

# Industrial For Lease

SOUTHWEST BLVD BUSINESS PARK  
4408, 4412, 4414 SOUTHWEST BLVD  
FORT WORTH, TX 76116

FREE RENT AVAILABLE!



Sarah LanCarter CCIM, SIOR  
sarah@lancartecre.com  
817-228-4247

Brandon Alexander  
balexander@lancartecre.com  
817-504-8474

LanCarterCRE.com  
2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

# Industrial For Lease

4408, 4412, 4414 Southwest Blvd  
Fort Worth, TX 76116



LEASE RATE & STRUCTURE: **\$10.00/ SF NNN (est opex: \$2.99)**

## PROPERTY HIGHLIGHTS

- 58,400 Total SF
- 3.16 AC
- 12' Clear Height
- Built in 2002
- Grade Level Doors
- Free Rent
- Flexible Terms
- Zoned "PD" Planned Development

## LOCATION HIGHLIGHTS

Located off Hwy 183 and Hwy 377. This location provides Easy access to Hwy I-20 and I-30 near the Benbrook Traffic Circle.

## AVAILABLE

4408-Unit 5:	1,000 SF - with Restroom
4408-Unit 14:	1,000 SF - with Restroom
4412-Units 7-8:	2,000 SF - with Restroom
4412-Units 15-16:	2,000 SF - with Restroom
4414-Units 36, 37, 38:	3,000 SF

Sarah LanCarte CCIM, SIOR  
sarah@lancartecre.com | 817-228-4247

Brandon Alexander  
balexander@lancartecre.com | 817-504-8474

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107

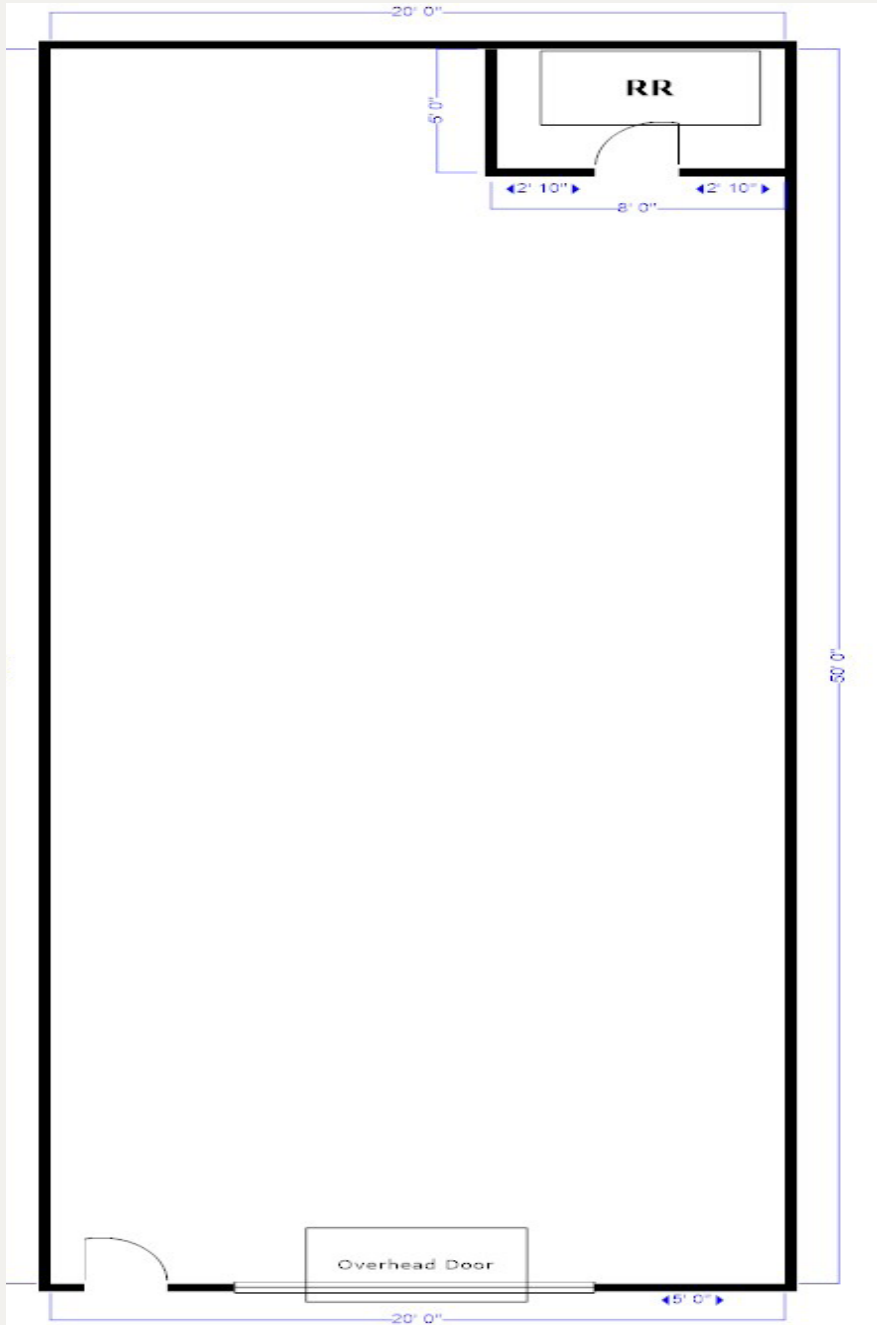


RELENTLESSLY PURSUING WHAT MATTERS.

# Industrial For Lease

4408, 4412, 4414 Southwest Blvd  
Fort Worth, TX 76116

## FLOOR PLAN



Sarah LanCarte CCIM, SIOR  
sarah@lancartecre.com | 817-228-4247

Brandon Alexander  
balexander@lancartecre.com | 817-504-8474

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.

# Industrial For Lease

4408, 4412, 4414 Southwest Blvd  
Fort Worth, TX 76116

## PHOTOS



Sarah LanCarte CCIM, SIOR  
sarah@lancartecre.com | 817-228-4247

Brandon Alexander  
balexander@lancartecre.com | 817-504-8474

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



RELENTLESSLY PURSUING WHAT MATTERS.



# LANCARTE

## COMMERCIAL

Sarah LanCarte CCIM, SIOR  
sarah@lancartecre.com | 817-228-4247

Brandon Alexander  
balexander@lancartecre.com | 817-504-8474

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107



**RELENTLESSLY PURSUING WHAT MATTERS.**

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2023 LanCarte Commercial Real Estate, LLC.