



EXTRAORDINARY DELIVERED

ANCHOR FABRICATION

Fort Worth, Texas
Tenant Advisory

OPPORTUNITY

Anchor Fabrication, a metal fabricator, needed to expand from 75,000 SF to over 200,000 SF due to growth in production. They needed a building with heavy power, crane-served and long building depth, which was a tough find in Fort Worth due to lack of availability.

SOLUTION

- Secured a 224,800 SF manufacturing facility that was perfectly suited for Anchor Fabrication's use at 4600 Blue Mound in Fort Worth to lease below market rate
- Negotiated a significant amount of free rent in order to subsidize some of the moving cost and tenant improvements

RESULTS

Transwestern was able to find an off-the-market building at significantly below market rate that consisted of the infrastructure needed to support operations. Transwestern also assisted the client with finding a tenant to sublease their former facility and terminate their current lease with no penalty.

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