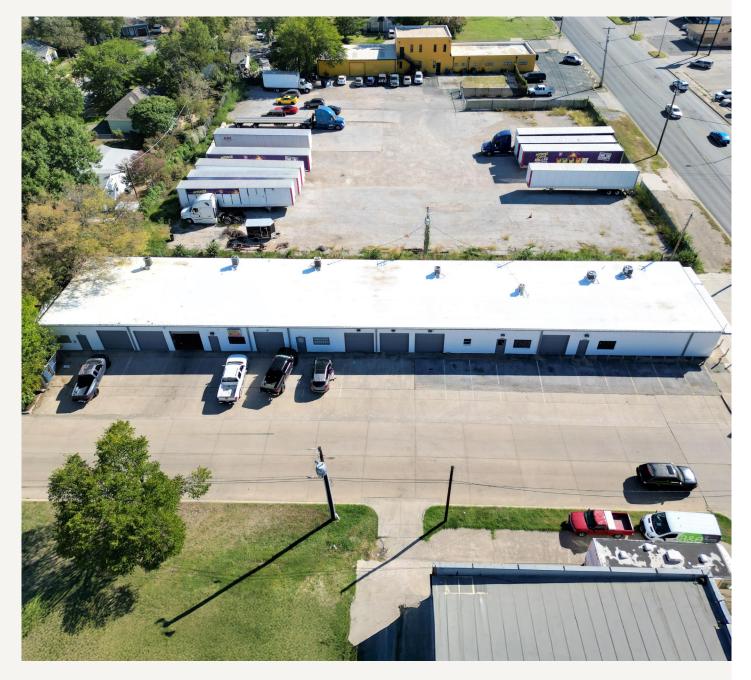
LanCarteCRE.com

3340 N BEACH ST HALTOM CITY, TX 76111





Benson Williams 318-458-2318 bwilliams@lancartecre.com Henry Tyng 210-882-7191 htyng@lancartecre.com

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#### PROPERTY FEATURES

- 1,800 SF available
- 0.45 AC
- 11' Clear Height
- 40' Deep
- 25' Column Spacing
- Grade Level Loading
- Built in 1969/Remodeled in 2022
- Zoned "F1" Commercial

#### LOCATION OVERVIEW

The property is located at the northeast quadrant of Beach Street and NE 28th Street. This location provides easy access to major highways such as I-35 W, Airport Freeway and I-820.

#### AVAILABLE SPACES

#### SUITE G

**1,800** SF

• Small Office Space

• 2 Grade Level Doors

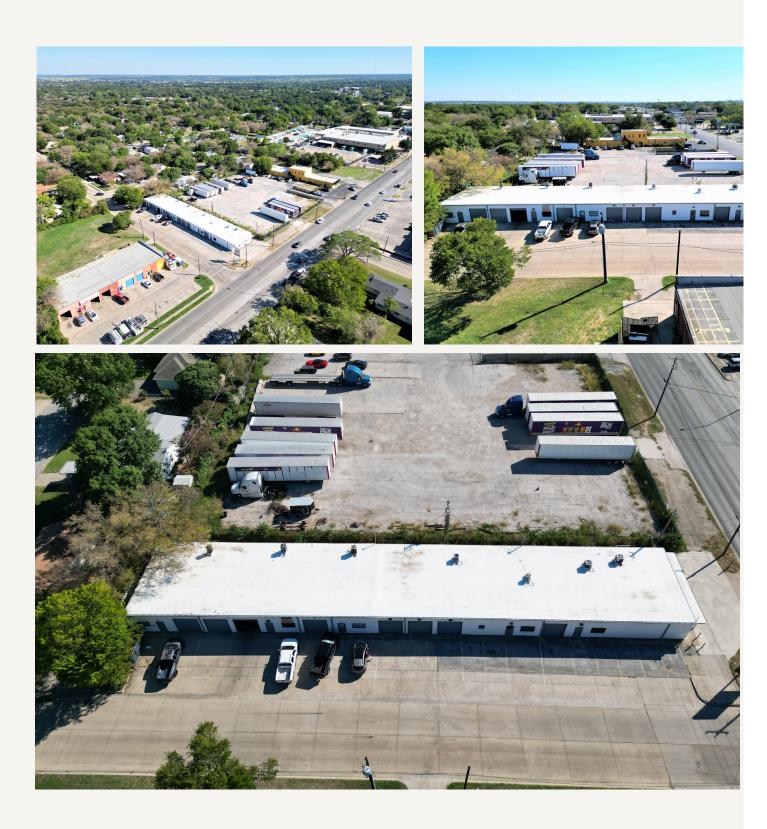
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### LEASE RATE & STRUCTURE

\$9.50/ SF + NNN

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**Relentlessly Pursuing What Matters** 

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