

# FOR SALE OR LEASE

+/- 15,920 SF Industrial Warehouse on 1.47 Acres

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## 10100 Hicks Field Road

Fort Worth, TX 76179

### PROPERTY HIGHLIGHTS

- +/- 15,920 SF Industrial Warehouse on 1.47 Acres fully paved and fenced
- +/- 3,565 SF Office space
- Zoned "K" Heavy Industrial
- Ideal location with access to major transportation routes, close to I-35 and within a robust and growing commercial area in North Fort Worth
- 12'-16' Clear Height
- One (1) 8'x8', Two (2) 10'x10' and One (1) 12'x12' Drive-In Doors
- 3 Phase Power, 240V 600 Amp
- Partially Air Conditioned Warehouse
- **Lease Rate \$11.00/SF NNN**
- **For Sale: Contact Broker for Pricing**

#### For Information Please Contact:

- [nealhowardbalog@gmail.com](mailto:nealhowardbalog@gmail.com)
- 214-924-8918



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## **For Sale or Leasing Opportunity** **10100 Hicks Field Road**

The property at 10100 Hicks Field Road presents an outstanding opportunity, whether for direct use or investment purposes. Strategically located in a prime industrial zone, this property offers excellent accessibility to major transportation routes, ideal for logistics, distribution, or manufacturing businesses. Heavy Industrial Zoning allows for a wide array of uses designed to support industries from large scale manufacturing, processing to distribution operations. The Property features a fully fenced, paved parking lot, offering enhanced security, durability, and ample space-perfect for protecting vehicles, equipment, or outdoor storage while ensuring easy accessibility. For investors, the property promises stable cash flow potential with its attractive leasing prospects in a high-demand area. Additionally, the value appreciation potential in a growing commercial hub makes it an enticing long-term investment.

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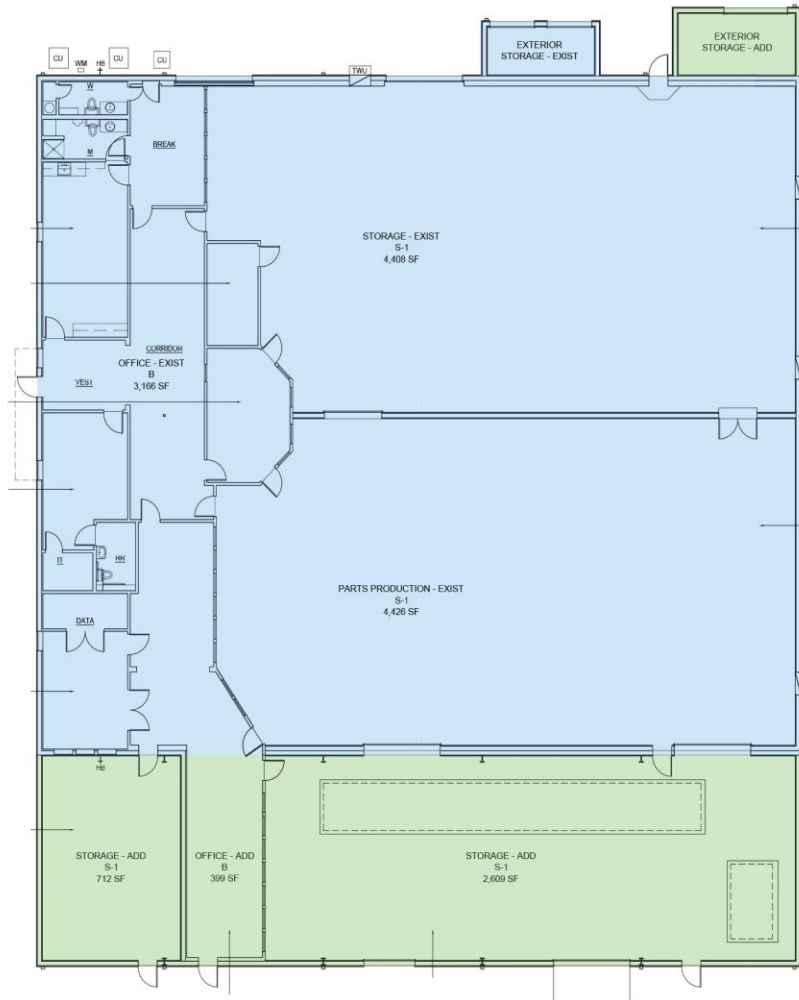
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## FLOOR PLAN



1  
015

AREA CALCULATION PLAN

1/8"=1'-0"

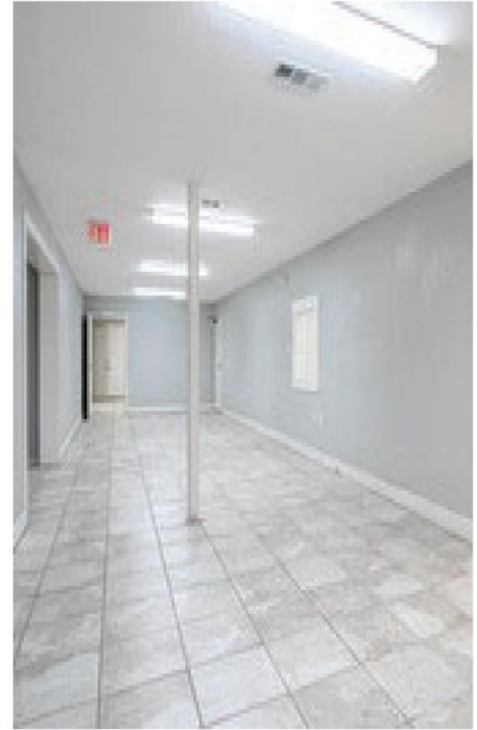
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