

Industrial ★ LEASE

LanCarteCRE.com

4201 CLAY AVENUE, HALTOM CITY, TX 76117



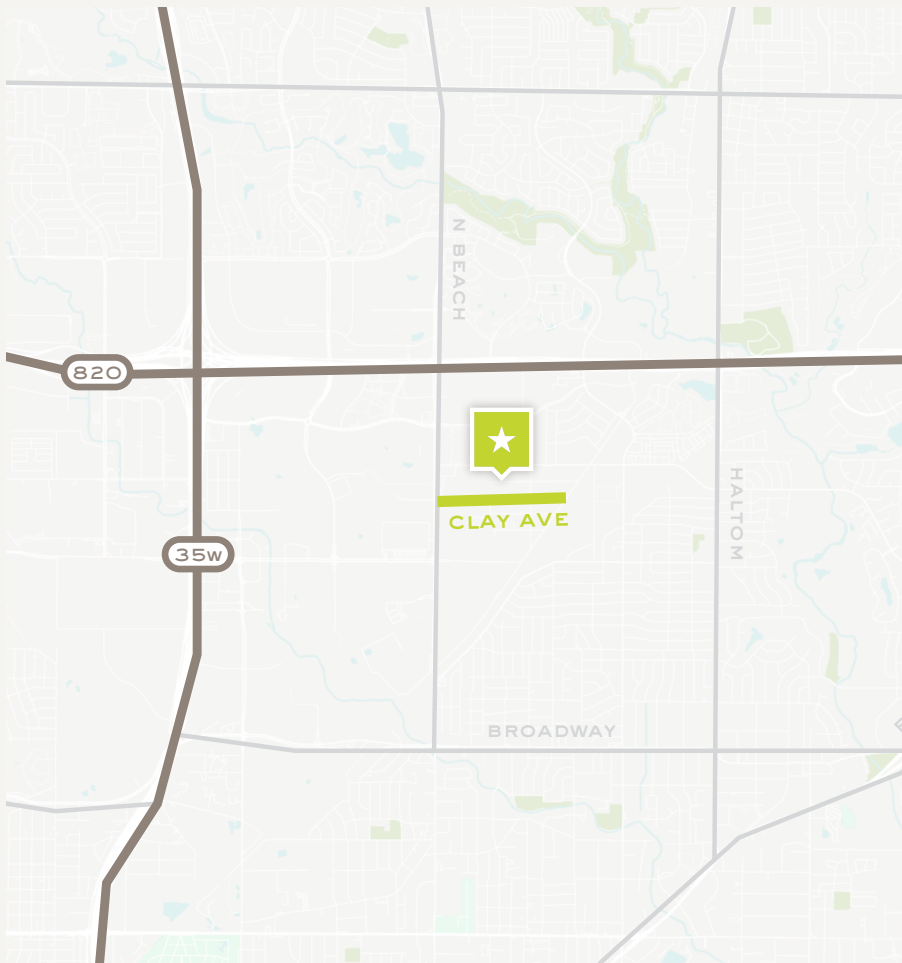
LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- 7,750 SF on 0.45 Acres
- +/- 700 SF Office
- Two Grade Level Doors (14 x 10)
- +/- 14' - 22' Clear Height
- 100% HVAC
- Clear Span
- 3 phase power with 120/230 volt Delta with 800 amps
- New Roof Within Last 2 years

LOCATION OVERVIEW

This property is located in Cascade Industrial Park just South of Loop 820 and East of I-35 W. The closest major street is Beach Street one block to the west.

LEASE RATE

\$10.00/ SF + NNN

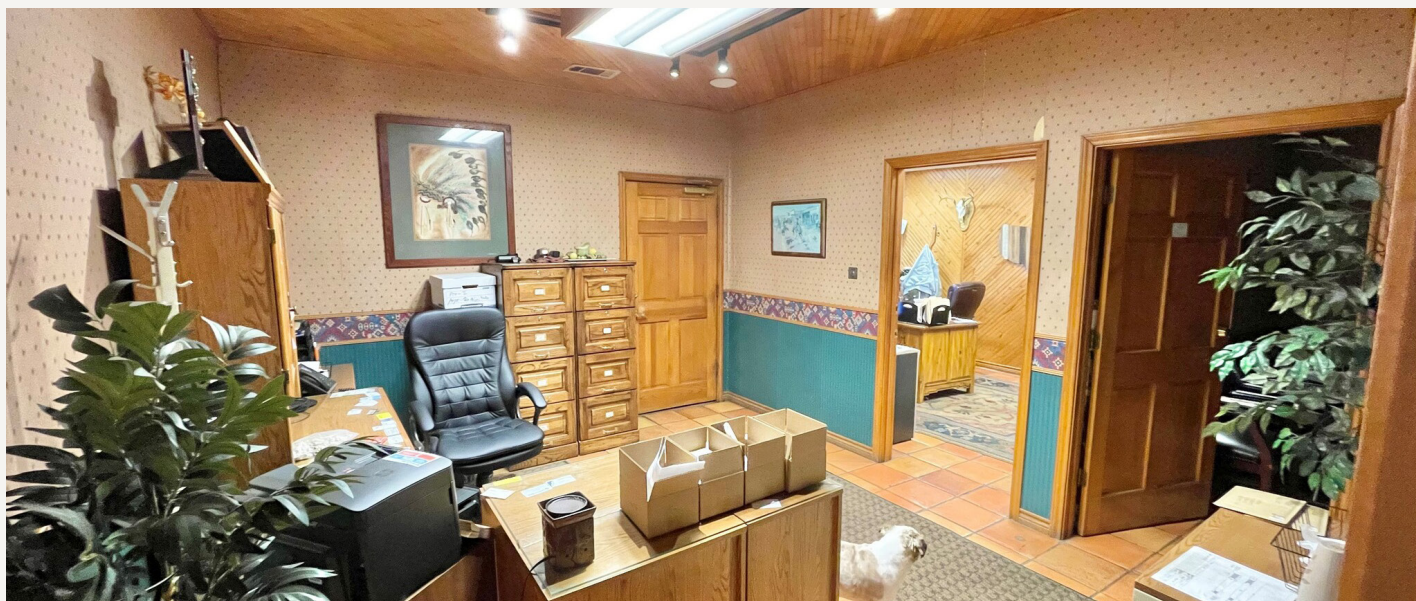
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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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