

# Industrial ★ LEASE

LanCarteCRE.com

5160 - 5172 LEMONS RD FORT WORTH, TX 76140



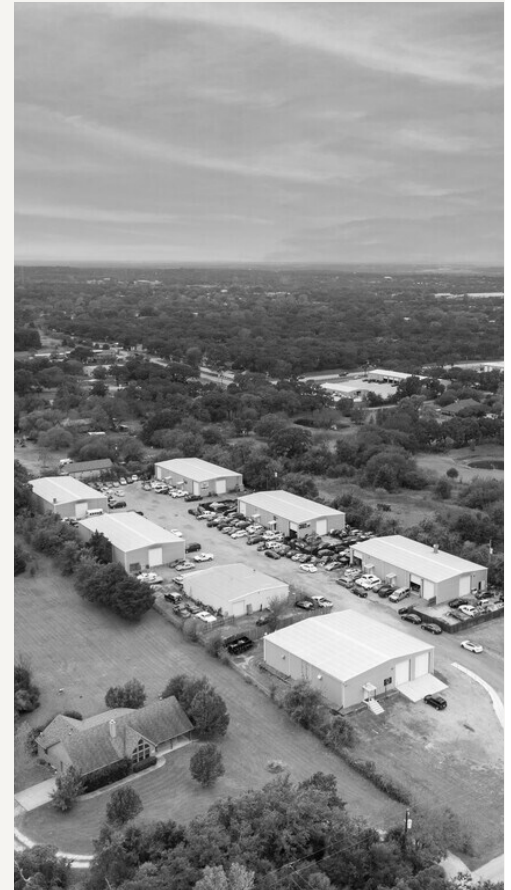
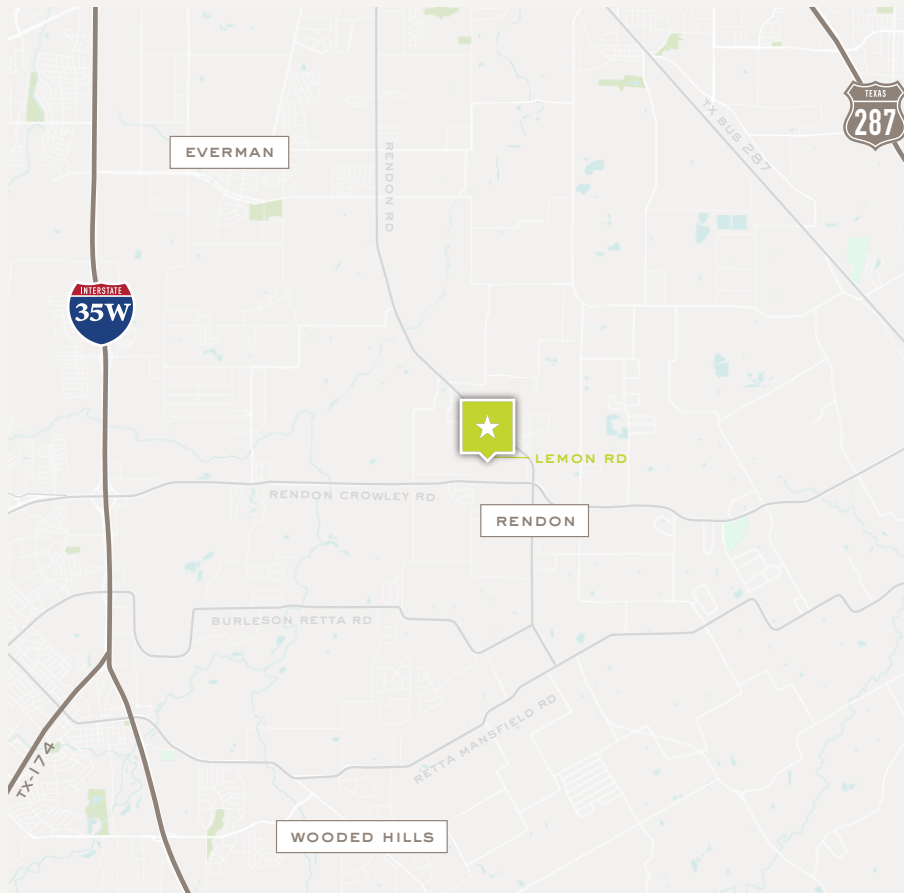
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## PROPERTY FEATURES

- 5,000 SF Building on 3.32 AC
- Built in 2018
- 100 SF Office
- 2 10' x 14' Grade Level Doors
- Metal Construction
- 18' Clear Height
- Metal Insulated Roof
- 3 phase: 120/240v
- Zoning: Industrial
- Whitebox Office

## LEASE RATE & STRUCTURE

## CONTACT BROKER

## LOCATION OVERVIEW

Located at 5160–5172 Lemons Rd in southeast Fort Worth, this industrial offering sits just off Rendon Road with strong access to I-20, US-377, and I-35W, ensuring seamless regional connectivity. The property benefits from proximity to a growing industrial corridor between Rendon and Burleson, offering visibility, easy ingress/egress, and strong logistics appeal.

## AVAILABLE SPACES

BUILDING 1      **2,500** SF

BUILDING 2      **5,000** SF

BUILDING 3      **5,250** SF



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## BUILDING 1

+/- 2,500 SF

- 3 grade Level Doors
- Metal Construction
- 18' Clear Height
- Metal Insulated Roof
- 3 phase: 120/240v
- Zoning: Industrial

## BUILDING 2

+/- 5,000 SF

- 3 grade Level Doors
- Metal Construction
- 18' Clear Height
- Metal Insulated Roof
- 3 phase: 120/240v
- Zoning: Industrial

## BUILDING 3

+/- 5,250 SF

- 6 Grade Level Doors
- Metal Construction
- 18' Clear Height
- Metal Insulated Roof
- 3 phase: 120/240v
- Zoning: Industrial



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LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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