

# Office/Warehouse ★ FOR LEASE

LanCarte.com

541 N. MAIN STREET FORT WORTH, TX 76164



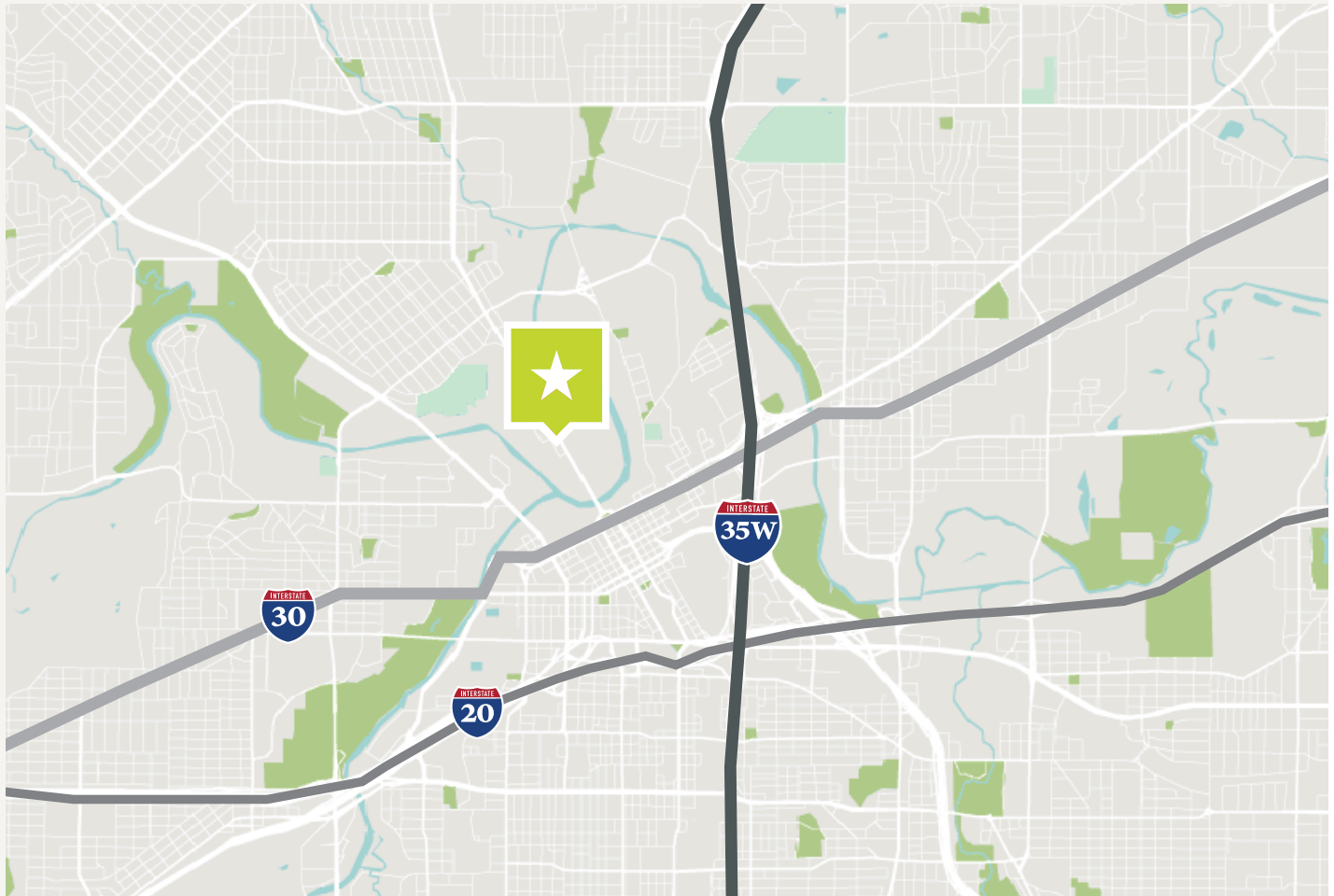
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## PROPERTY FEATURES

- 12,840 SF Industrial Facility
- 0.76 Acres
- 3 Grade Level Ramps (2 10' x 10' | 3 8' x 8')
- Tilt Wall and Metal Construction
- 3 Phase Power, 240 V and 400 AMPS
- PI- NM Zoning
- 35 Paved Parking Spots
- Fully Fenced
- Outside YardStorage
- Main Street Retail Frontage

## LOCATION OVERVIEW

Conveniently located a ½ mile from Downtown.

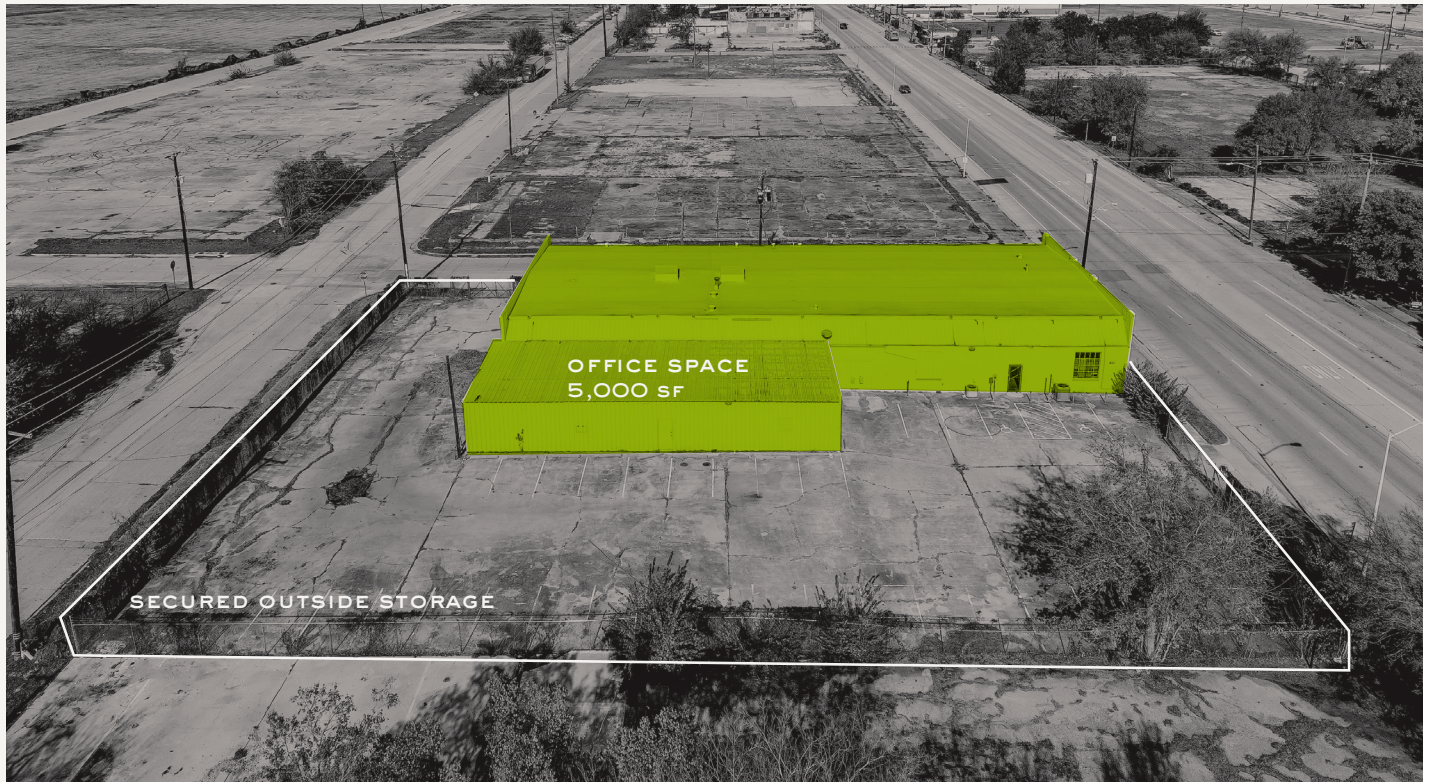
## LEASE RATE & STRUCTURE

## CONTACT BROKER

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## PROPERTY BUILDING

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Total: +/- 12,840 SF

- Office Space: 5,000 SF
- Mezz Space: 2,500 SF
- 14' Clear Height
- 2 Grade Level 10 x 10'
- 1 Grade Level 8 x 8'
- Paved yard with outdoor storage
- 35 Car parks

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# LANCARTE

## COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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