



## Industrial/Flex ★ LEASE/SALE

NORTH RICHLAND HILLS PROPERTY

- 5105 COMMERCIAL DR
- 5109 COMMERCIAL DR
- 5113 COMMERCIAL DR

\*PURCHASE SEPARATELY OR PORTFOLIO



LANCARTE  
COMMERCIAL

Sarah LanCarte

817-228-4247 | [sarah@lancartecre.com](mailto:sarah@lancartecre.com)

Finn Wilson

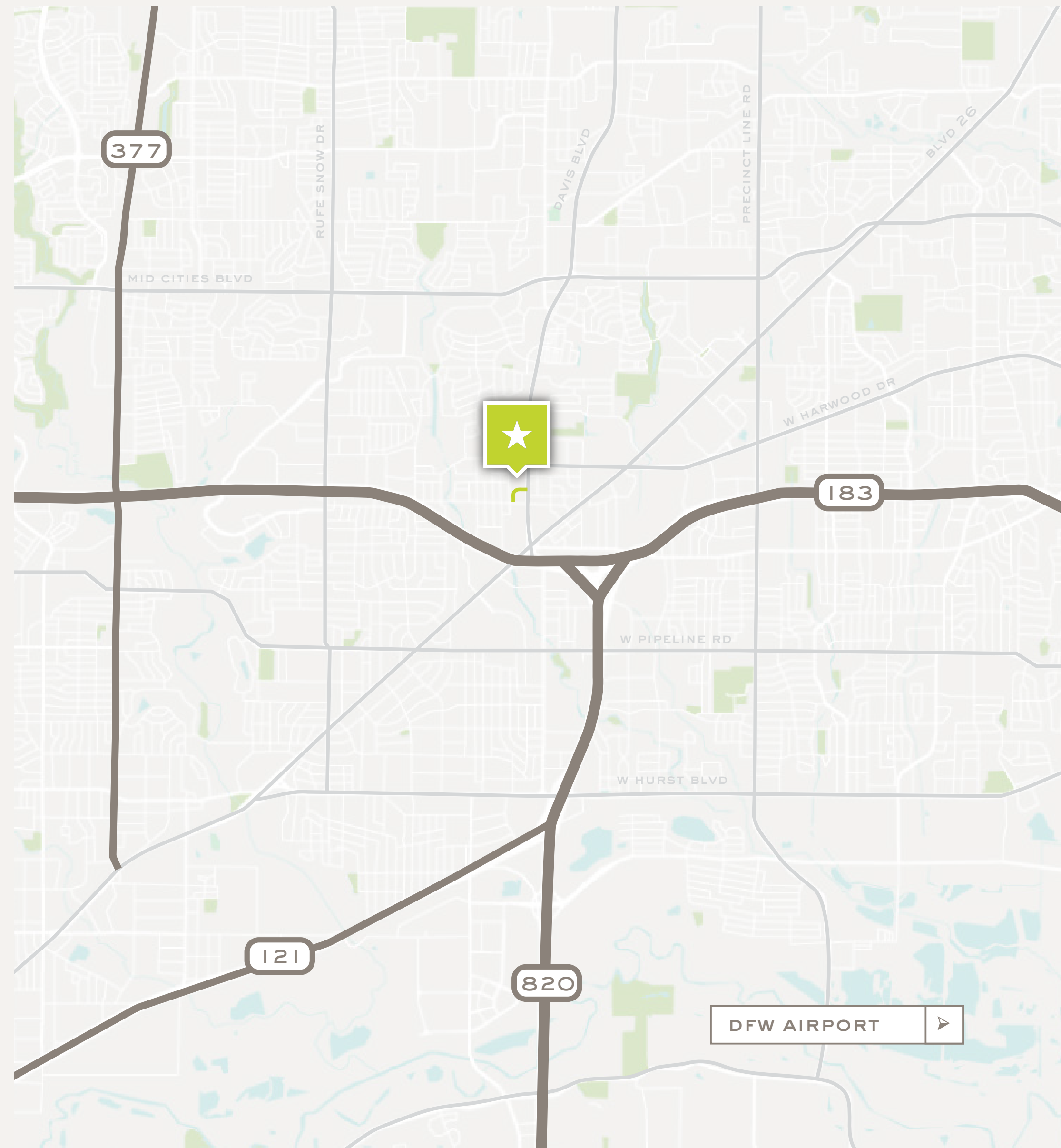
817-713-8771 | [fwilson@lancartecre.com](mailto:fwilson@lancartecre.com)



# Industrial/Flex ★ LEASE/SALE

NORTH RICHLAND HILLS PORTFOLIO

LanCarteCRE.com



## PORTFOLIO FEATURES

- +/-3,342 - 11,968 SF Available
- Land Area: +/-2.28 AC
- 3-Phase Power
- 14' Clear Height
- Tilt-Wall Construction
- Dock High and Grade Level Access
- Local Ownership and Management

## LOCATION OVERVIEW

Located on Commercial Drive and Davis Blvd, in one of the strongest DFW sub-markets, the property sits in a great location less than 2 miles north of Loop 820. The DFW Airport is within 13 miles of the property, and being located in the center of the DFW metroplex provides quick access to both Fort Worth and Dallas.

## LEASE RATE & STRUCTURE

**\$11.00-13.00** SF NNN

## PURCHASE PRICE

Contact Broker

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NORTH RICHLAND HILLS PORTFOLIO

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## 5105 Commercial Dr

★ LEASE/SALE

### PROPERTY FEATURES

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- +/-9,400 SF
- +/-0.60 AC
- Fenced Outside Storage
- 3 Grade- Level Doors
- Built reception and office area
- Clear Height: 12-14'



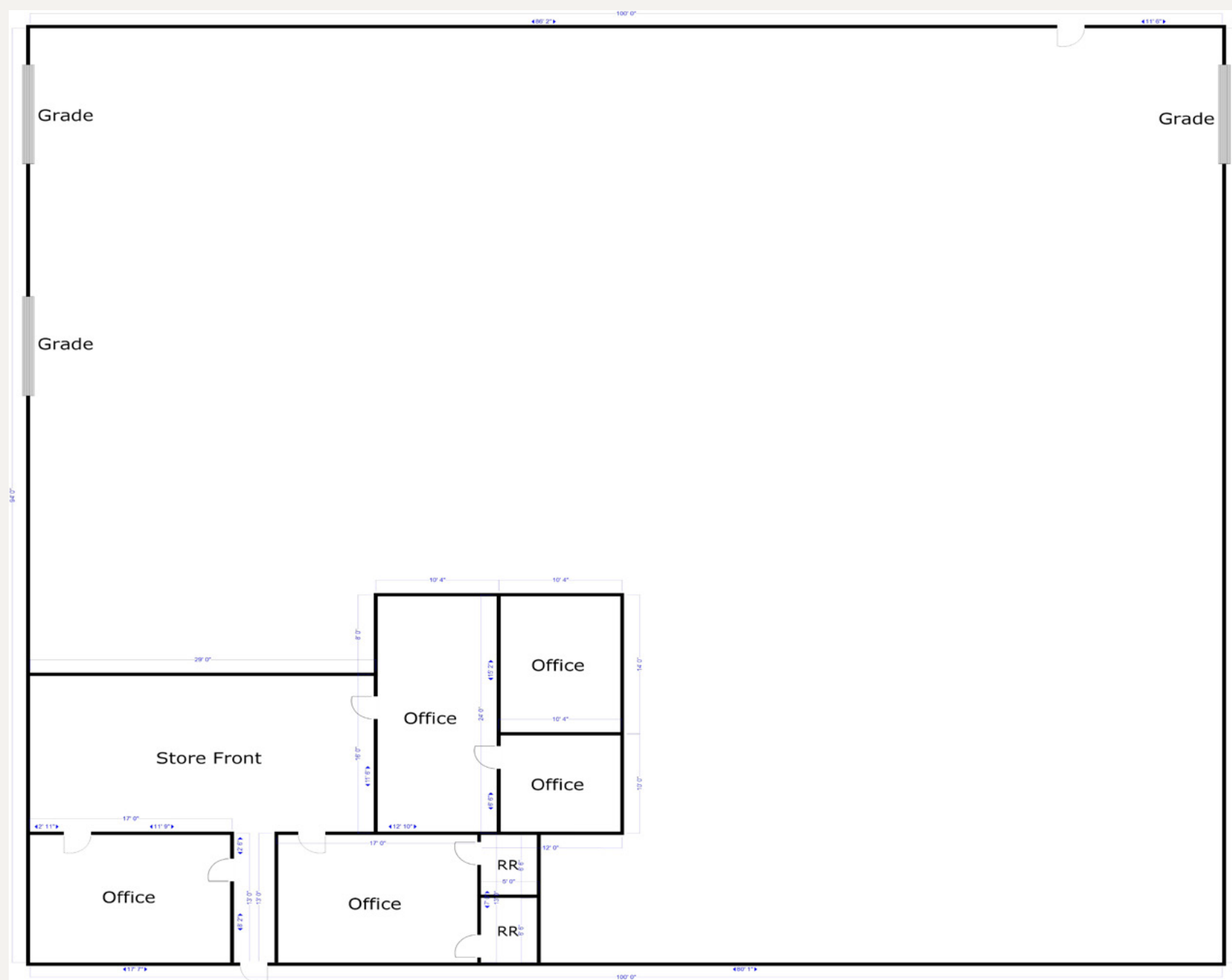
# Industrial/Flex ★ LEASE/SALE

5105 COMMERCIAL DR

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## 9,400 SF

- +/-9,400 SF
- +/-0.60 AC
- Fenced Outside Storage
- 3 Grade- Level Doors
- Built reception and office area
- Clear Height: 12-14'





## 5109 Commercial Dr

★ LEASE/SALE

### SUITES AVAILABLE

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Suite A: 5,478 SF

Suite B: 3,342 SF

### PROPERTY FEATURES

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- +/-14,005 Total SF
- +/-8,820 SF available contiguous
- Clear height: 14'
- Dock + Grade level loading
- Various Office / Waterhouse radios



# Industrial/Flex ★ LEASE/SALE

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## SUITE A

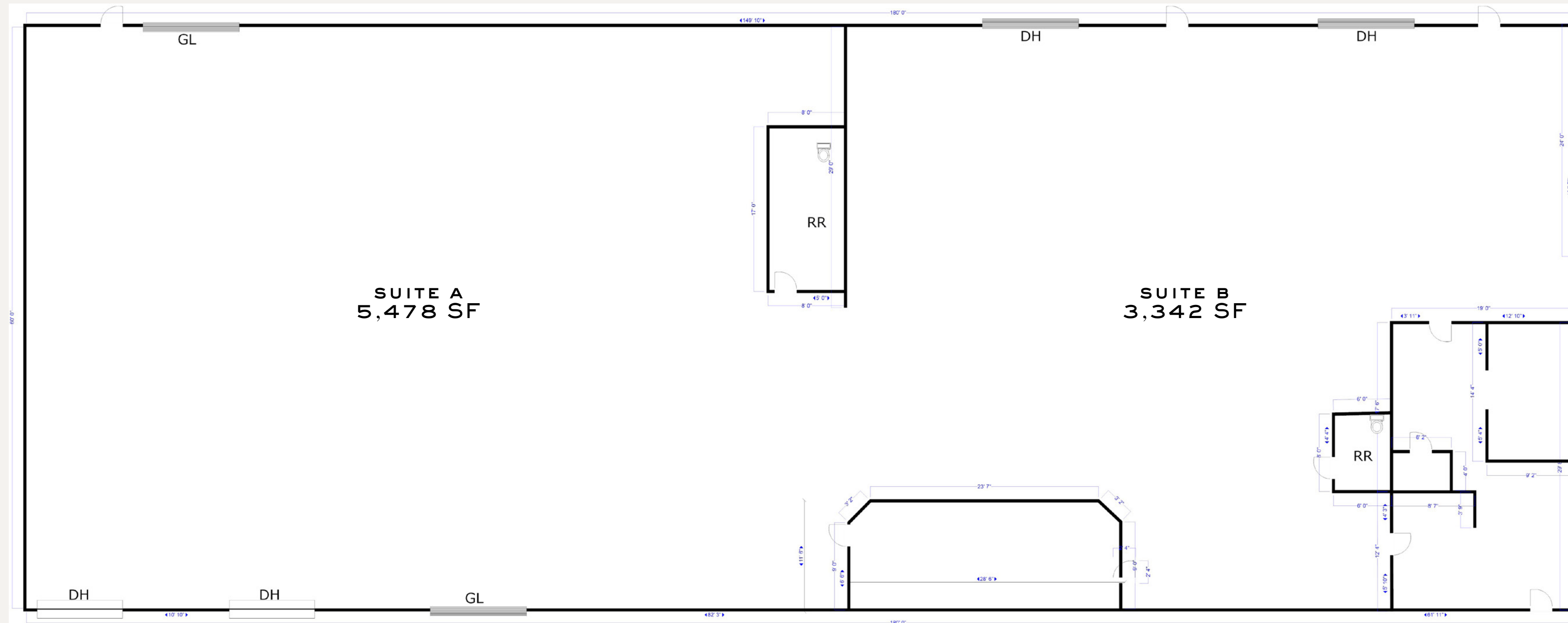
### 5,478 SF

- Clear height: 14'
- Dock + Grade level loading
- Various Office / Waterhouse radios

## SUITE B

### 3,342 SF

- Clear height: 14'
- Dock + Grade level loading
- Various Office / Waterhouse radios



*\*Suites can be combined for 8,820 SF*

# Industrial/Flex ★ LEASE/SALE

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## SUITE A



## SUITE B







## 5113 Commercial Dr

★ LEASE/SALE

### PROPERTY FEATURES

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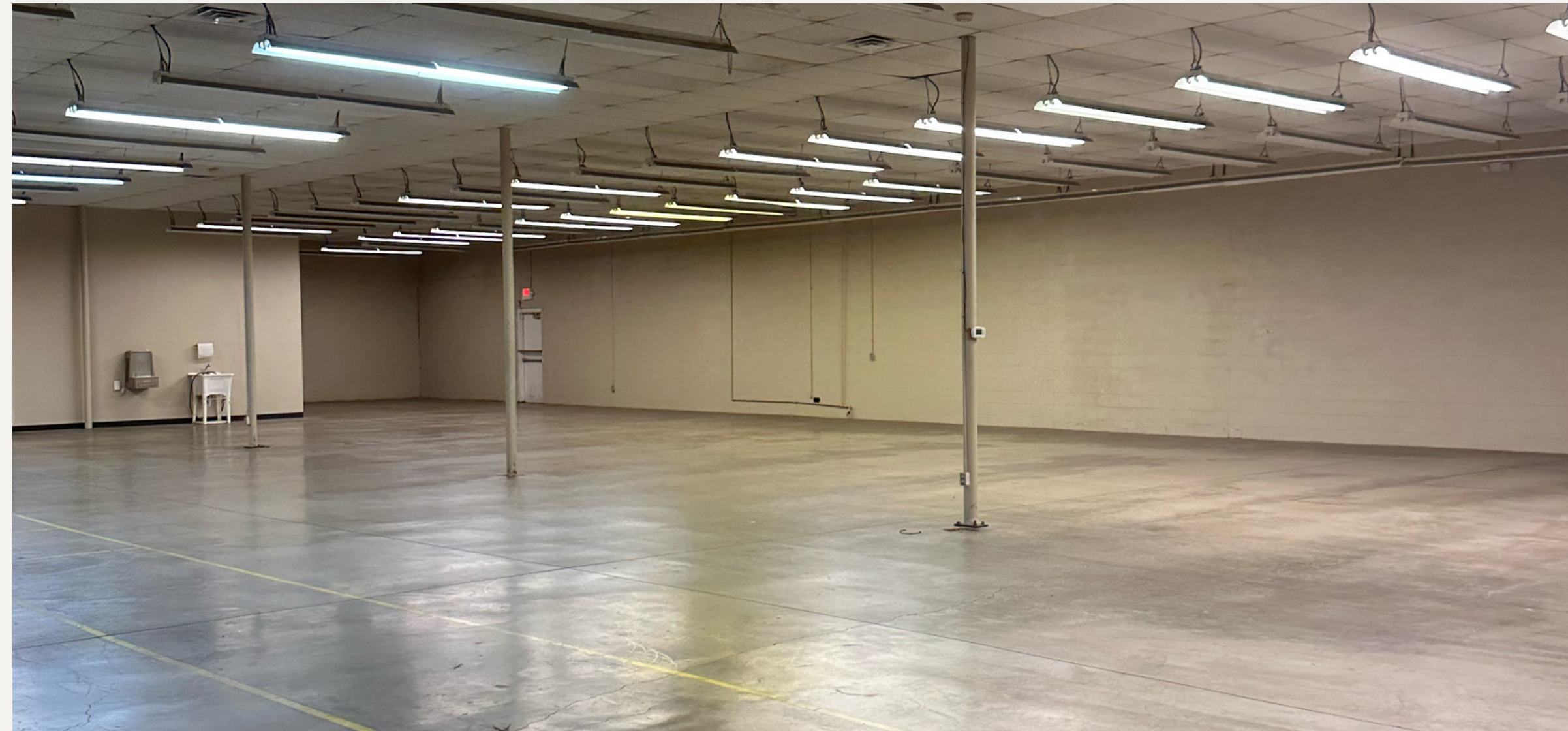
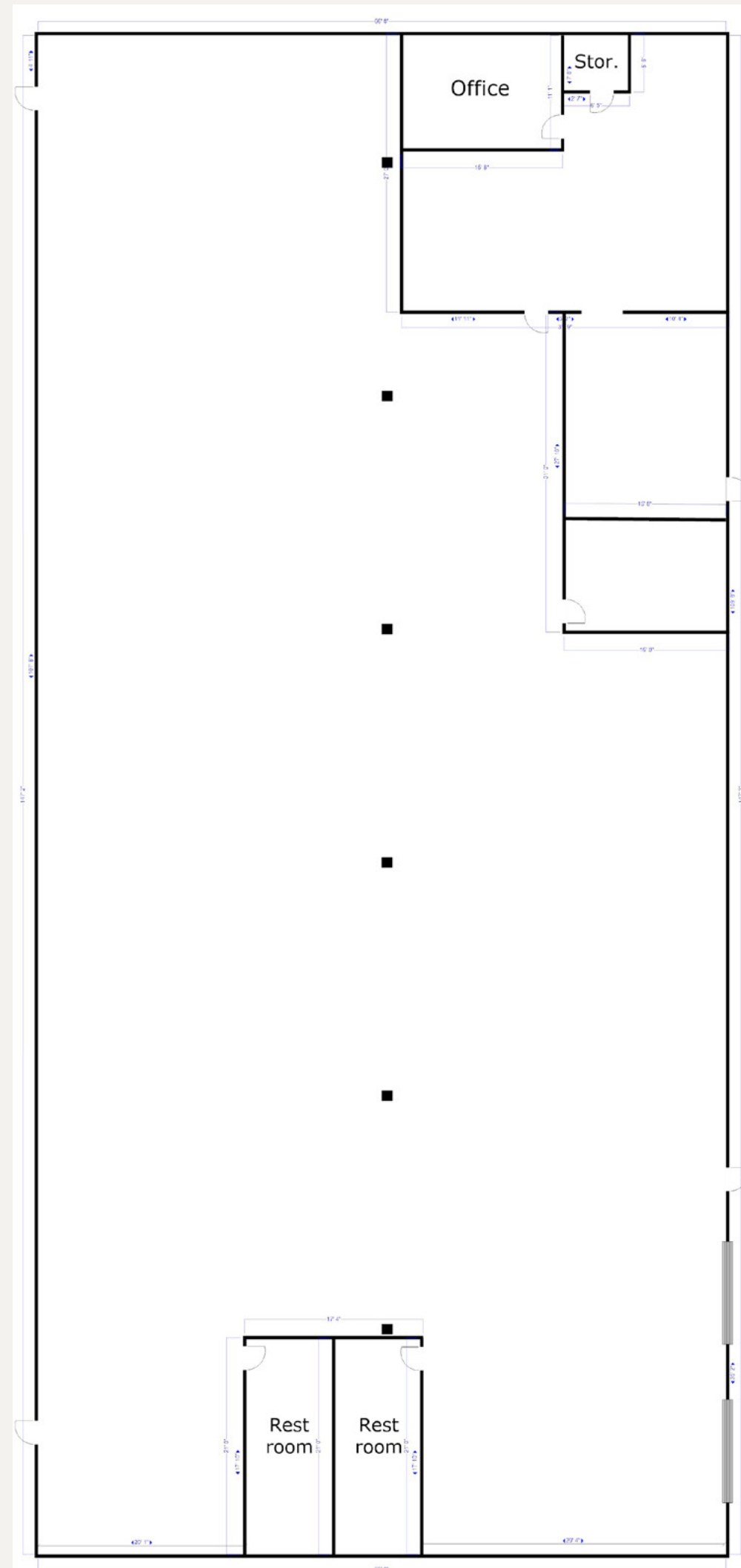
- 11,968 SF Available
- Total Land: 0.63 Acres
- Fully Air Conditioned
- 2 Dock-High Doors
- Reception and Office Area
- Clear height 14'



# Industrial/Flex ★ LEASE/SALE

5113 COMMERCIAL DR

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## 11,968 SF

- Total Land: 0.63 Acres
- Fully Air Conditioned
- 2 Dock-High Doors
- Reception and Office Area
- Clear height 14'





**LANCARTE**  
**COMMERCIAL**

*Relentlessly Pursuing What Matters*

**Sarah LanCarte CCIM, SIOR**

817-228-4247 | [sarah@lancartecre.com](mailto:sarah@lancartecre.com)

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