

Industrial For Lease

12250 US BUSINESS HWY 287 N
FORT WORTH TX 76179



LANCARTE
COMMERCIAL

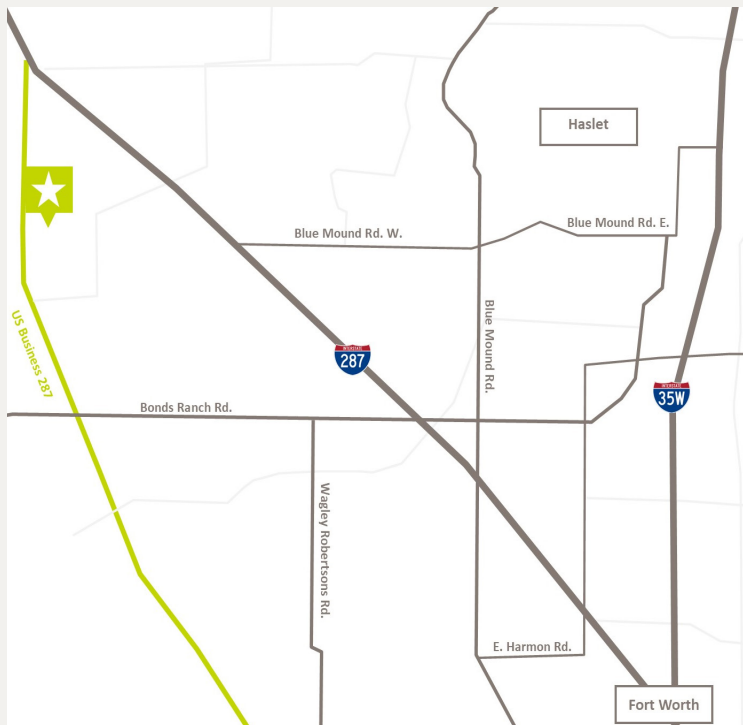
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2627 Tillar Street, Suite 121
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LEASE RATE & STRUCTURE **\$14.00/ SF + NNN**

PROPERTY FEATURES

- 12,000 SF
- 2.06 AC
- Built in 2016
- Class B Building
- Ceiling Height 12' - 16'
- Parking Ratio 5.42/1,000 SF
- Zoning - Light Industrial (unincorporated Tarrant County)

LOCATION OVERVIEW

Conveniently located on U.S. Business Highway 287 North and the corner of Blue Mound Rd. West in Haslet area but officially called North Fort Worth. Next door to Russell Feed Store and less than a mile from the new Walmart on Avondale-Haslet Rd in Haslet, TX. This is a rapidly growing area with a lot of potential. Traffic count was over 13,000 per day last year.

AVAILABLE SPACE

- | | | |
|------------------|----------|--|
| • Suite 104: | 1,000 SF | 1 Grade Level Door, 100% HVAC, Small Office, 1 Restroom |
| • Suite 105: | 1,000 SF | 1 Grade Level Door, Small Office, 1 Restroom |
| • Suite 106-107: | 2,000 SF | 3 Grade Level Doors, 100% HVAC, Small Office, 1 Restroom |

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EXTERIOR PHOTOS



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