

STRATEGIC. CENTRAL. CONNECTED.

AVAILABLE | 2301 LUDELLE ST. FORT WORTH, TX 76105  
1,800SF – 7,200FT RANGE

## POSITION YOUR BUSINESS FOR GROWTH IN FORT WORTH

Secure a highly sought-after, close to downtown Fort Worth location at BaySpace Blue Smoke Industrial Park. This professionally managed industrial campus is designed to support a wide range of operational needs. Offering flexible industrial configurations with recent modern upgrades, Blue Smoke offers the functionality businesses demand in one of the Metroplex's most competitive submarkets.

Recent tenants cover a wide range of industries, including construction, home services, material supply, logistics, waste management, automotive, the performing arts, and more.



### PROPERTY BENEFITS

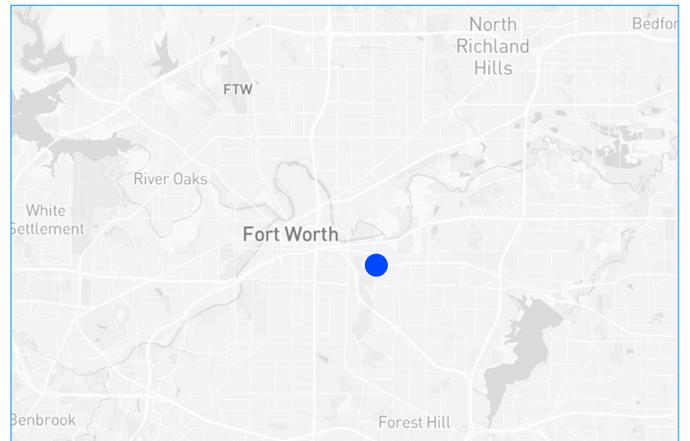
- 14-17-foot clear heights, with 3-phase power.
- Grade-level and dock-high loading capabilities.
- Professionally managed complex with short-term leases starting at just six months.
- Flexible industrial spaces with built-out office options.

## HIGH-DEMAND, REGIONALLY CONNECTED

BaySpace Blue Smoke Industrial Park delivers exceptional regional access from the heart of East Fort Worth. The park is located within five minutes of I-35W, I-30, and Highway 287, with the pivotal interchange of these major corridors just two miles away.

Tenants are positioned approximately 22 minutes from DFW International Airport, 30 minutes from Downtown Dallas, and within a 45-minute drive of Frisco, Plano, and Weatherford. Even closer to home, downtown Fort Worth and Sundance Square offer nearby dining, services, and commuter convenience.

BaySpace Blue Smoke Industrial Park represents a rare chance to secure modern, flexible space in a high-demand location. Request a viewing today to position your business for long-term success.



LEARN MORE ABOUT THIS PROPERTY AND VIEW MORE PHOTOS HERE >>



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