

# Industrial Park Tenant Adds 131,600 SF

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FORT WORTH-A local property owner, with just one warehouse in Carter Industrial Park, has landed a full-building tenant, Mrs. Baird's Bakery, to get extra distribution space for a



**Todd Lambeth**  
Senior Vice President

nearby manufacturing plant. The company, owned by Grupo Bimbo of Mexico, has inked a five-year lease for the 131,600-sf warehouse in South Fort Worth.

The bakery company, a Carter Industrial Park tenant for nearly two decades, will get keys to the warehouse in early fall, Todd Lambeth, senior vice president with Dallas-based Bradford Cos., tells GlobeSt.com. The tenant-improvement package will retool the traditional, 1980s-era warehouse at 1125 Joel East Blvd. into a food-grade facility with some office space.

Lambeth says National Distribution Corp. exited the building, owned by Havener Properties Co., about 14 months ago. The space



**1125 Joel East**  
Fort Worth, Texas

has been on the market for \$3.25 per sf net, sweetened by a tenant-improvement allowance. "I am sure we had competition," he says, "no doubt about that." But, he adds, the building's proximity to the bakery plant leveraged the talks. "There's not another facility that size in that proximity to the plant," he says. Ken Walter, first vice president for CB Richard Ellis in Dallas, represented the bakery company.

The bakery signing is this year's second-largest deal for the 937-acre park, but it's the largest one if the stay time's considered, according to Lambeth. In the first quarter, Whirlpool signed an 850,000-sf lease, but with a very short term, he says.

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