

Industrial ★ LEASE AND SALE

LanCarte.com

3641 ALICE ST FORT WORTH, TX 76110



LANCARTE
COMMERCIAL

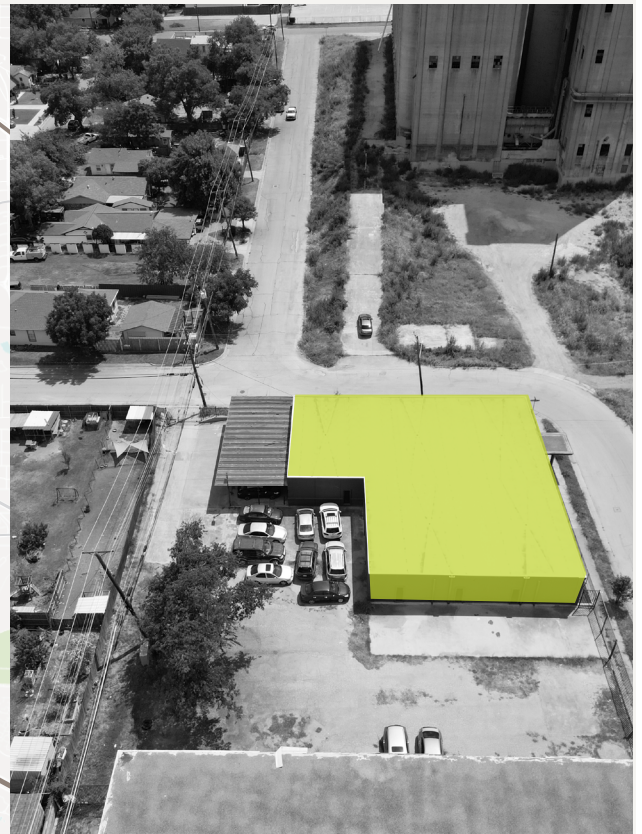
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PROPERTY FEATURES

- 6,225 SF
- 1 Grade Level Door (10'x10')
- 3 Phase Power
- 2 Restrooms
- 750 SF Office
- Fenced, secure yard space

RENOVATED 2025:

- New Roof
- New Electrical, Plumbing, LED Lights
- New office finish out

LEASE RATE

\$6,600/MONTH

LOCATION OVERVIEW

Located in Fort Worth's South Central submarket, this industrial offering enjoys seamless connectivity to I-30 and I-35W, enabling efficient access across the Dallas-Fort Worth metroplex. Situated in the Worth Heights neighborhood, the site is within a strategic urban area with growing industrial and commercial surroundings, making it a compelling choice for businesses seeking both convenience and location advantage

SALE PRICE

CONTACT BROKER

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EXTERIOR

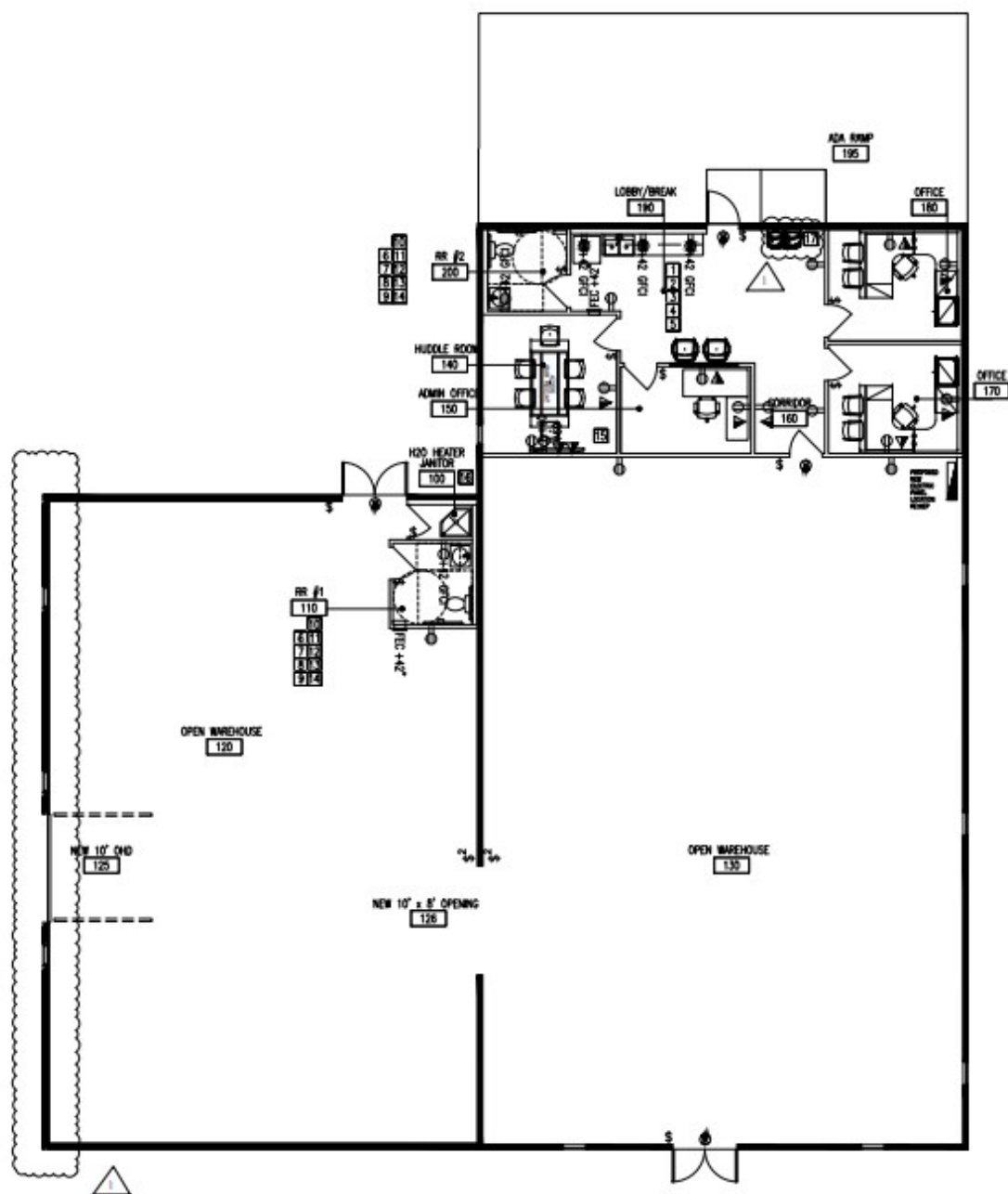


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FLOOR PLAN





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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