

# Industrial ★ LEASE

LanCarteCRE.com

3340 N BEACH ST HALTOM CITY, TX 76111



**LANCARTE**  
COMMERCIAL

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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*

## LEASE RATE & STRUCTURE

**\$9.50/ SF + NNN**

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