

# Industrial ★ LEASE

LanCarteCRE.com

3024 WICHITA CT FORT WORTH, TX 76140



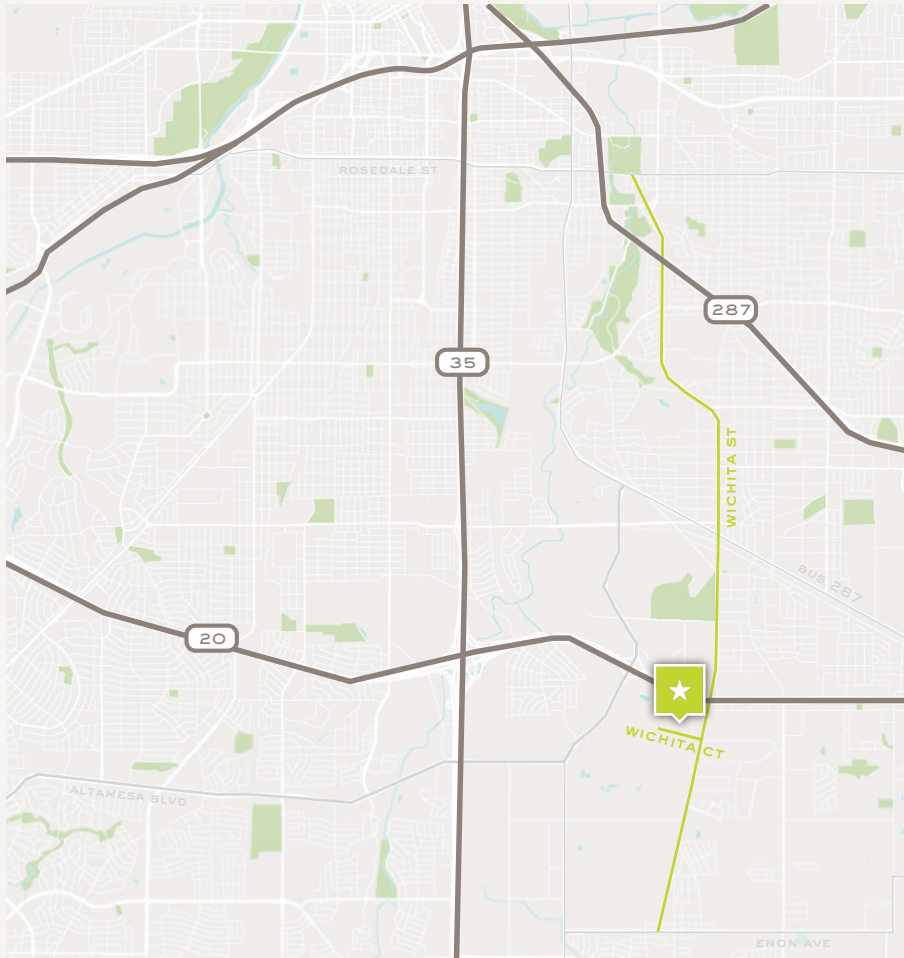
Nick Talley  
817-907-0327  
ntalley@lancartecre.com

Brandon Alexander  
817-504-8474  
balexander@lancartecre.com

# Industrial ★ LEASE

3024 WICHITA CT

LanCarteCRE.com



## PROPERTY FEATURES

- 20,000 SF Available
- Office: 6,090 SF
- Built in 1983, Renovated in 20023
- 4 Grade Level Doors, 3 with Mechanical Openers
- 0.5 AC Fenced Yard with 2,500 SF Outside Covered Product Storage
- 14'-15' Clear Height
- Fully Sprinklered Warehouse
- 3 Phase Power:
  - 800 A, 120/240 V
  - 1400 A, 480 V

## LOCATION OVERVIEW

This property is conveniently located near major highways, including I-35W and I-820, providing excellent access to the Dallas-Fort Worth metroplex. Situated in a well-established industrial corridor, the property offers proximity to key logistics hubs and commercial centers. Its strategic location ensures efficient transportation and distribution, making it an ideal space for industrial operations.

## LEASE RATE & STRUCTURE

**\$11.25** sf NNN

**Industrial** ★ LEASE  
3024 WICHITA CT

LanCarteCRE.com



**Industrial** ★ LEASE  
3024 WICHITA CT

LanCarteCRE.com

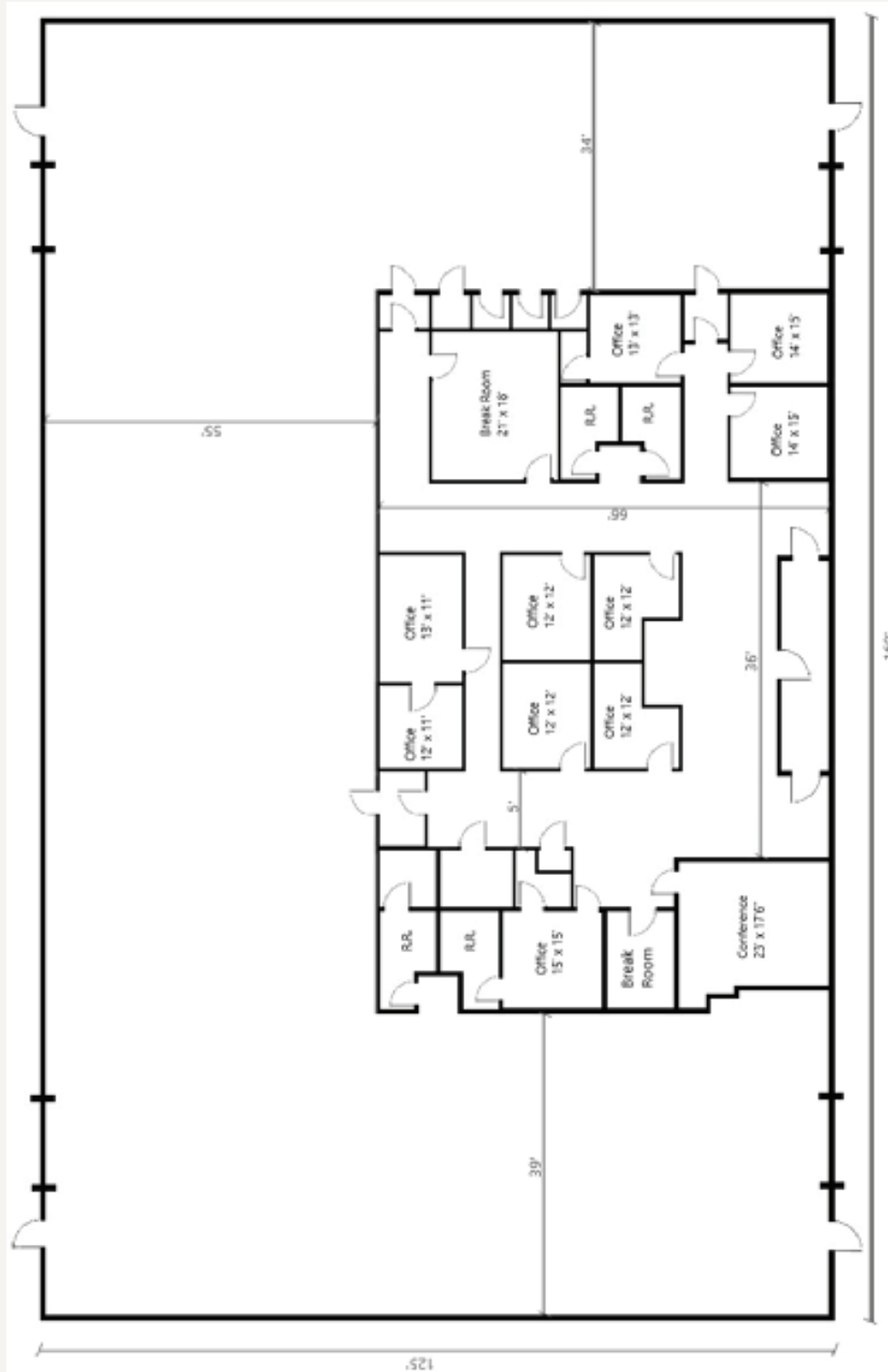


# Industrial ★ LEASE

3024 WICHITA CT

LanCarteCRE.com

## SURVEY





# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

**Nick Talley**

817-907-0327 | [ntalley@lancartecre.com](mailto:ntalley@lancartecre.com)

**Brandon Alexander**

817-504-8474 | [balexander@lancartecre.com](mailto:balexander@lancartecre.com)