

# Industrial ★ LEASE

LanCarteCRE.com

BEACH STREET BUSINESS PARK  
3649-3789 N BEACH ST FORT WORTH, TX 76137



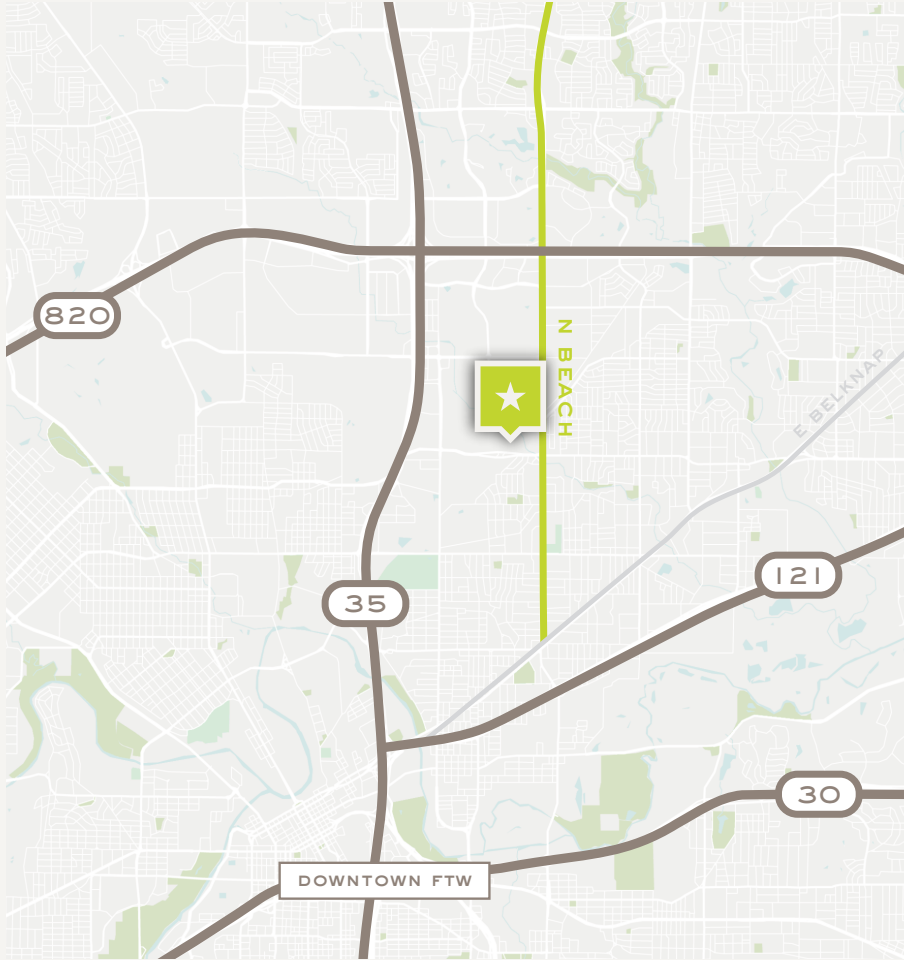
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## PROPERTY FEATURES

- 1,500-3,200 SF Available
- Locally Owned and Managed
- Dedicated Turn Lanes
- Ample Parking
- “K” Heavy Industrial Zoning
- Fresh Make-Ready’s

## LOCATION OVERVIEW

This property is minutes North of Fort Worth and less than an hour’s drive to Downtown Dallas. This location provides convenient access to major thoroughfares such as Hwy I- 35, Loop 820, Hwy 183, and Hwy 377.

## LEASE RATE & STRUCTURE

Contact Broker



### SUITE 3727

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1,600 SF

- +/- 500 SF office
- One grade level door (12x14)
- Small fenced in secure yard

### SUITE 3729

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1,600 SF

- +/- 500 SF office, one restroom
- One grade level door (12x14)

*\*Suites 3727-3729 can be combined to 3,200 SF with outdoor storage*

### SUITE 3759

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1,500 SF

- 1 office and 1 restroom
- 2- 12X14 grade level doors
- Fenced in secure yard

### SUITE 205

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1,500 SF RETAIL

- 2nd generation chiropractor



LANCARTE  
COMMERCIAL

*Relentlessly Pursuing What Matters*

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