

30,053 - 74,619 SF Warehouse For Lease

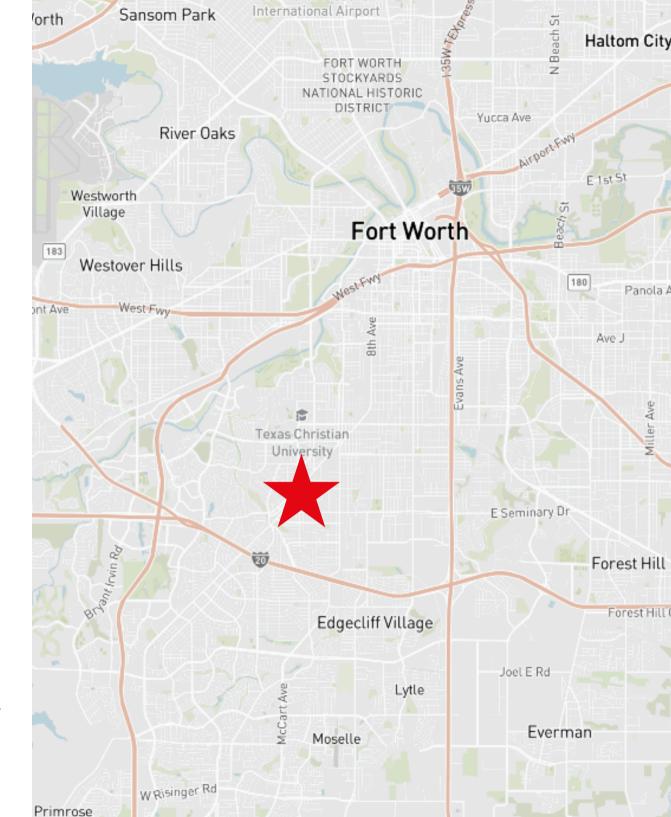
3131 W Bolt St, Fort Worth, TX | Available within 30 days notice



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



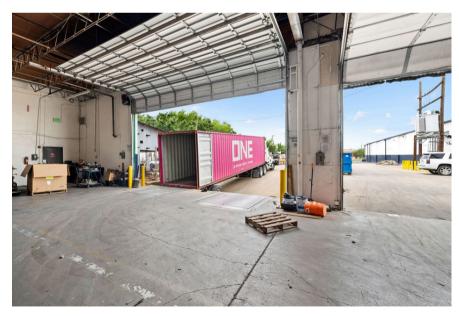




Photos - Exterior

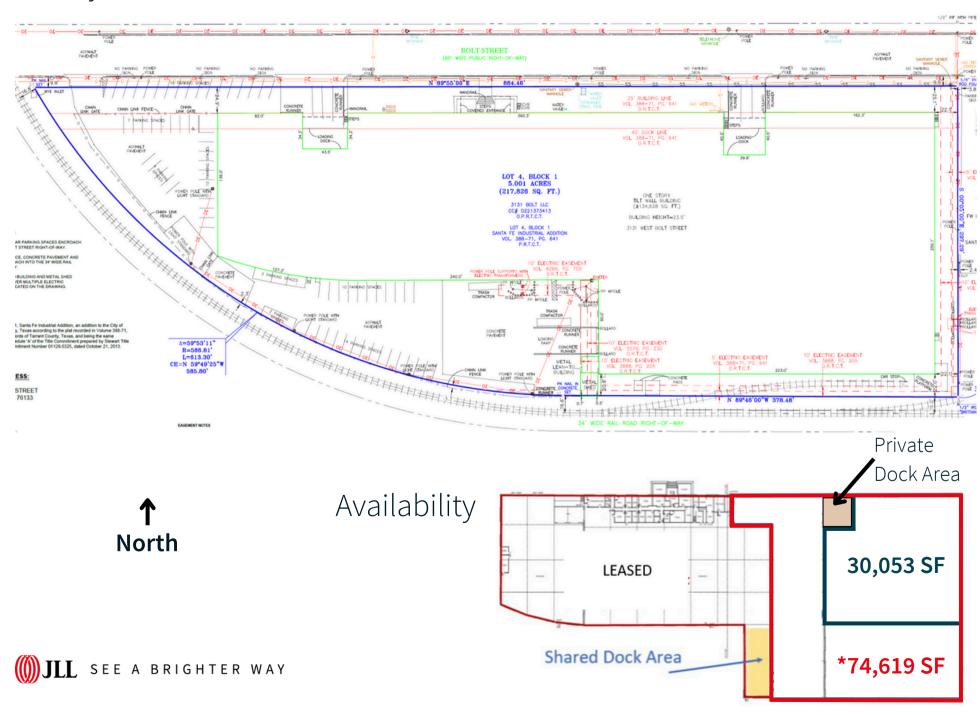


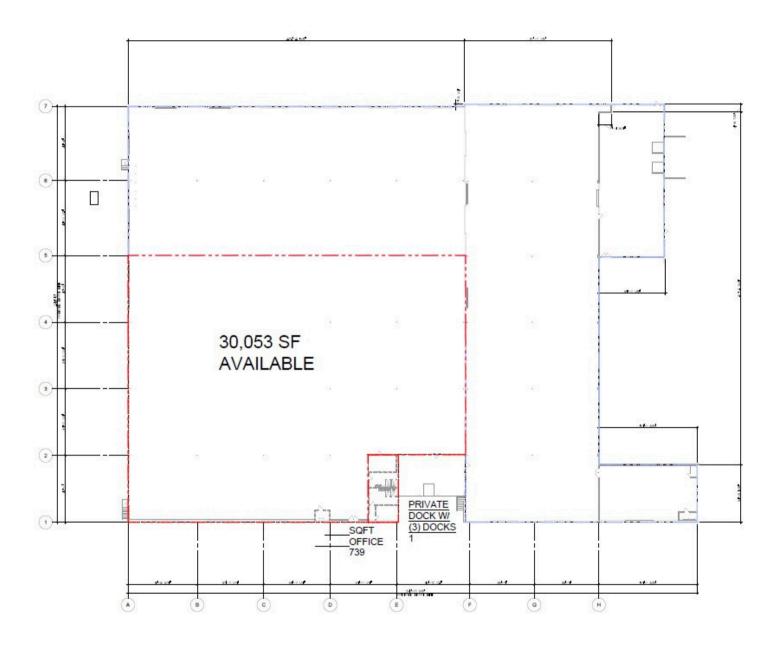




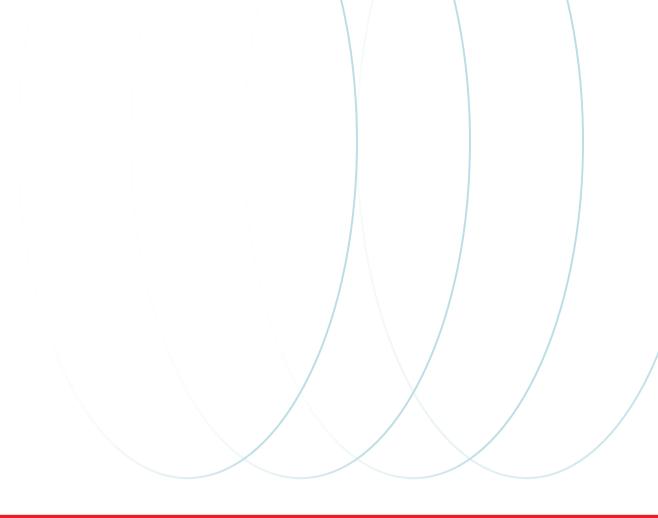


Survey









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