

Industrial ★ LEASE

LanCarte.com

600 S CHERRY LN WHITE SETTLEMENT, TX 76108

FORKLIFT
AVAILABLE
TO TENANTS



LANCARTE
COMMERCIAL

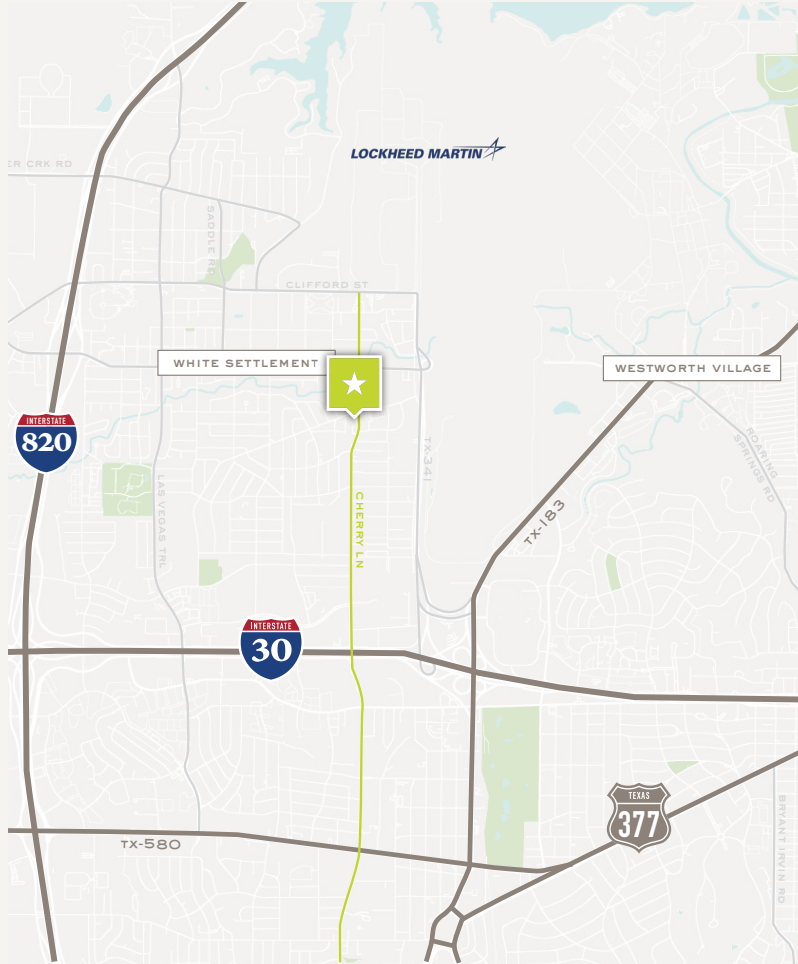
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PROPERTY FEATURES

- Grade Level Doors (10'x10')
- 20' Clear Height
- 3 Phase Power
- Water Included
- Forklift Included

AVAILABLE SPACES

SUITE B	1,500 SF
SUITE C	1,500 SF
SUITE D	3,000 SF

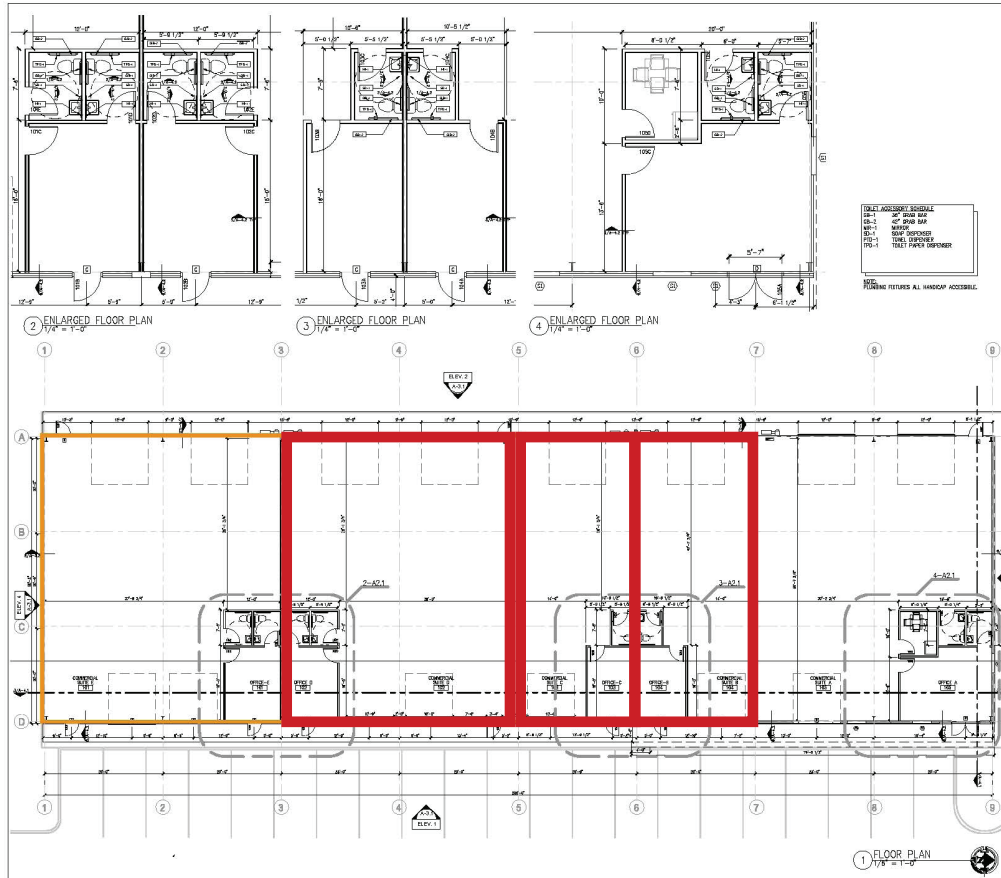
LOCATION OVERVIEW

Located at 600 S Cherry Ln in White Settlement, TX, this property offers strategic positioning with immediate access to major transportation routes, including I-30 and Loop 820. The site is situated in a high-traffic area, enhancing visibility and accessibility for businesses. Proximity to Fort Worth's central business district and nearby commercial developments makes this location ideal for logistics, distribution, or light manufacturing operations.

LEASE RATE & STRUCTURE

CONTACT BROKER

FLOOR PLAN



DOOR SCHEDULE

01-1	8'0\"
02-1	8'0\"
03-1	8'0\"
04-1	8'0\"
05-1	8'0\"
06-1	8'0\"
07-1	8'0\"
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99-1	8'0\"
100-1	8'0\"

CONSTRUCTION NOTES

1. REF (S1.0 - S16.4) PRE-ENGINEERED METAL BUILDING DRAWINGS BY JAG METAL S.L.C. FOR STRUCTURAL AND EXTERIOR WALL SHELL ELEMENTS.

FLOOR AREA DATA

AREA	SQ. FT.	PERCENT
GROSS BUILDING AREA	12,000 SQ. FT.	100%
OFFICE/RESTROOMS	1,398 SQ. FT.	27.2%
WAREHOUSE/STORAGE	10,602 SQ. FT.	35.5%

OCCUPANT LOADS
2012 IBC TABLE 1004.1.2

PRIMARY OCCUPANCY
C OCCUPANCY (WAREHOUSE) 10,602 SQ. FT.
1 PER 500 SF — 21 OCCUPANTS

ACCESSORY OCCUPANCY
D OCCUPANCY (OFFICE) 1,398 SQ. FT.
1 PER 500 SF — 28 OCCUPANTS

- NOTES:**
- ALL WALLS ARE 12" UNLESS NOTED OTHERWISE.
 - PROVIDE A FIVE (5) FOOT CLEARANCE OVER ALL DOORS.
 - REF TO BLUE SECTION FOR LOCATIONS OF RISERS OF CONCRETE WALLS. ALL NEW WALLS SHALL BE 12" UNLESS NOTED OTHERWISE.
 - ALL RISERS SHALL BE 12" UNLESS NOTED OTHERWISE.
 - DO NOT SCALE DRAWINGS.
 - REFER TO STRUCTURAL DRAWING FOR STRUCTURAL STEEL FRAMING & CONCRETE SLAB AND FOOTING.
 - WHERE DIMENSIONS ARE ON FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE IN U.S. FEET UNLESS NOTED OTHERWISE.
 - IF DIMENSIONS ARE BETWEEN THE BRACKETS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL DETERMINE THE CORRECT QUANTITY AND PRICE FOR THE WORK.
 - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, GAS, WATER, TELEPHONE, AND CABLE LINES.
 - ALL MATERIALS SHALL BE STORED AT THE SITE. THEY SHALL BE PROTECTED FROM DAMAGE, WINDLIFT, AND THEFT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHITE SETTLEMENT.
 - THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY TO USE.

LEGAL

LOT 6, BLOCK 7
MIDCAMP ADDITION
CITY OF WHITE SETTLEMENT,
TARRANT COUNTY TX
1000 AC. ± 4382 SQ. FT.

PROPERTY ZONED -
COMMERCIAL
(C-2) CORRIDOR
COMMERCIAL

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT #
2020
FEB. 09, 2021
A-2.1

ECO MODEL DESIGN INC

FLOOR PLAN

BAV SKY NEW COMMERCIAL SUITES 624 S CHERRY LN WHITE SETTLEMENT TX

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EXTERIOR





LANCARTE
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Relentlessly Pursuing What Matters

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