

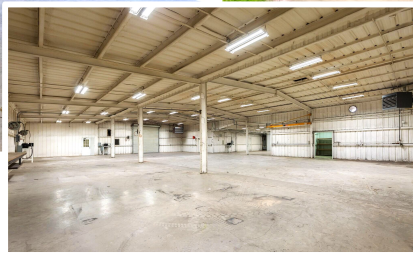
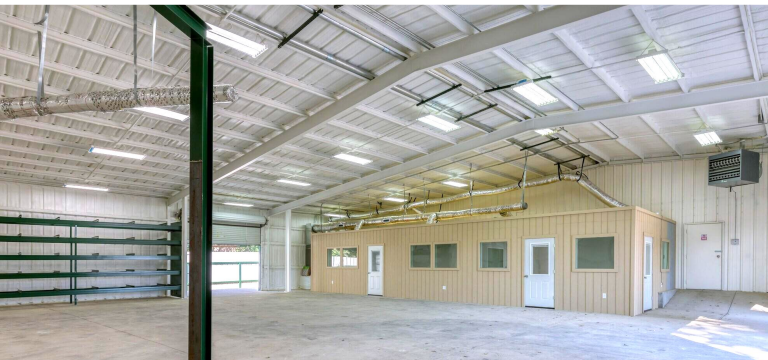
3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



Clear Height	16'
Standard Parking Spaces	30
Drive In Bays	4



Available NOW!
\$9,844
/month

HIGHLIGHTS

- Out of City Limits, No Certificate of Occupancy required
- Multi use facility
- LED lighting for cost efficiency
- 24 Hour Gated Access, Large Outside Storage Area, Security Camera
- Single and 3 Phase 480/277 Heavy Electric
- Prime Location fronting Hwy 199 between Azle and Springtown. Close to Fort Worth, Weatherford, Arlington, Lake worth, Saginaw, Mansfield, Dallas.

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION
1st Floor	17,580 SF	1-10 Years	\$6.72 /SF/YR	Industrial	Full Build-Out

3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



Available NOW!
\$9,844
/month

PROPERTY OVERVIEW



Prime location for your business in the growing area between Azle and Springtown and only 20 minutes from Fort Worth. Building is OUTSIDE OF CITY LIMITS, no Certificate of Occupancy needed. Property is completely fenced w electronic gated entrances and easy 18 wheeler access. Property facing Hwy 199, great advertising for your business. Building has a beautiful multiple office area, with multiple, restrooms and break rooms. Well equipped & insulated warehouse manufacturing building Single and 3 Phase 480/277 Heavy Electric, LED lighting keep your electricity costs low. 16 ft ceiling, roll up doors, heat & air and plenty of parking. Alarm ready. Leasing approximately **sq 17,580 ft** for **\$9,844/mo.**

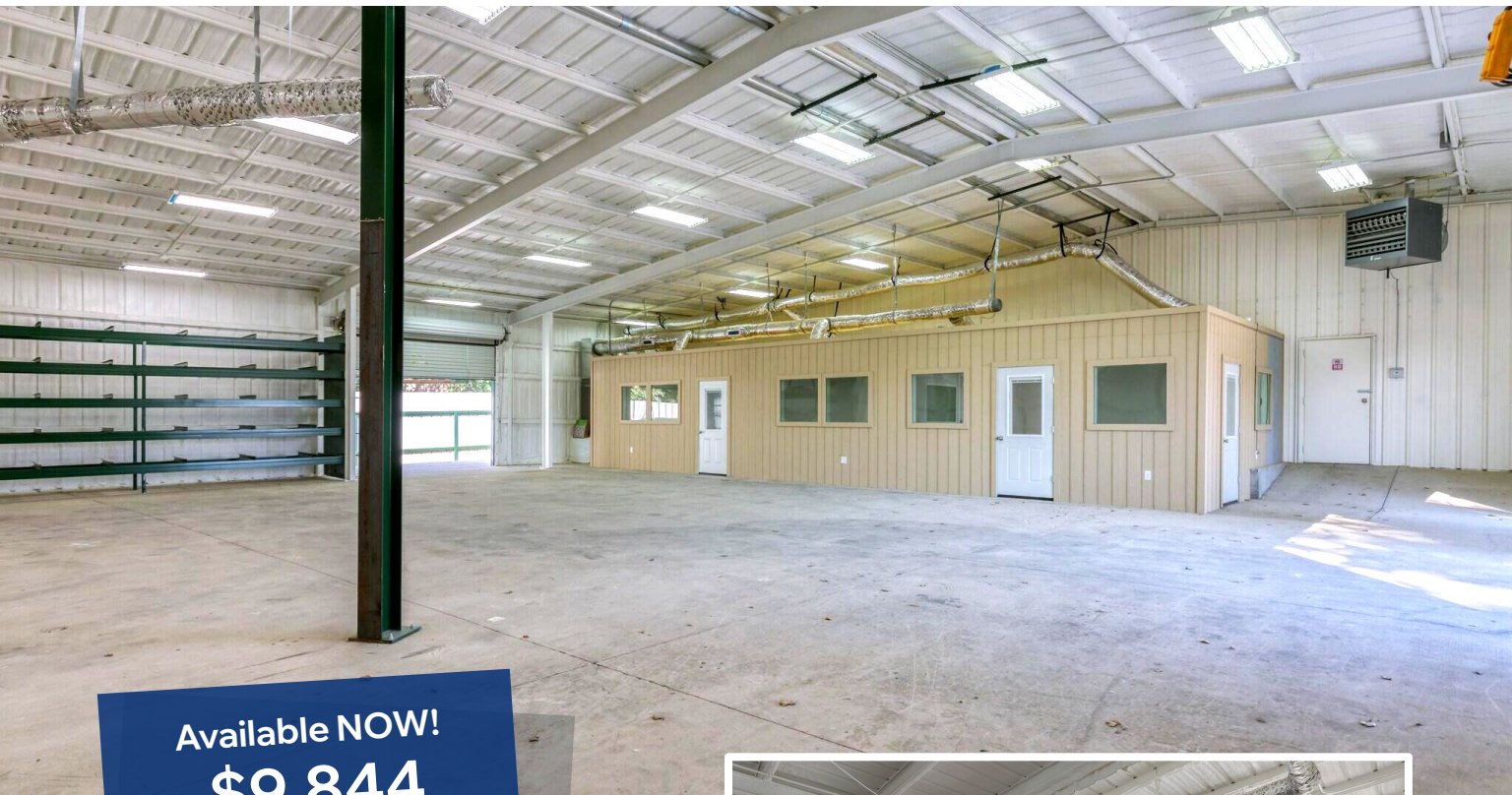
3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



Available NOW!

\$9,844
/month

WAREHOUSE FACILITY FACTS



Building Size	17,580 SF
Year Built/Renovated	2005/2021
Water	County
Heating	Gas
Power Supply	Volts: 270-480 Phase: Single and 3

Lot Size	1.28 AC
Construction	Metal
Sewer	Septic Field
Zoning	None - Outside City Limits. No zoning.

3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



TRANSPORTATION

COMMUTER RAIL		
Fort Worth	33 min drive	23.3 mi
Fort Worth Intermodal Transportation Center (Itc)	33 min drive	23.3 mi
Texas And Pacific (T&P)	34 min drive	23.5 mi
Trinity Lakes Station	40 min drive	31.4 mi
Richland Hills	40 min drive	32.0 mi
AIRPORT		
Dallas-Fort Worth International	56 min drive	43.9 mi
FREIGHT PORT		
Port of Shreveport	276 min drive	251.8 mi
RAILROAD		
Ahr Trucking And Storage, Inc-Saginaw-Tx	38 min drive	19.3 mi

3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com



3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082

PLEASE CALL OR TEXT:

818-581-8408

andreykorn@hotmail.com

Clear Height	16'
Standard Parking Spaces	30
Drive In Bays	4

SUMMARY

SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION
1st Floor	17,580 SF	1-10 Years	\$6.72 /SF/YR	Industrial	Full Build-Out

Position your business for success in this 17,580 SF well-equipped industrial building located at 3100 E Highway 199 in Springtown, TX. Offered at \$9,844/month, this versatile facility features multiple offices, three drive-in bays, and a fully fenced yard with electronic gated access. With no Certificate of Occupancy required and prime highway frontage, this property offers unmatched flexibility and visibility — just 20 minutes from Fort Worth and ideally situated between Azle and Springtown.

- 4 Drive Ins
- Central Air and Heating
- Zoning: Outside city limits – no CO required
- Ceiling Height: 16 ft
- Rent: \$9,844/month
- Includes 1,600 SF of dedicated office space
- Space is in Excellent Condition
- Private Restrooms
- Climate Control: Heated and air-conditioned
- Offices: Multiple finished office spaces

PLEASE CALL OR TEXT:

 **818-581-8408**

andreykorn@hotmail.com

3100 E Highway 199

17,580 SF of Industrial Space Available
in Springtown, TX 76082



Andrey Korneev
AKNP, Inc.