

Industrial ★ LEASE

LanCarteCRE.com

COMMERCE RIDGE BUSINESS PARK
3019 KELLER HICKS RD FORT WORTH, TX 76244



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COMMERCIAL

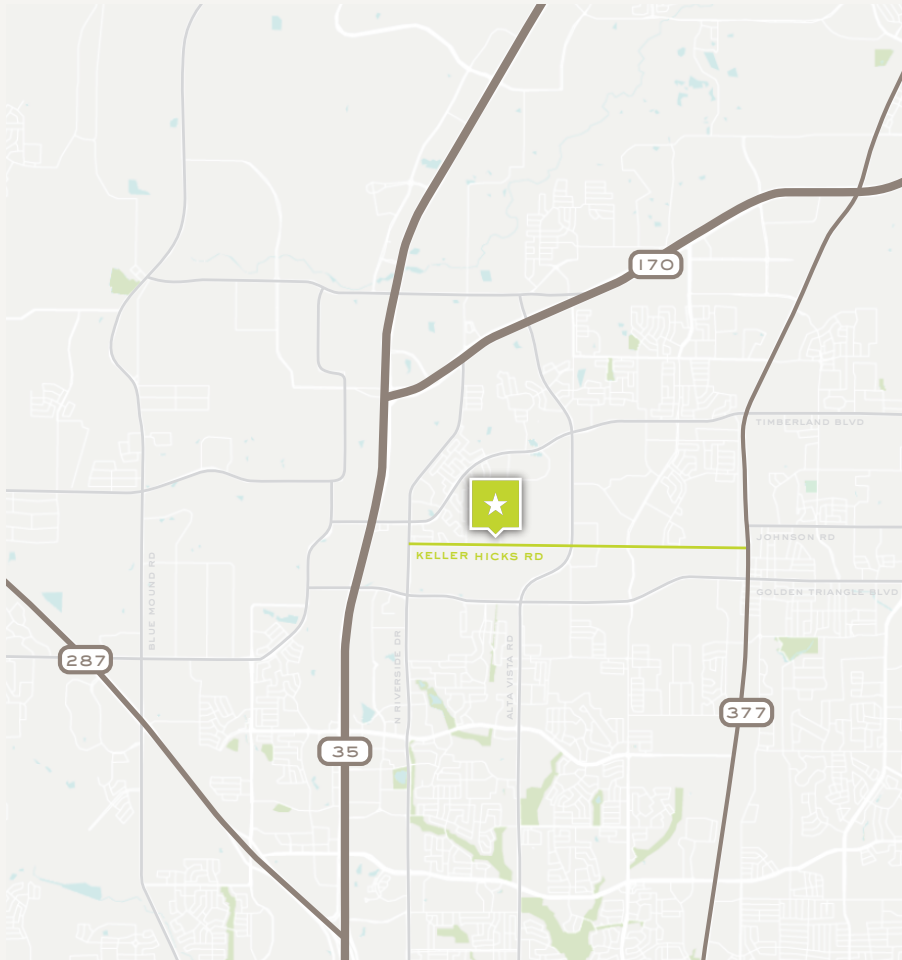
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PROPERTY FEATURES

- 43,000 SF
- Clear Height 14'
- Free span column spacing
- Building Depth: 50'
- Metal construction & pitched metal roof
- Gravel yard type - Concrete coming soon
- Power: 100 amps
- Zoning: Light Industrial

LEASE RATE & STRUCTURE

\$9.50 /SF + NNN

LOCATION OVERVIEW

Situated in a prime location, 3019 Keller Hicks Rd offers unparalleled visibility and accessibility, making it an ideal spot for businesses looking to thrive. Located just 1 mile from I-35W, this property benefits from high traffic and easy access to major thoroughfares, ensuring a steady flow of potential customers. Additionally, Hillwood's expansive 26,000-acre master-planned "AllianceTexas" development is less than 3 miles north, providing a dynamic environment with a vibrant mix of residential and commercial developments. With easy access to public transportation and ample parking, 3019 Keller Hicks Rd stands out as a top-tier location that promises to elevate any business to new heights.

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UNITS 401 & 701

2,000 SF

- Clear Height” 14’
- Free span column spacing
- Building Depth: 50’
- 2 grade level doors (12’x12’)
- Metal construction & pitched metal roof
- Power: 100 amps

UNIT 14

2,500 SF

- Clear Height” 14’
- Free span column spacing
- Building Depth: 50’
- 2 grade level doors (12’x12’)
- Metal construction & pitched metal roof
- Power: 100 amps

UNITS 303, 802, & 1202

1,250 SF

- Clear Height” 14’
- Free span column spacing
- Building Depth: 50’
- 2 grade level doors (12’x12’)
- Metal construction & pitched metal roof
- Power: 100 amps



LANCARTE

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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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