



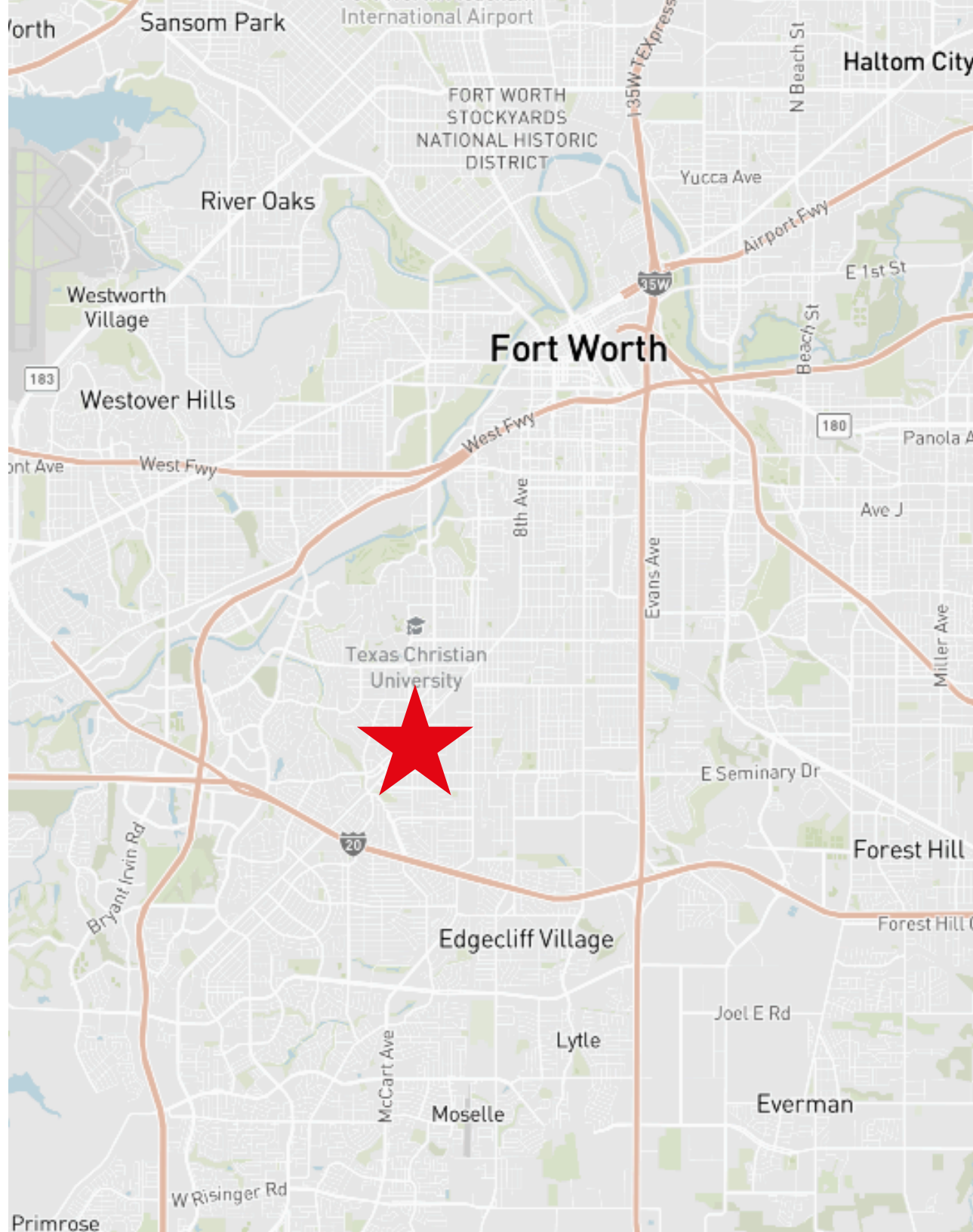
# 30,053 - 74,619 SF Warehouse For Lease

3131 W Bolt St, Fort Worth, TX | Available within 30 days notice

# The Property

3131 W Bolt St is a versatile commercial property located in Fort Worth, TX. Situated in a prime location, this property offers excellent visibility and accessibility. The property features a well-maintained lit exterior with easy access to multiple major highways and interstates.

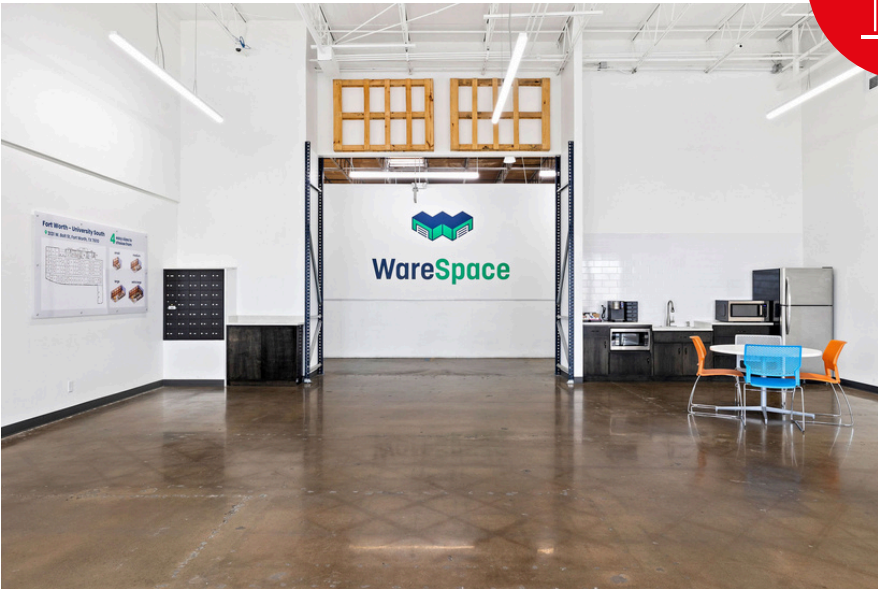
- Zoned “K” Heavy Industrial
- 16’ clear, ~160’ space depth
- 739 SF of existing office and restrooms
- 3 Private Docks with W Bolt St Frontage
- Communal loading/speed bay area
  - 2 additional docks and 1 drive dock
- Optionality for 0.5 AC of outdoor storage and/or parking for ~5 trailers
- Brand new roof and newly paved and striped parking areas
- Full building recently painted with exterior LEDs
- Operational heating & exhaust provided to space
- Heavy Power – 1,600 amps, three-phase, 277/480v
- Onsite Property Manager during normal business hours
- Access to communal fully built-out kitchen area with complimentary coffee and conference rooms
- ***\*Premises can possibly be expanded up to 74,619 SF, contact broker for details***



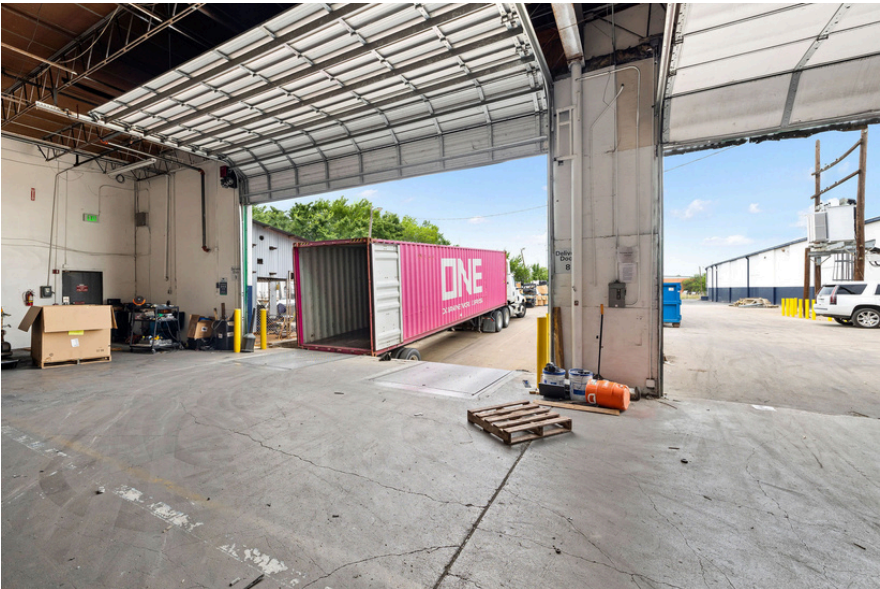
# Photos - Interior



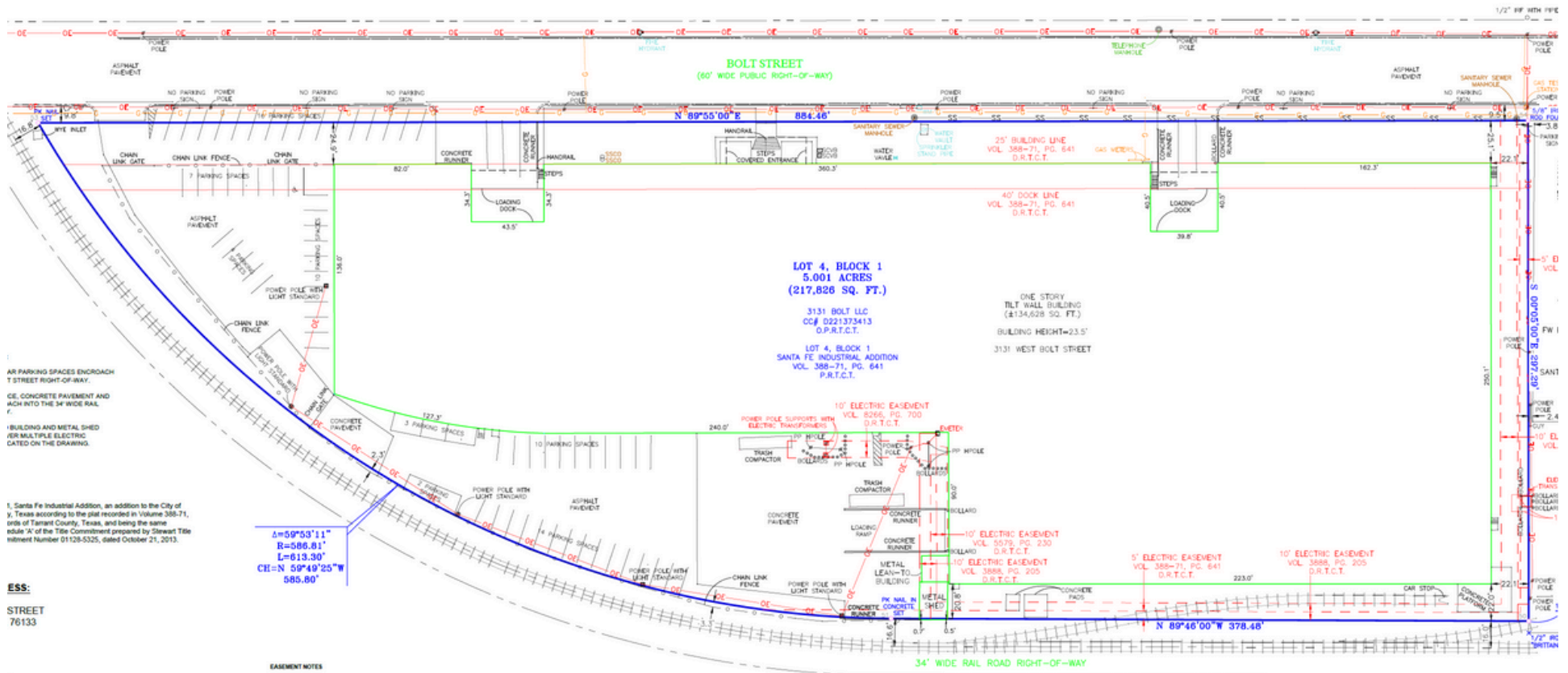
[Virtual  
Tour](#)



# Photos - Exterior

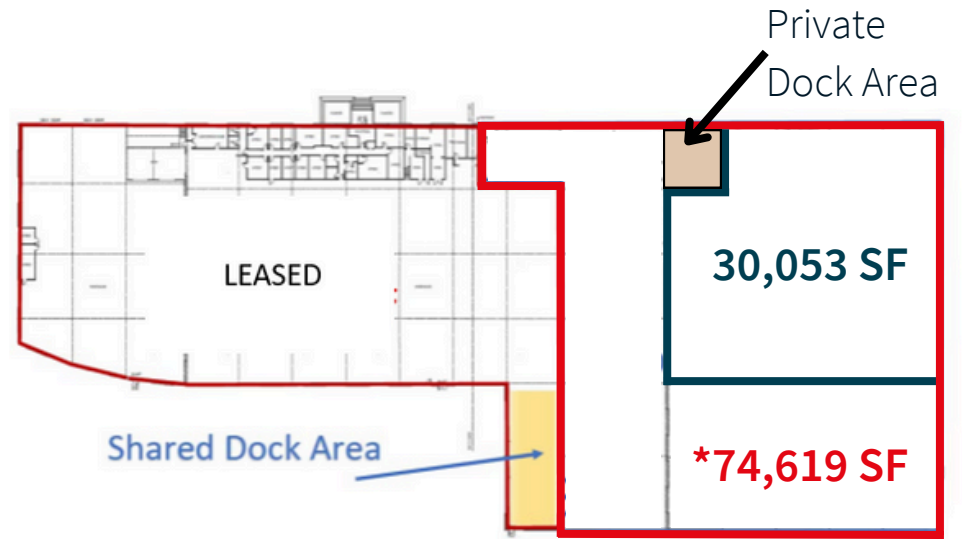


# Survey



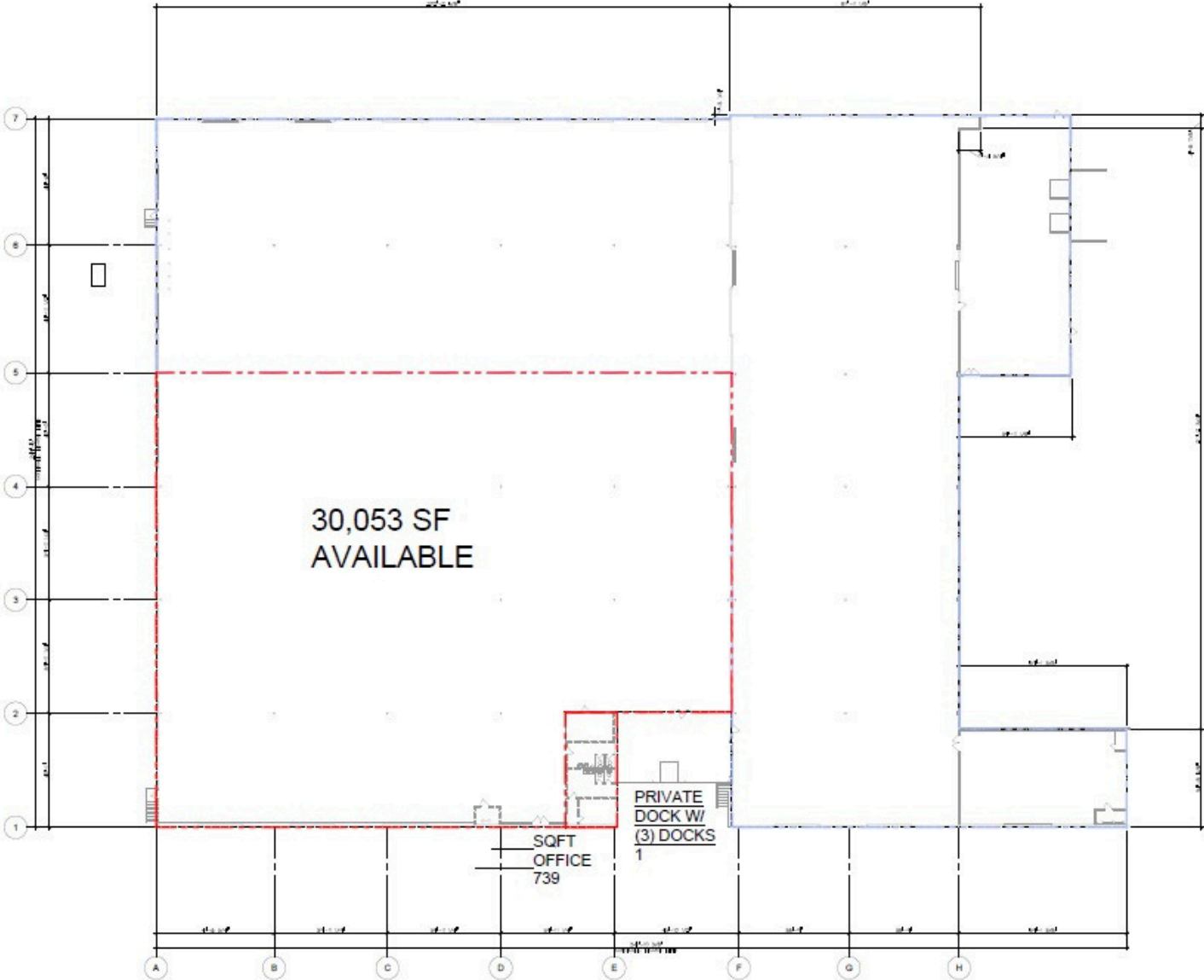
↑  
**North**

Availability



# Floorplan

North →



  
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