

Industrial ★ LEASE

LanCarteCRE.com

LOOP 820 COMMERCE PARK
3337 E LOOP 820 S FORT WORTH, TX 76119



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COMMERCIAL

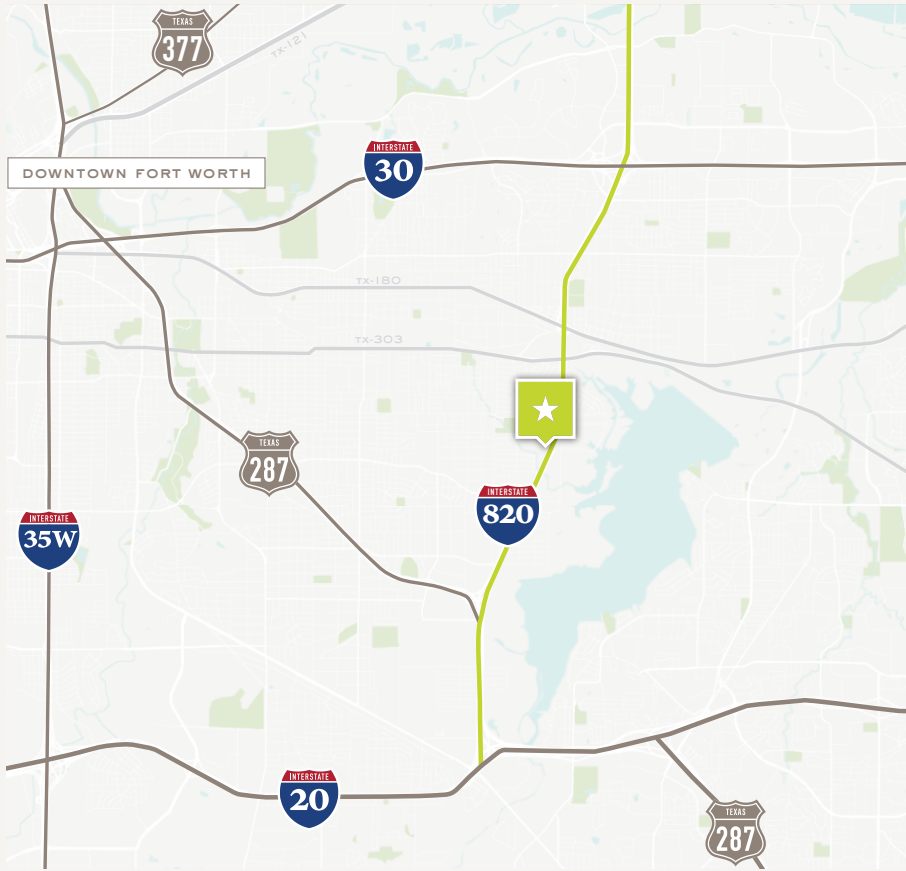
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PROPERTY FEATURES

- 9,011 SF Office/Warehouse
- 2,500 SF Office
- 1 Grade level door
- Clear height: 14'
- 3-Phase heavy power
- LED lighting
- 100% HVAC'd warehouse
- 0.75 AC of fenced outside storage
- Up to 6 Month rent abatement
- Ability to add 2nd grade level door on south side of building

NEW BUSINESS PARK IMPROVEMENTS

- New roads and parking lots
- New automated gate access
- Repainted buildings
- Roof repairs and replacement
- New HVAC
- Full exterior lighting package on all buildings

LOCATION OVERVIEW

This industrial property offers prime visibility and easy access to major transportation routes. Positioned in a growing industrial corridor, the site is just minutes from major distribution hubs, rail lines, and key business centers. Its strategic location ensures seamless connectivity to the entire DFW metroplex and beyond.

Major Thoroughfares Destination Miles:

- US 287: 2.2
- Interstate 20: 3.2
- Interstate 30: 4

LEASE RATE & STRUCTURE

Contact Broker

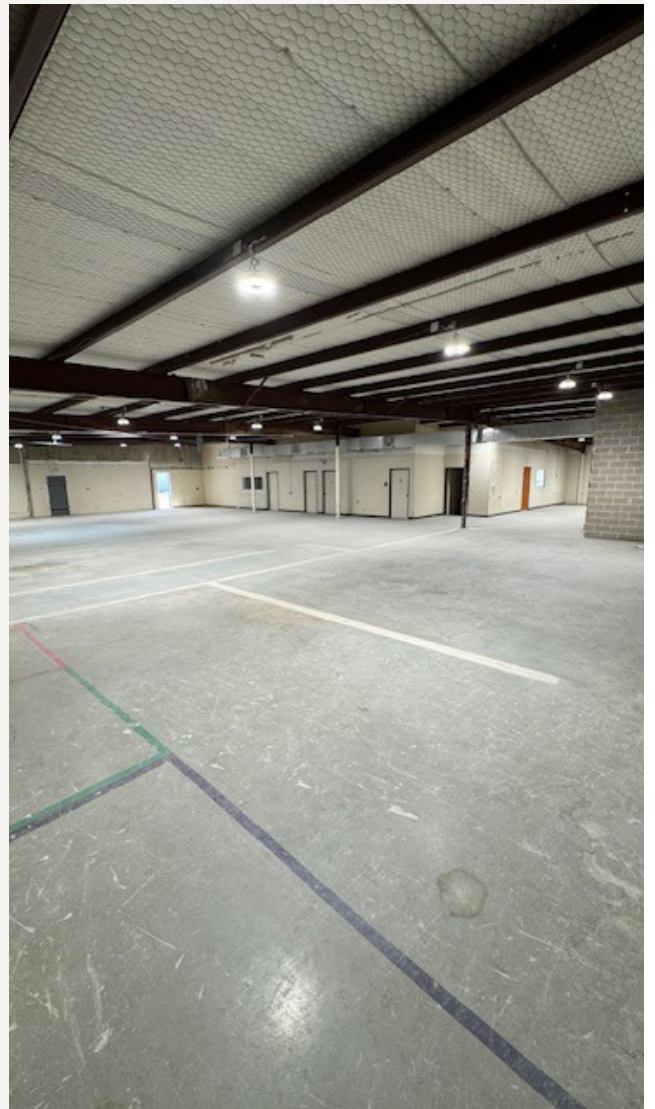
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LANCARTE

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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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