

Industrial For Lease

4620 S. EDGEWOOD TERRACE
FORT WORTH, TX 76119



LANCARTE
COMMERCIAL

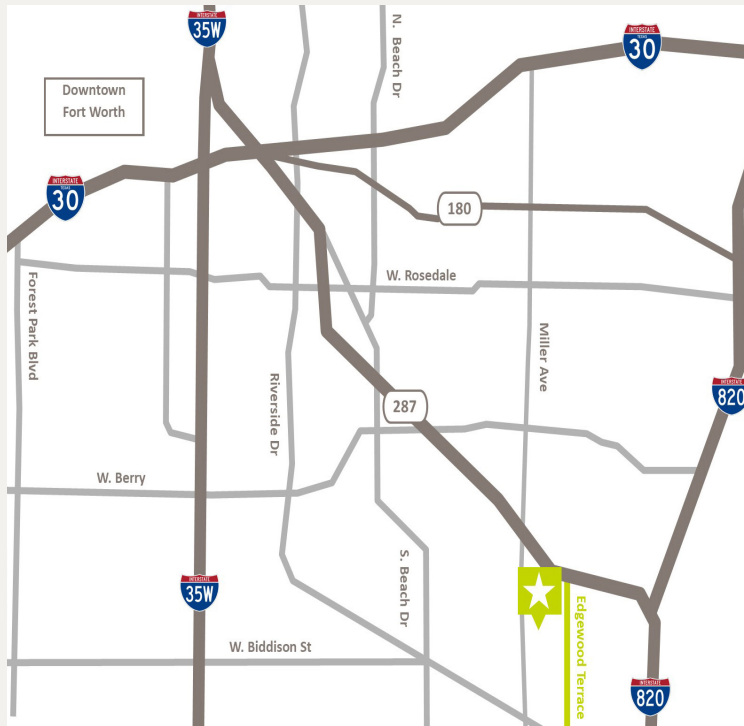
Sarah LanCarte CCIM, SIOR
sarah@lancartecre.com
817.228.4247

Finn Wilson
fwilson@lancartecre.com
817.713.8771

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

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LEASE RATE & STRUCTURE **\$13.00/SF + NNN**

PROPERTY FEATURES

- +/-8,000 Total SF
- +/- 2,950 SF Office
 - Multiple Offices/ Conference Rooms
- .80 AC
- 14' Clear Height
- 1 Dock Door (10'x10')
- Zoning "I"Light Industrial
- Fully Air Conditioned
- Outside Storage/Parking
- Built in 2003
- Tilt Wall Construction

LOCATION OVERVIEW

Located on S. Edgewood Terrace near Hwy 287. This location provides easy access to all the major highways such as Hwy I-20, Hwy I-30, Loop 820, and Hwy -1-35. This property also provides a less than 10 minute drive to Downtown Fort Worth.

MAJOR HWY

	DRIVE TIME	DISTANCE
I-20	~10 MIN	2-MILE
I-30	~10 MIN	2-MILE

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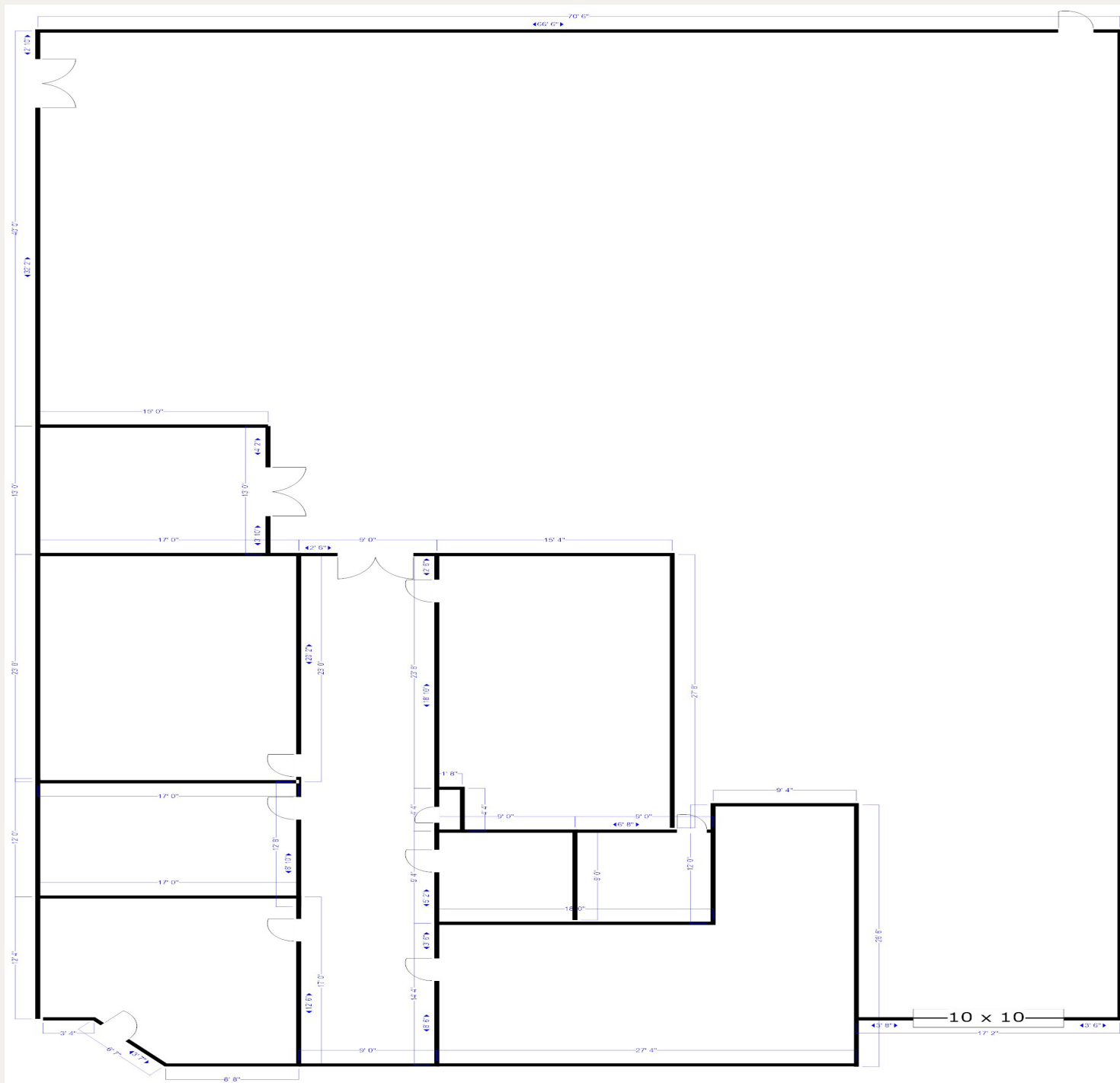


RELENTLESSLY PURSUING WHAT MATTERS.

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FLOOR PLAN



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EXTERIOR PHOTOS



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