492,624 SF
Available for Lease

Constellation Summit 35
5933 South Freeway, Fort Worth, TX 76134

Delivering Q3 2027



120K to 492K
SF available

Triple Freeport Exemption

Ample Trailer Space

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

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
- Design for LEED Silver certification with Green Ready features
- Direct access to the I-35W and I-20 frontage roads

A Development of

constellation
real estate partners

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.

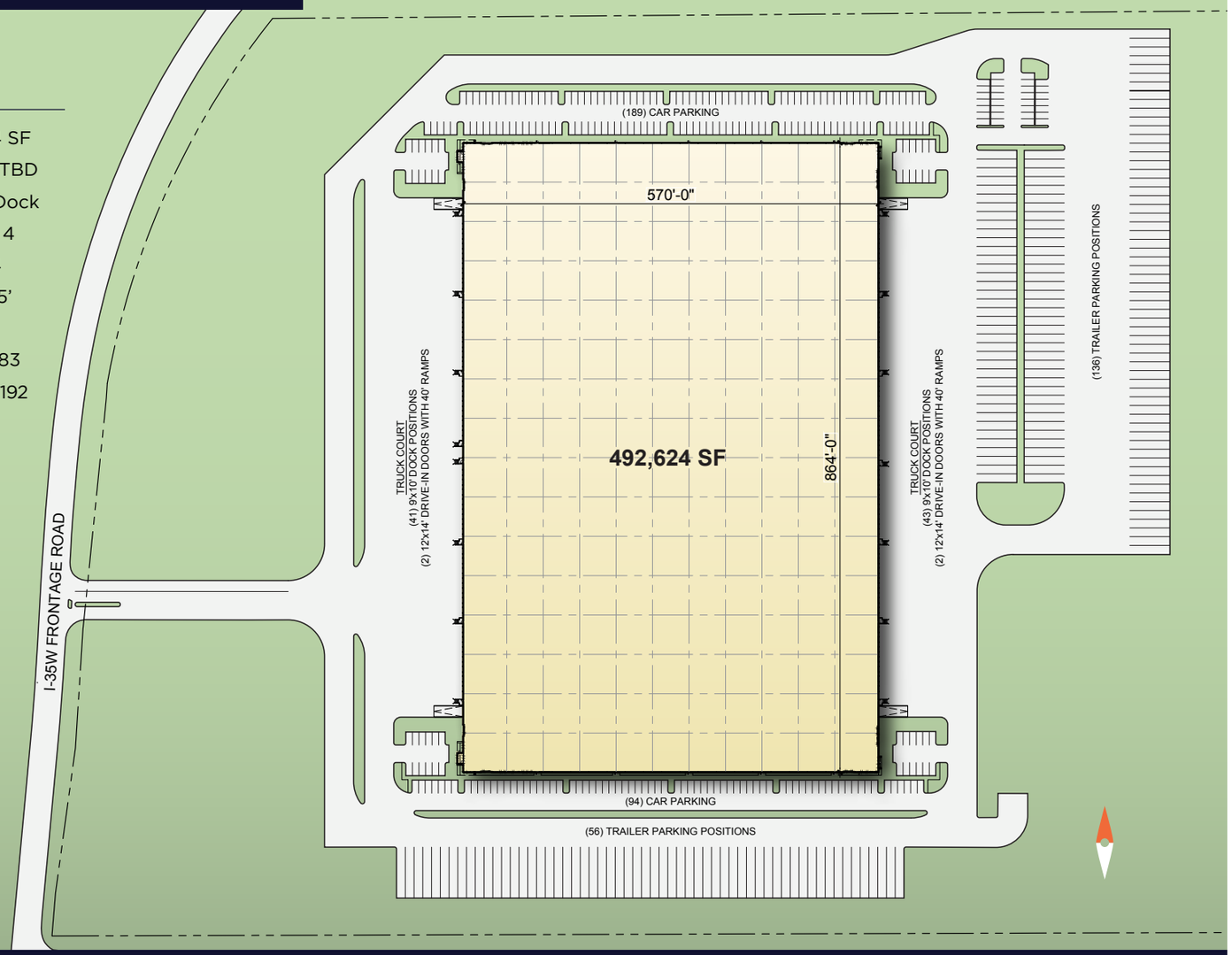
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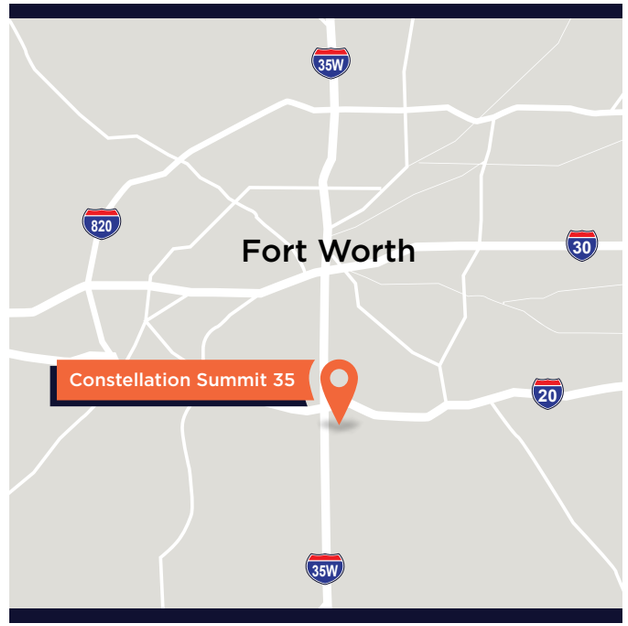
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BUILDING DETAILS

- 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: 283
- Trailer Parking Spaces: 192
- Building Depth: 570’
- Loading Bay: 60’
- Vapor barrier under full building
- 7” Slab





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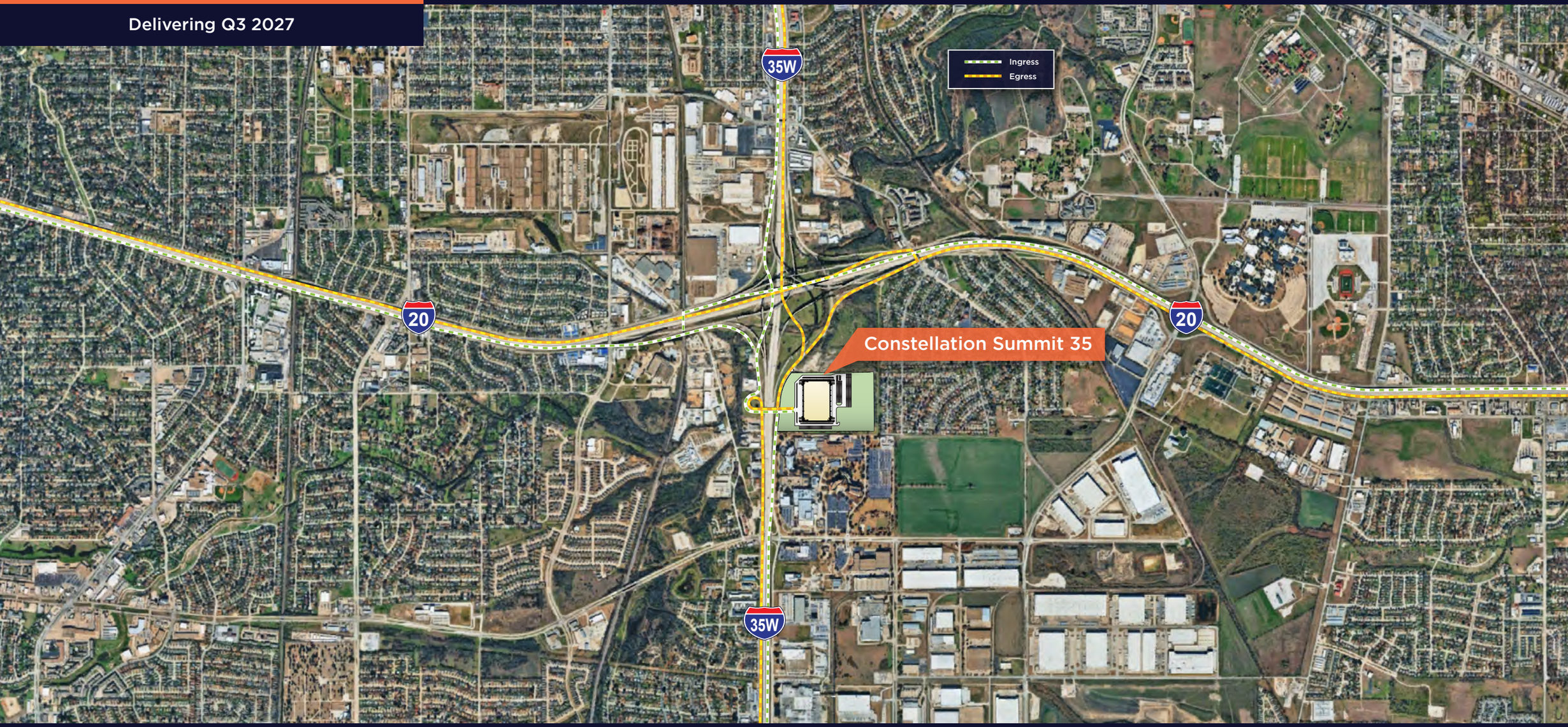
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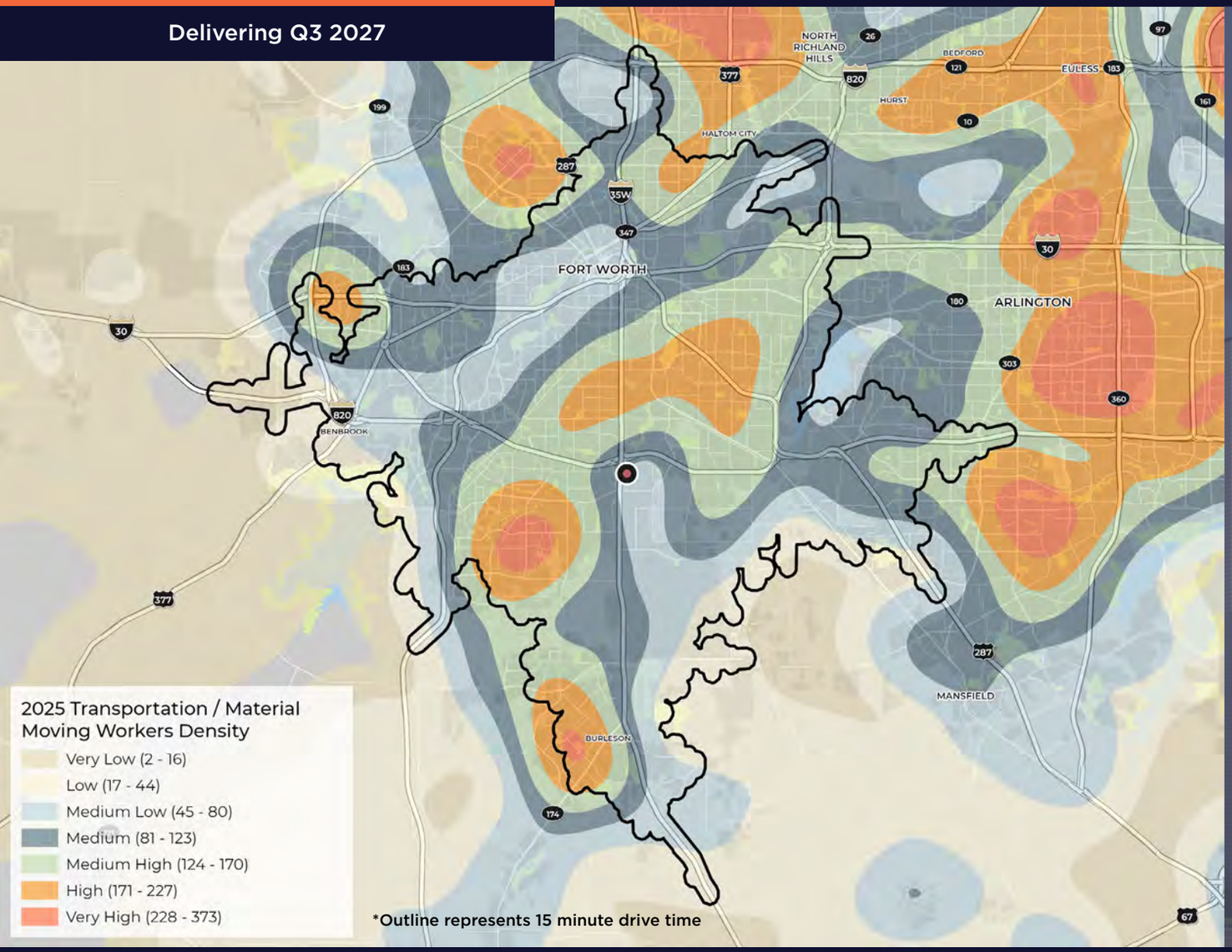
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*Outline represents 15 minute drive time

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.