

Industrial ★ LEASE

LanCarte.com

COMMERCE RIDGE BUSINESS PARK
3019 KELLER HICKS RD FORT WORTH, TX 76244



LANCARTE
COMMERCIAL

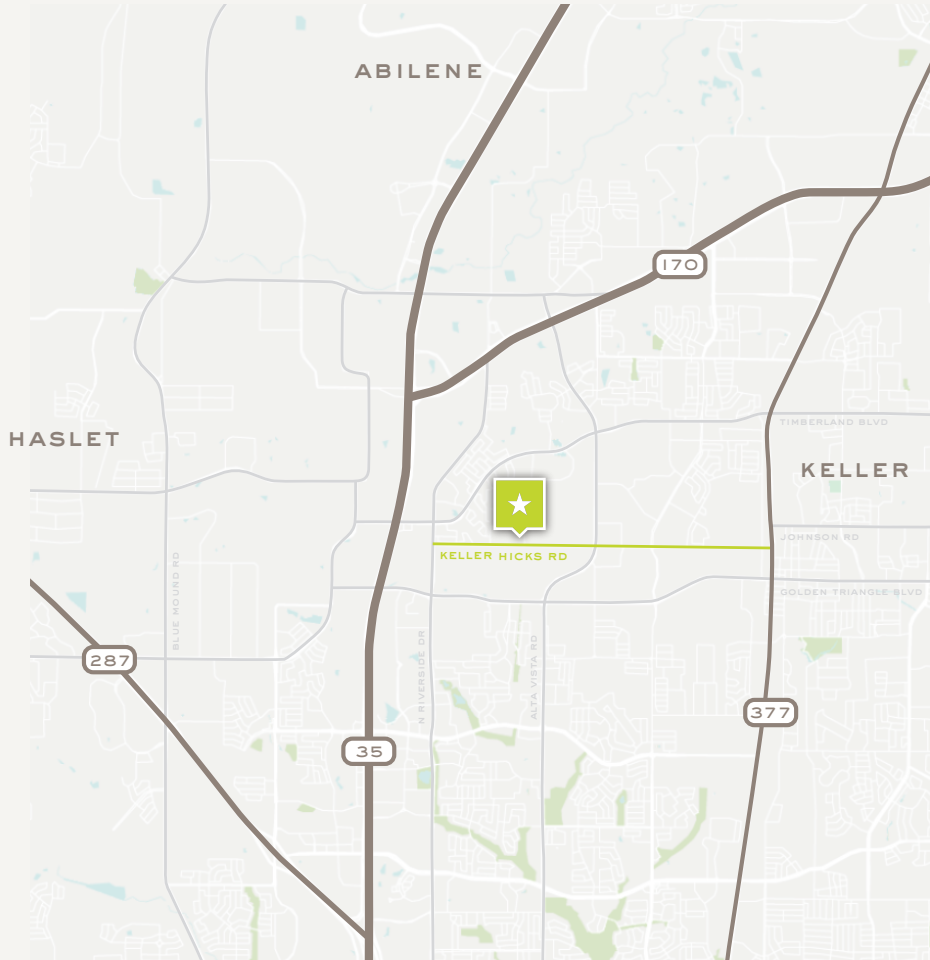
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PROPERTY FEATURES

- Major Renovations
- 43,000 SF
- Clear Height 14'
- Free Span Column Spacing
- Building Depth: 50'
- Metal Construction & Pitched Metal Roof
- Gravel Yard Type - Concrete Coming Soon
- Power: 100 amps
- Zoning: Light Industrial

LEASE RATE & STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

Situated in a prime location, 3019 Keller Hicks Rd offers unparalleled visibility and accessibility, making it an ideal spot for businesses looking to thrive. Located just 1 mile from I-35W, this property benefits from high traffic and easy access to major thoroughfares, ensuring a steady flow of potential customers. Additionally, Hillwood's expansive 26,000-acre master-planned "AllianceTexas" development is less than 3 miles north, providing a dynamic environment with a vibrant mix of residential and commercial developments. With easy access to public transportation and ample parking, 3019 Keller Hicks Rd stands out as a top-tier location that promises to elevate any business to new heights.

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UNIT 13

2,000 SF

- Clear Height” 14’
- Free Span Column Spacing
- Building Depth: 50’
- 2 Grade Level Doors (12’x12’)
- Metal Construction
- Pitched Metal Roof
- Power: 100 amps

UNITS 303 & 1202

1,250 SF

- Clear Height” 14’
- Free Span Column Spacing
- Building Depth: 50’
- 2 Grade Level Doors (12’x12’)
- Metal Construction
- Pitched Metal Roof
- Power: 100 amps

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LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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