BAYSPACE »
BLUE SMOKE

1,250 – 18,000 SF MOVE-IN READY INDUSTRIAL SPACE

STRATEGIC. CENTRAL. CONNECTED.

2301 LUDELLE ST. FORT WORTH, TX 76105

MOVE-IN READY INDUSTRIAL SPACE NEAR DOWNTOWN FORT WORTH

BaySpace Blue Smoke Industrial Park is a 16-building industrial park about 8 minutes from downtown Fort Worth, with move-in ready suites from 1,250 to 18,000 SF. The professionally managed park has completed major upgrades, with more underway.

Current and recent tenants span construction, home services, material supply, logistics, waste management, automotive, the performing arts and more.

PROPERTY BENEFITS

- **1,250 – 18,000 SF** move-in ready suites.
- **Grade-level & dock-high** loading.
- **13' – 19' clear height** in warehouse.
- **3-phase power** available; new LED lighting.
- **Office build-outs** in most suites.
- **Secured outside storage** available.
- **Short-term leases** starting at six months.

BUILT FOR REGIONAL ACCESS

Located in East Fort Worth with immediate access to I-30 and US Highway 287, Blue Smoke is within five minutes of I-35W. Downtown Fort Worth is about 8 minutes away, the Arlington Entertainment District about 20 minutes, Fort Worth Alliance Airport about 22 minutes and DFW International Airport about 24 minutes.







Contact BaySpace for suite-specific pricing and availability.

BaySpace Leasing — Blue Smoke Industrial Park
817.518.9692
info@bayspace.com

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AVAILABLE SPACES

Suite	Address	Size	Loading	Clear Ht.	Office
2349	2349 Blue Smoke Ct N	1,250 SF	1 grade-level	14’	None
2347	2347 Blue Smoke Ct N	1,800 SF	1 grade-level	14’	420 SF
2353	2353 Blue Smoke Ct N	1,825 SF	1 grade-level	14’	230 SF
2410	2410 Ludelle St	2,400 SF	1 grade-level	14’	500 SF
2414	2414 Ludelle St	2,400 SF	1 grade-level	14’	150 SF
2339	2339 Blue Smoke Ct N	2,425 SF	—	—	—
300	2400 Ludelle St	4,500 SF	5 grade-level	14’	450 SF
2432	2432 Ludelle St	5,400 SF	3 dock-high, 3 grade-level	14’	± 750 SF
2424 B	2424B Ludelle St	6,000 SF	2 dock-high, 2 grade-level	13’ – 19’	1,000 SF
2307	2307 Blue Smoke Ct N	12,600 SF	6 semi dock-high, 1 ramp	15’	± 400 SF
414	414 Blue Smoke Ct W	14,400 SF	2 dock-high, 1 ramp	14’	3,500 SF
2301–2309	2301 Ludelle St	3,600 – 18,000 SF	1–5 dock-high	14’	Built-to-suit

Suite 414 includes 3-phase 480V heavy power & 100’ truck court · Suite 300 includes outside storage

PARK SPECIFICATIONS

Park	16 buildings
Available	1,250 – 18,000 SF
Clear Height	13’ – 19’
Loading	Grade-level & dock-high
Power	3-phase available
Lighting	New LED
Storage	Secured outside
Lease Term	From 6 months

SITE PLAN



~8 min to Fort Worth CBD · ~24 min to DFW Airport · Immediate access to I-30 & US-287

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