

# Industrial For Lease

4300 GARLAND DR,  
HALTOM CITY, TX 76117



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LanCarterCRE.com  
2900 Wingate Street, Suite 100  
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE **\$12.00 / SF NNN**

## PROPERTY FEATURES

- 5,000 SF
- +/-2,000 SF Office
- +/-3,000 SF Warehouse
- 100% HVAC Warehouse
- 13' Clear Height
- 2 Electrical Grade-Level Doors
- 2 Break Rooms
- 3 Restrooms
- Fenced Outside Storage
- Zoned M-2 Industrial
- Built in 1998

## LOCATION OVERVIEW

This property is located in Cascade Industrial Park just South of Loop 820 and East of I35 W. The closest major street is Beach Street one block to the west.

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RELENTLESSLY PURSUING WHAT MATTERS.

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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# LANCARTE

## COMMERCIAL

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