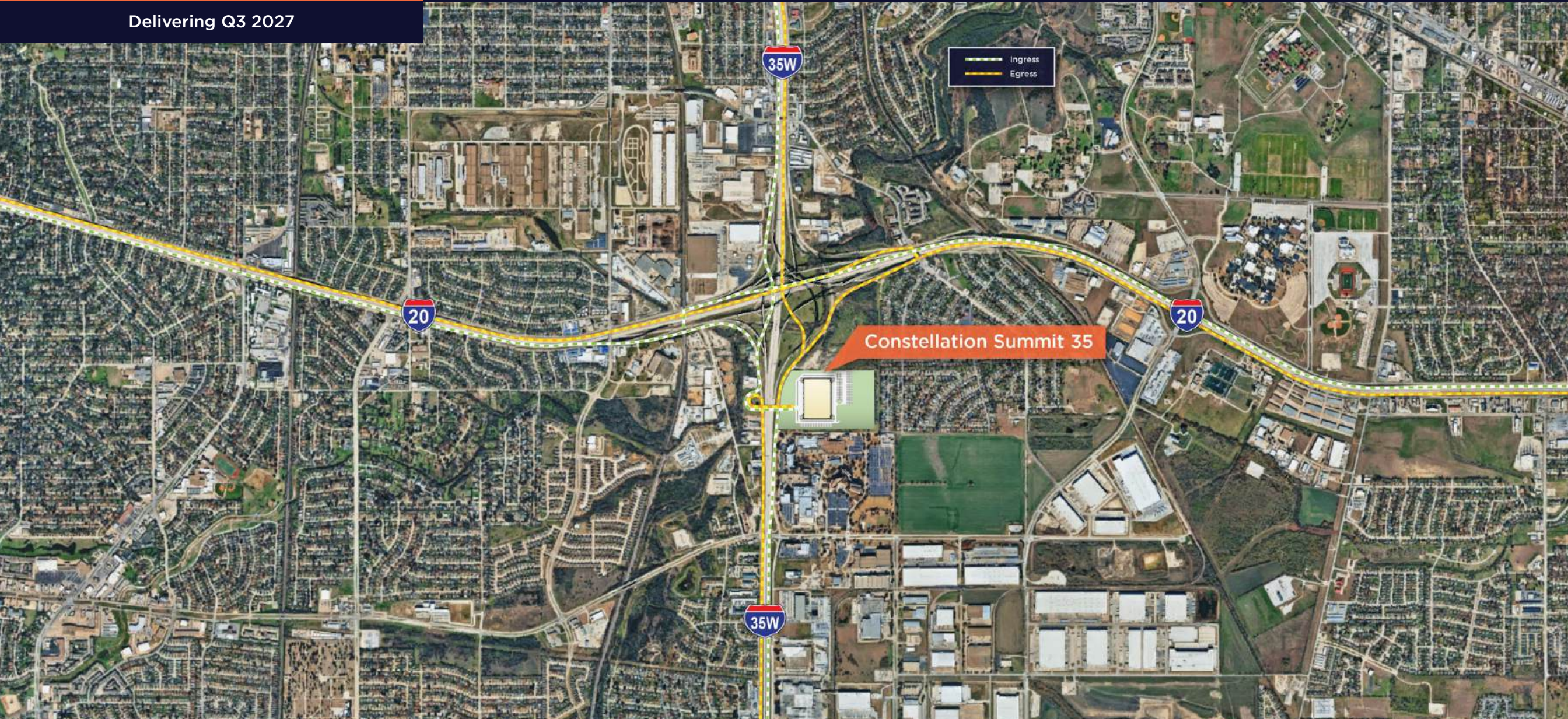
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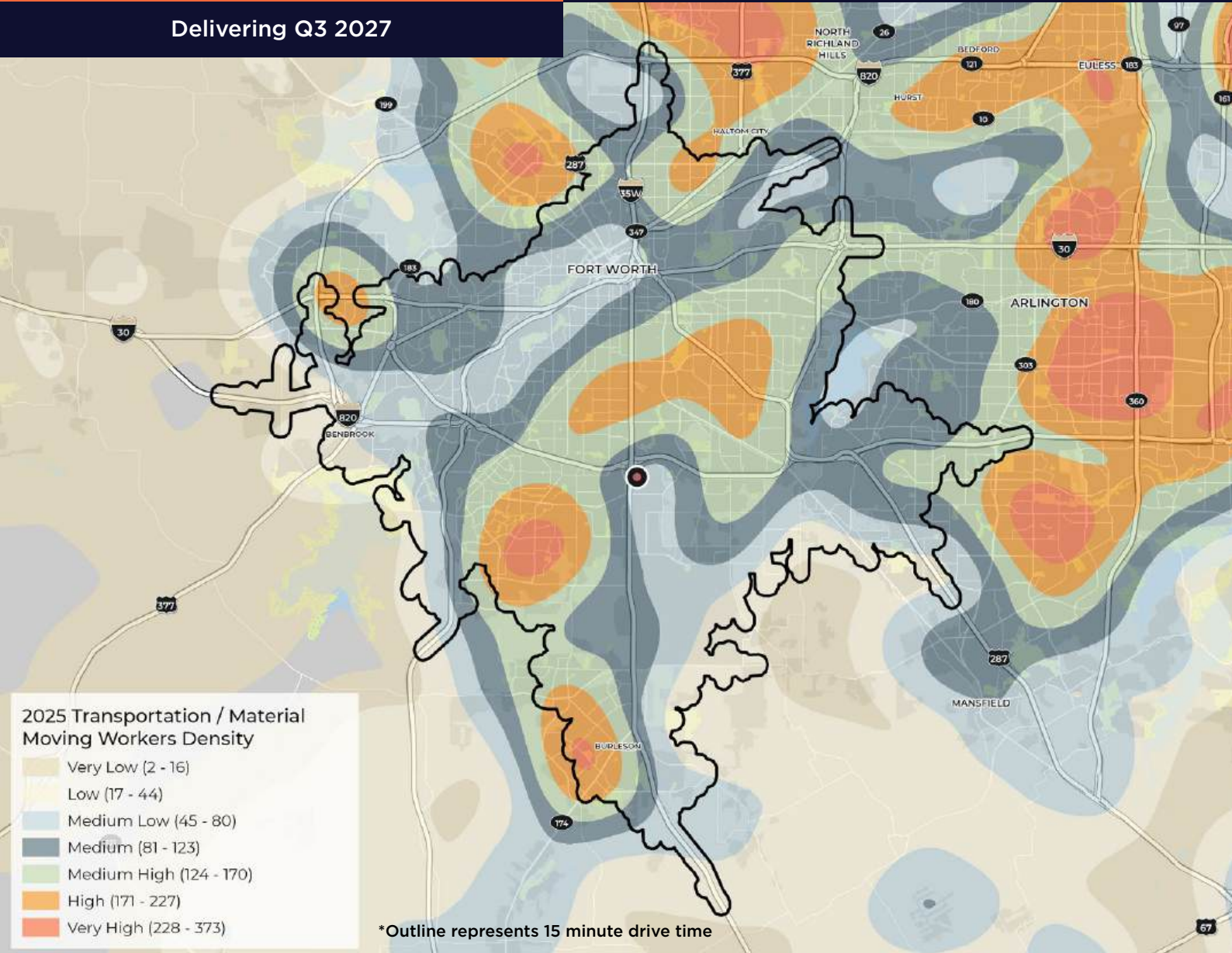
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WAREHOUSE WORKERS*

AVERAGE HOURLY EARNINGS - \$16.60

2025 Resident Workers

% Change in Resident Workers (2020-2025)

2025 Net Commuters

53,922

17%

-7,337



FORKLIFT DRIVERS*

AVERAGE HOURLY EARNINGS - \$19.55

2025 Resident Workers

% Change in Resident Workers (2020-2025)

2025 Net Commuters

11,294

37%

-2,117



MANUFACTURERS & FABRICATORS*

AVERAGE HOURLY EARNINGS - \$19.12

2025 Resident Workers

% Change in Resident Workers (2020-2025)

2025 Net Commuters

11,672

2%

-58

*Data based on 30 minute drive time

**Net Commuters is the difference between jobs in the target area and resident workers. A negative value indicates that resident workers exceed local jobs, requiring workers to commute outside their community.