

Industrial ★ LEASE

LanCarteCRE.com

14485 US-377 S FORT WORTH, TX 76126



LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- 31,780 SF on 3.0 AC
 - Building 1: 30,000 SF
 - Building 2: 1,780 SF
- Outdoor Storage
- Office Renovated in 2025
- 2,415 SF Office
- (1) Grade Level Door (12 x 12) & (1) Grade Level Door (10 x 12)
- Ample Employee & Future Truck Parking
- New Roof in 2018
- Clear Height: 15'
- ETJ - No Zoning
- Warehouse Equipped with Heaters and Vents
- Heavy Power: 480 Volts with +/-1,600 amps
- Compressed air and water lines

LOCATION OVERVIEW

Situated directly along Highway 377, the property has a high visibility and convenient accessibility serving as a vital artery connecting Fort Worth to surrounding areas. The property is approximately 6 miles from I-20 and 8 miles from I-820, providing seamless access to major highways for efficient regional connectivity to the DFW Metroplex.

LEASE RATE & STRUCTURE

\$7.25 /SF + NN (OPEX \$2.27)

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INTERIOR PHOTOS



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EXTERIOR PHOTOS





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Relentlessly Pursuing What Matters

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