

# 2109-2209 S Main St

2109-2209 S Main St, Fort Worth, TX 76110



Presented By:  
FirstLight Commercial Real Estate



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## Property Details

**Price: \$7,175,000**

- Kimbell store warehouse in 1935-40's and Mr Kimbell's original Historic Office in 1945
- J Medium Industrial zoning allows extensive options for end uses
- 18" walls, 16' ceilings, red brick
- Commercial kitchen with Vent-A-Hood replaced around 2012
- Southern building of 80,153sf is sprinklered
- Located directly beside Railroad, historic silos and a short walk to JPS Hospital

View the full listing here: <https://www.loopnet.com/Listing/2109-2209-S-Main-St-Fort-Worth-TX/23924027/>

Price:	\$7,175,000
Property Type:	Industrial Flex
Building Class:	C
Sale Type:	Investment
Lot Size:	4.24 AC
Building's SF:	157,847 SF
2 Buildings:	80,153 & 77,694sf
No. Stories:	2
Year Built:	1935
Parking Ratio:	0.38/1,000 SF
Clear Ceiling Height:	16 FT
Zoning Description:	J (Medium Industrial)
APN / Parcel ID:	04653599

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## Location



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## Property Photos



Outline-53



Image-55

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## Property Photos



Image-7



Image-1

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## Property Photos



Image-3

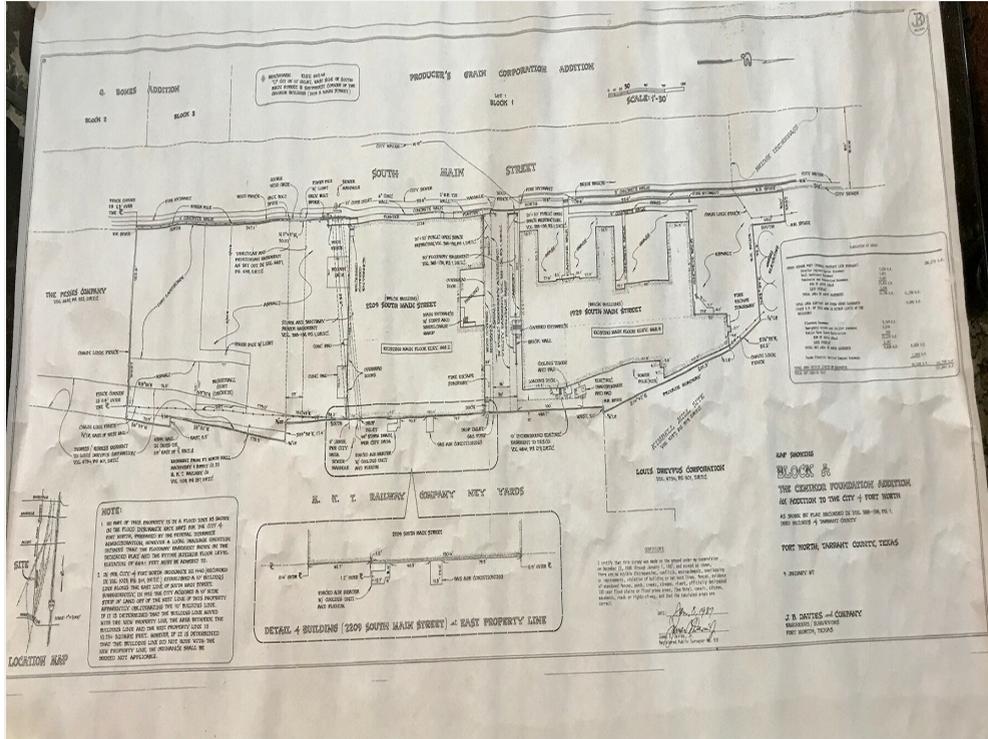


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## Property Photos



IMG\_8067survey

### Commercial

#### Low Intensity

“ER” Neighborhood  
Commercial Restricted

Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. **Alcohol sales prohibited.** Maximum 35 ft. height.

“E” Neighborhood  
Commercial

All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

#### Moderate Intensity

“FR” General Commercial  
Restricted

All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. **Alcohol sales prohibited.** Maximum 45 ft. height.

“F” General Commercial

All uses permitted in “FR”, plus amusement e.g. nightclubs, bars, skating rinks, etc. **Alcohol sales and on-premises consumption permitted** in “F” thru “K” districts. Maximum 45 ft. height.

#### High Intensity

“G” Intensive Commercial

All uses permitted in “F” with maximum 12-story/120 ft. height.

“H” Central Business

All uses permitted in “G”, plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay.

### Industrial

“I” Light Industrial

All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 55 ft. height.

“J” Medium Industrial

All uses permitted in “I”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Max. 120 ft. height.

Zoned “J” Medium Industrial