

Industrial ★ LEASE

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OLD AIRPORT RD & HWY 171, WEATHERFORD, TX 76087

TWO(2) 40,500 SF BUILDINGS - LOT 1 & LOT 2



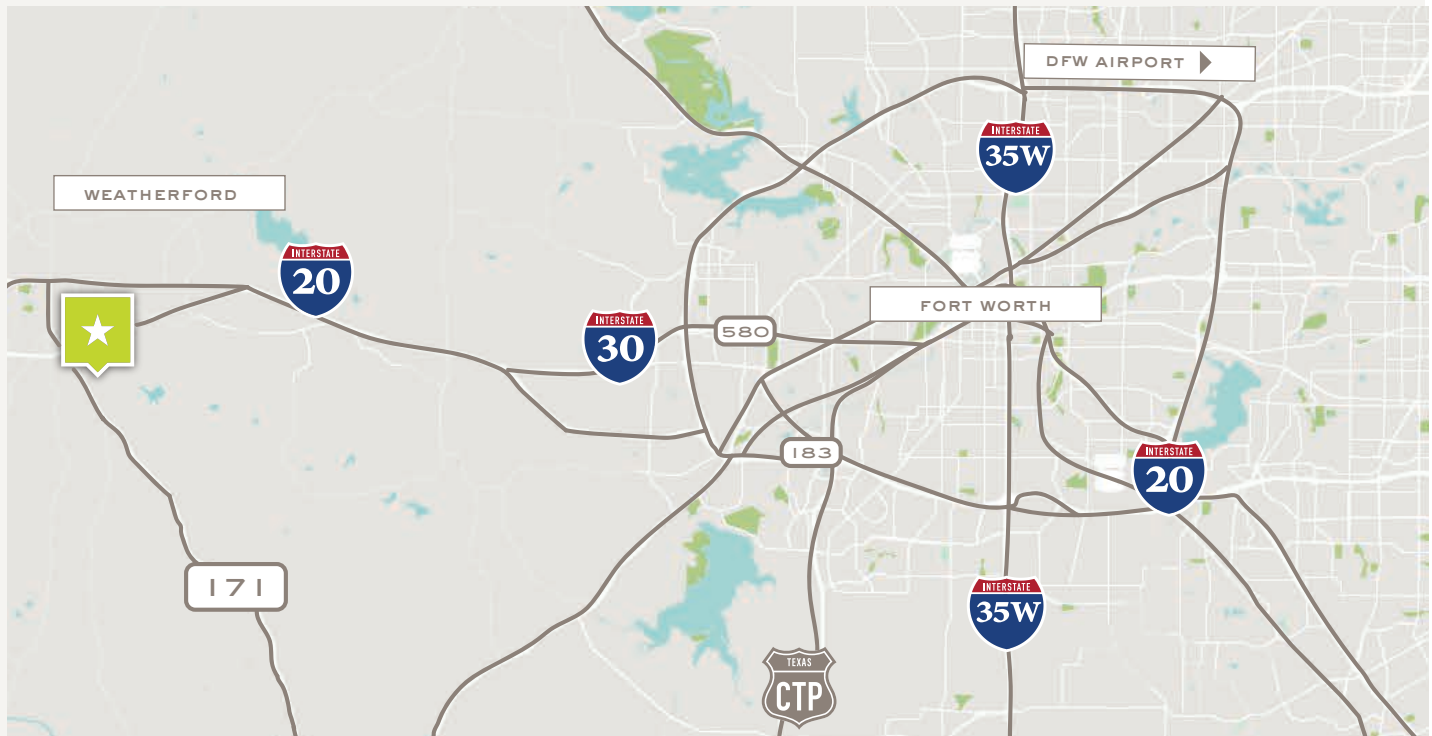
LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- Estimated Completion Q4 2026
- 30' – 42' Clear Height
- 2 Dock High Doors (9' x 10')
- 2 Grade Level Doors (16' x 14')
- No Interior Columns
- LED Lighting
- Foam Insulated
- Building & Monument Signage Available
- 150-Foot Building Depth
- Heavy Power Available (480 3-Phase)
- No Zoning Restrictions
- Lot 1 - 20,000-40,500 SF Available
- Lot 2 - 20,000-40,500 SF Available
- Land Area: Lot 1: 2.91 AC
- Land Area: Lot 2: 2.83 AC
- Additional Yard Space Available (2-5 AC)
- Situated in Parker County ETJ
- Excellent visibility and connectivity from SH 171 and I-20
- Ideal for logistics, distribution, or light industrial uses
- Ample parking and truck maneuvering areas

LOCATION OVERVIEW

The Weatherford 171 Industrial Development is located at the southeast corner of SH 171 and Old Airport Road in Weatherford, TX, just off I-20 for easy access to Fort Worth and the DFW Metroplex. Situated in the ETJ, the site benefits from future growth potential, regional connectivity and very few zoning restrictions/regulations.

AVAILABLE SPACES

LOT 1 **40,500** SF

LOT 2 **40,500** SF

LEASING STRUCTURE

CONTACT BROKER

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SURROUNDING RETAILERS

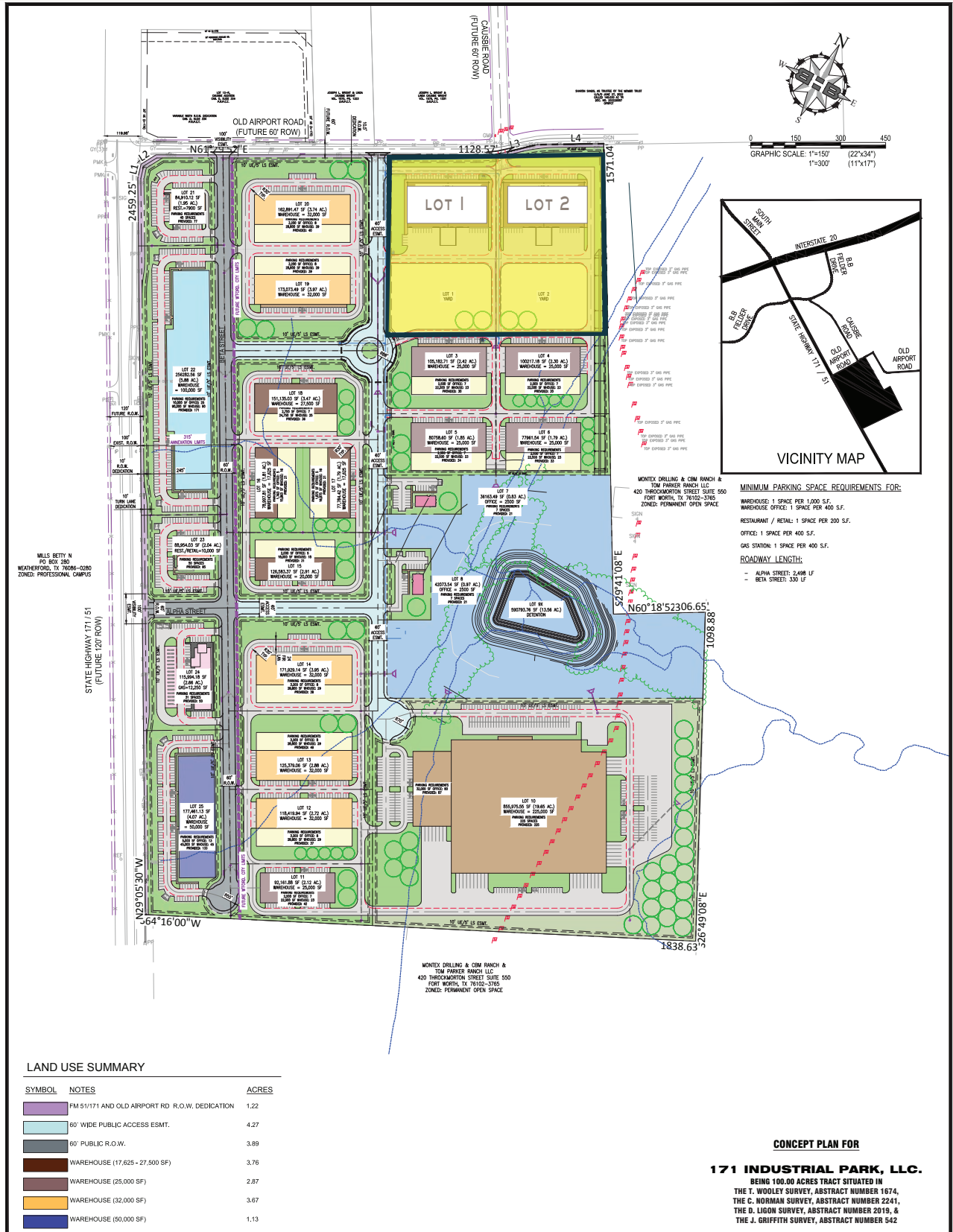


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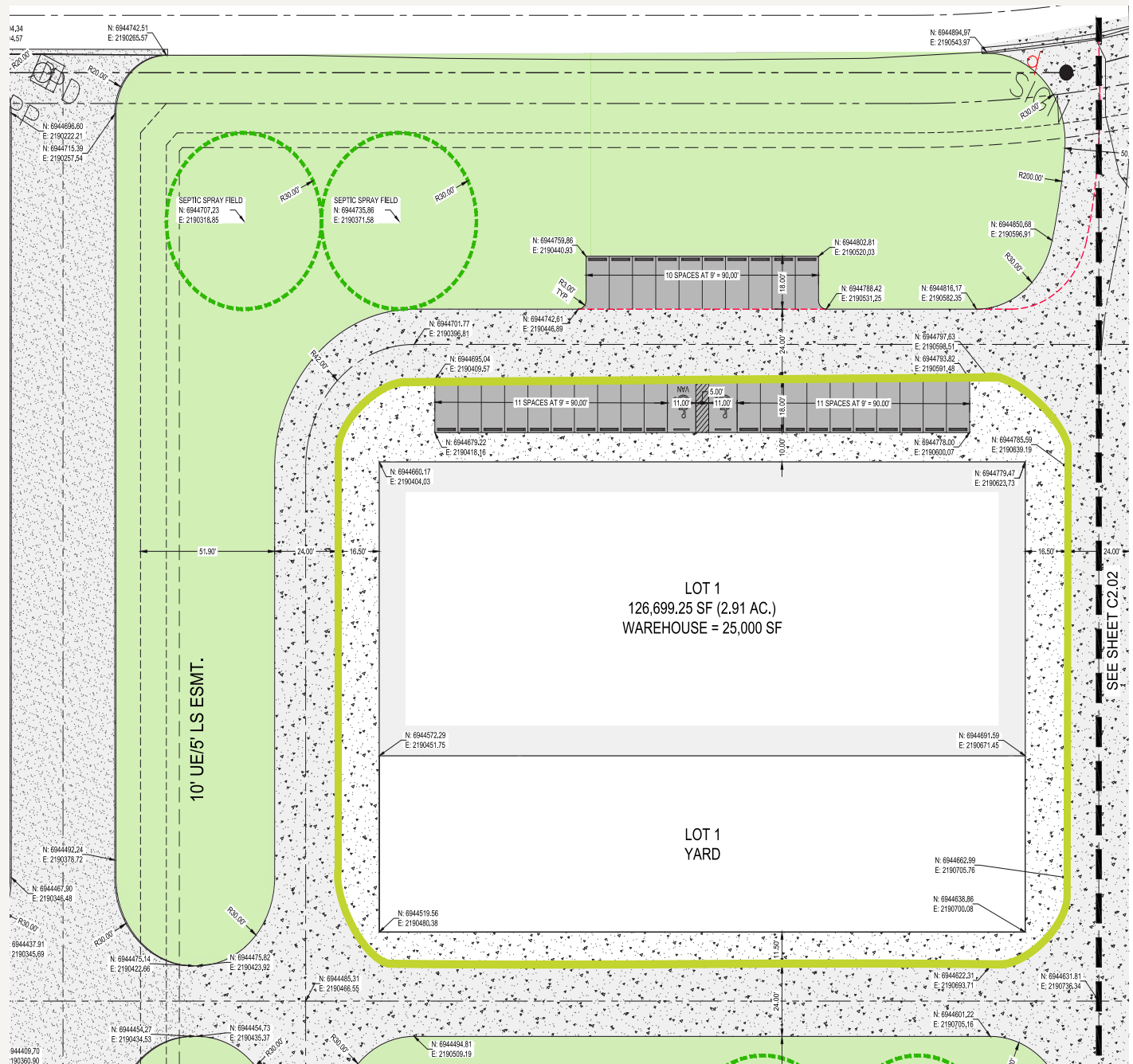
SITE PLAN



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LOT 1

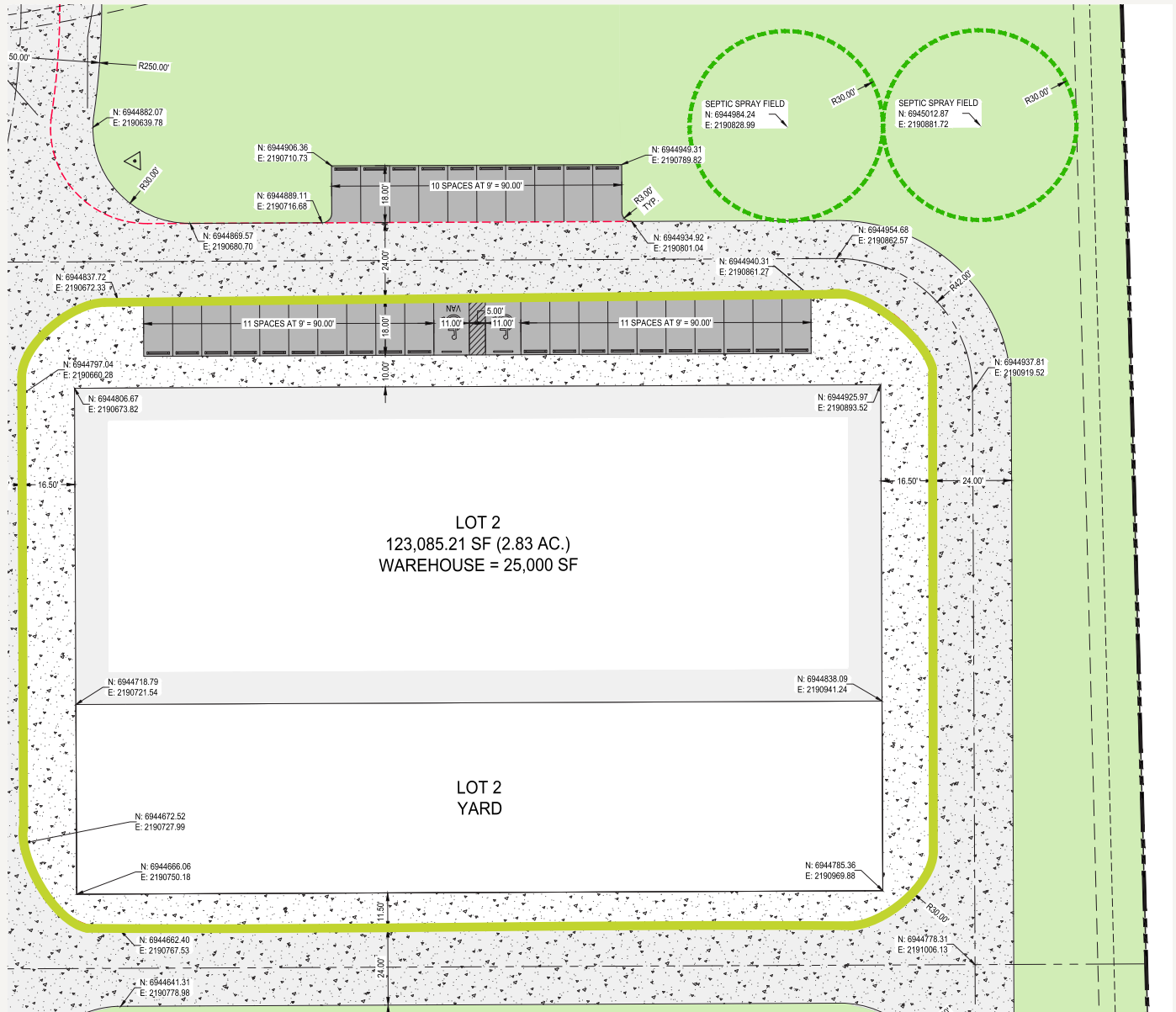


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LOT 2

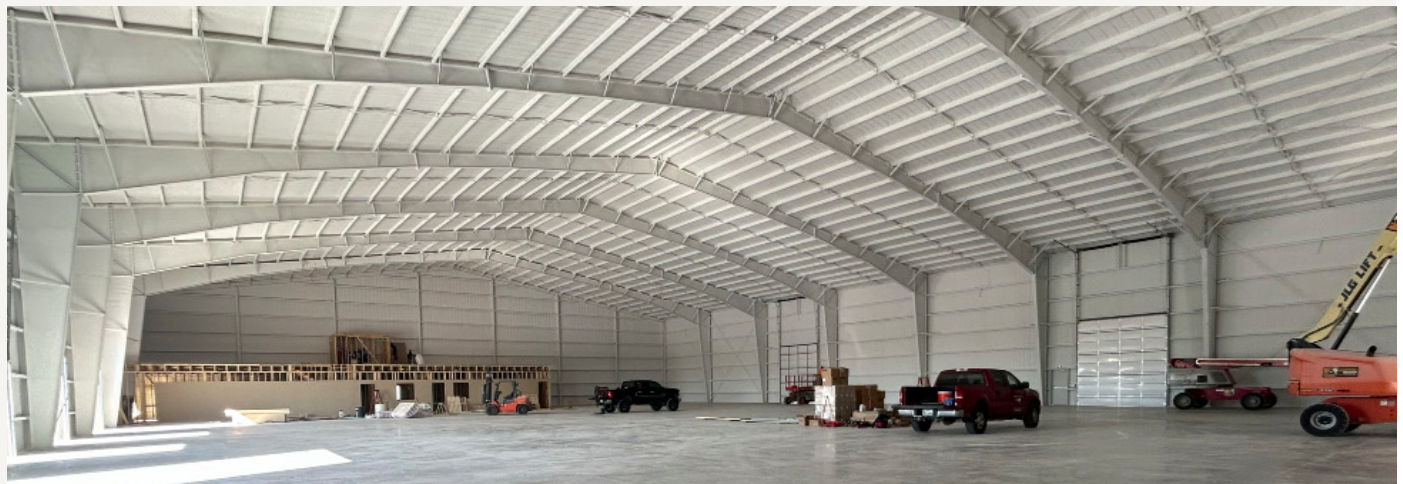


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SIMILAR DEVELOPMENT EXAMPLE





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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