

17,000	UP TO 6	2,500–17,000	16'	SPRING '27
TOTAL SF	SUITES	UNIT SIZE (SF)	CLEAR HEIGHT	DELIVERY







THE PROPERTY

Built for business. In west Fort Worth.

Vickery Station is a 17,000 SF flex business park in west Fort Worth — up to six suites ranging 2,500 to 17,000 SF, 16-foot clear heights, glass overhead doors, and a storefront program tuned for showroom, service, office and retail tenants alike. Every suite is configurable to tenant program and delivered warm-shell.

SPECIFICATIONS

Total SF	17,000
Suites	Up to 6
Unit Size	2,500 – 17,000 SF
Clear Height	16 ft
Delivery	Spring 2027
Zoning	Flex / Mixed-Use
Parking	Surface, shared
Frontage	W. Vickery Blvd

DRIVE TIMES

I-30	4 min
I-35W	5 min
Loop 820	10 min
Downtown FTW	10 min
Meacham Airport	10 min
DFW International	22 min

LEASING CONTACT

Jordan Johnson

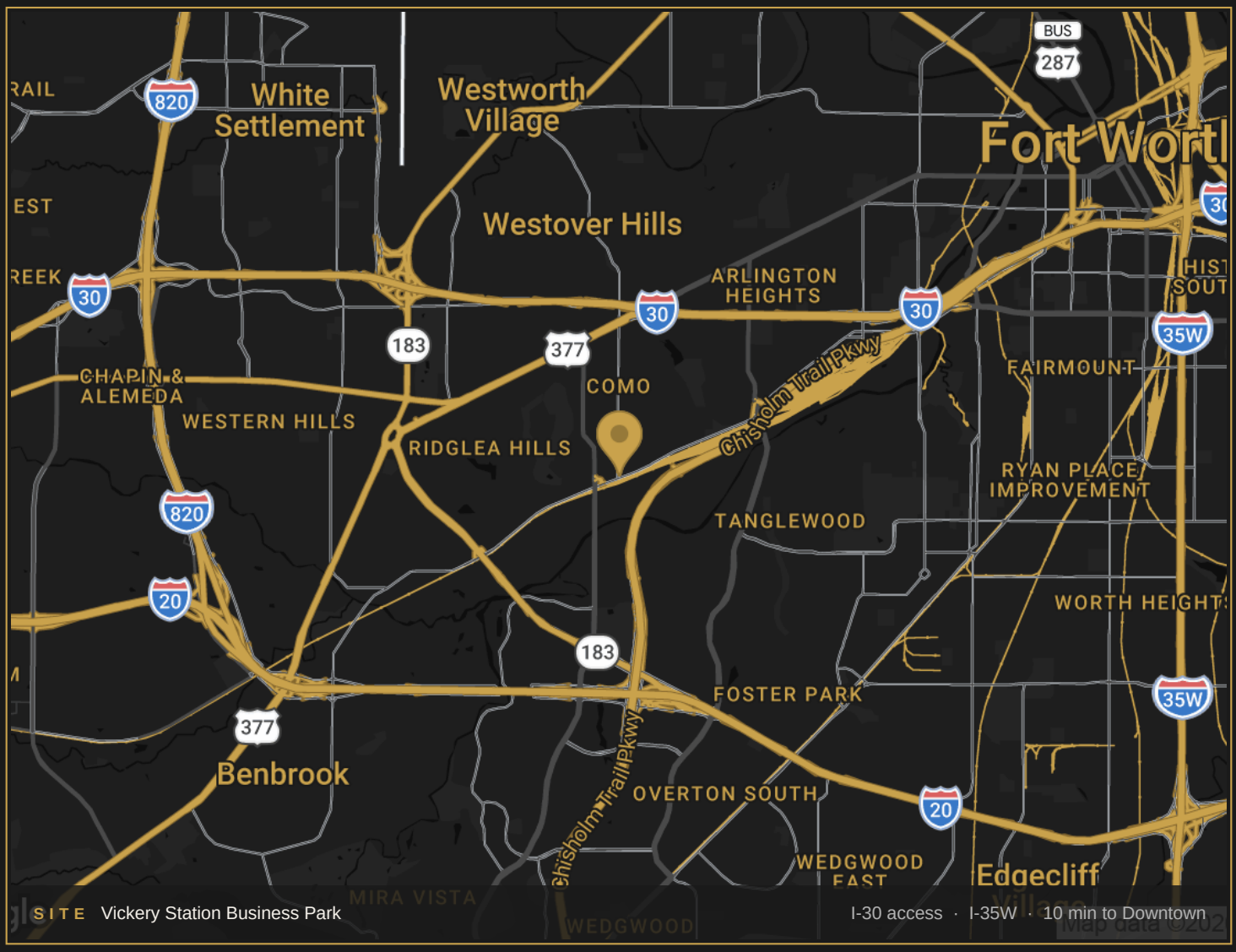
Texas Broker License 423153

(817) 350-6523

THE LOCATION

West Fort Worth. On the map.

5636 W. Vickery Blvd · Fort Worth, Texas 76107 · 32.7118° N, 97.4079° W



Connected

Direct I-30 access with I-35W, Loop 820 and DFW International within a short drive.

Configurable

Up to six suites from 2,500 to 17,000 SF — warm-shell delivery tuned to tenant program.

Central to Fort Worth

Minutes to Downtown, the Cultural District, Dickies Arena, TCU and the Stockyards.

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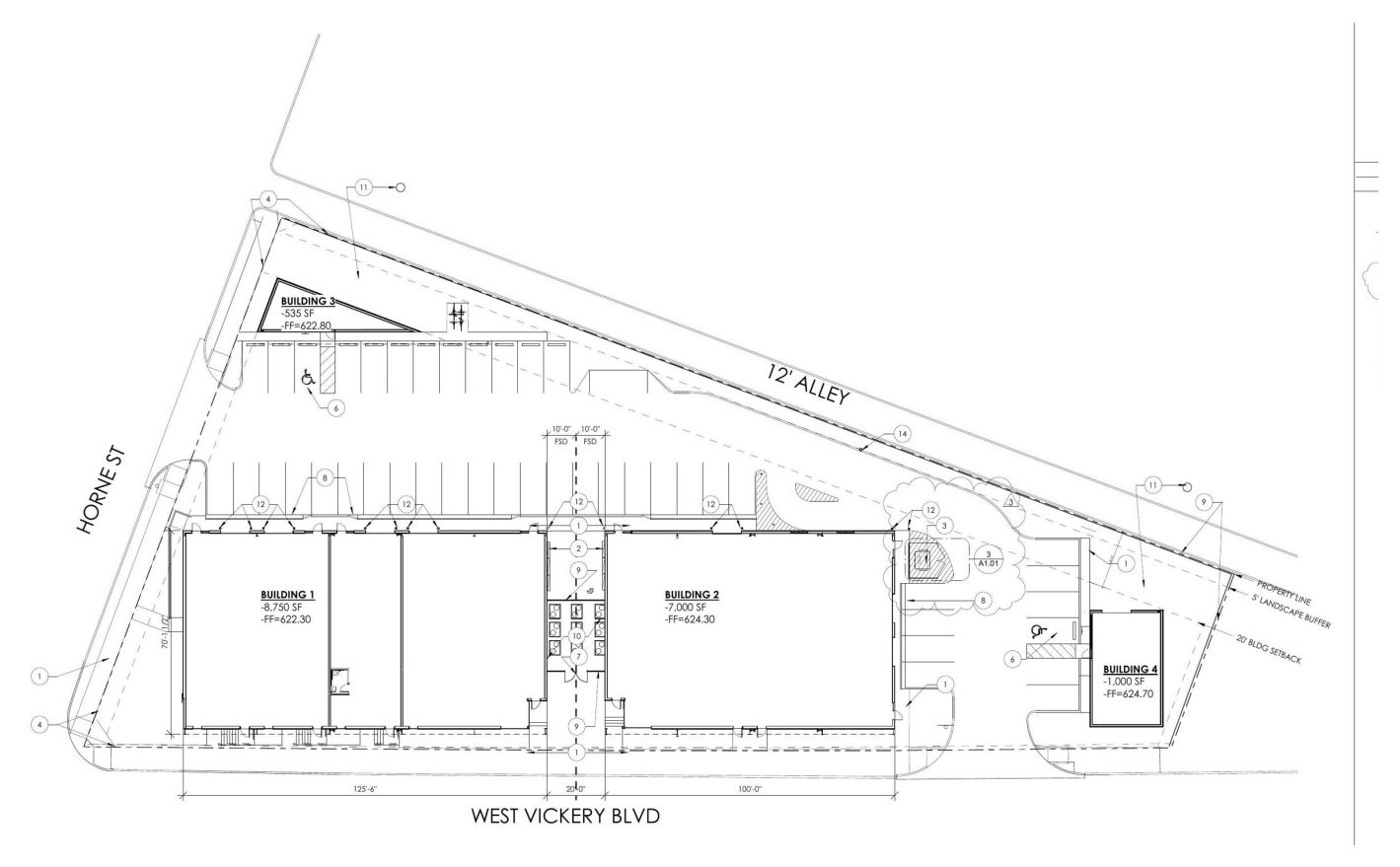
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MODERN · INDUSTRIAL · CONNECTED

VICKERY STATION · 5636 W. VICKERY BLVD

Site Plan

Buildings 1 & 2 front W. Vickery Blvd · parking & access from Horne St and rear alley



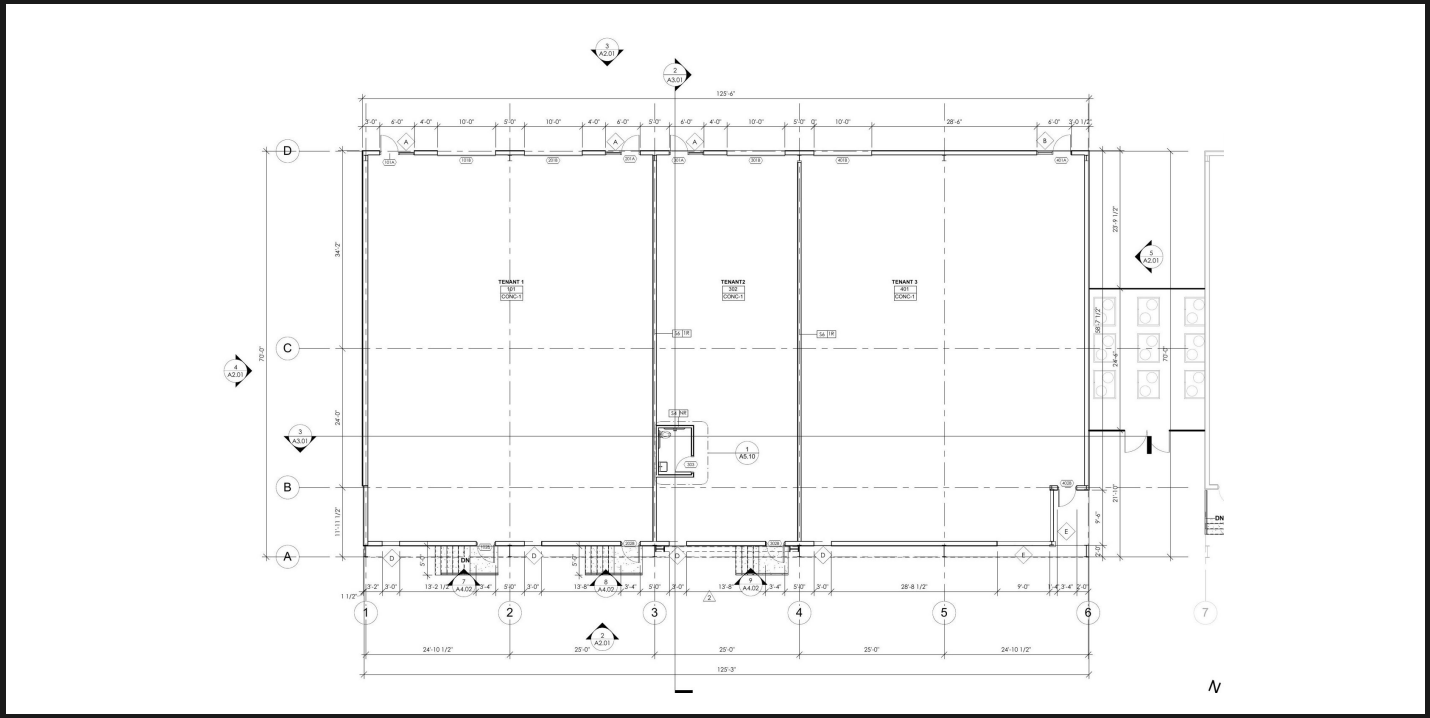
SITE PLAN · BLDG 1 ±8,750 SF · BLDG 2 ±7,000 SF

Plans are conceptual, subject to change. Designed by 97W.

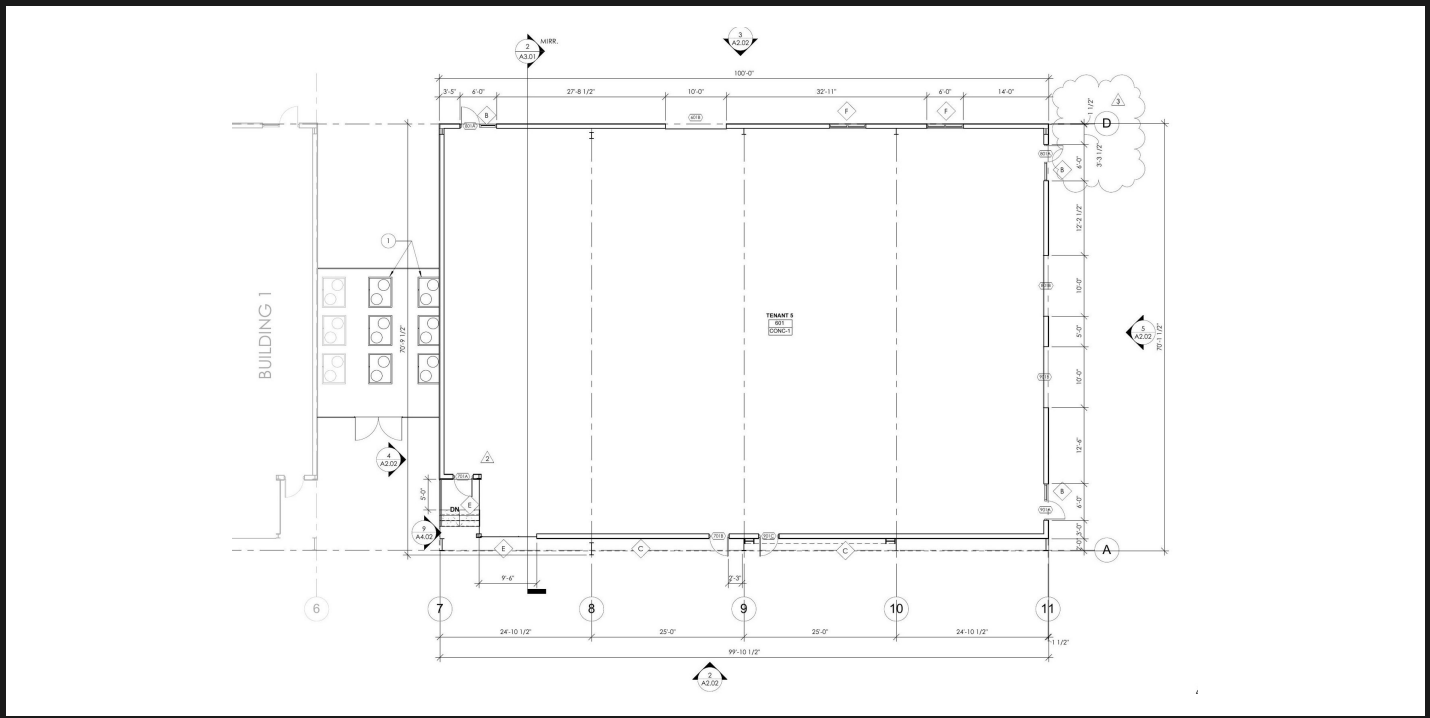
VICKERY STATION · 5636 W. VICKERY BLVD

Floor Plans

Suites configurable to tenant program · 70' building depth



BUILDING 1 · 125'-6" X 70' · UP TO 3 SUITES



BUILDING 2 · 100' X 70' · SINGLE OR DEMISED

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