

FourTwo Business Park ★ NEW FLEX INDUSTRIAL FOR LEASE

4205 GLENVIEW DR, HALTOM CITY, TX 76117

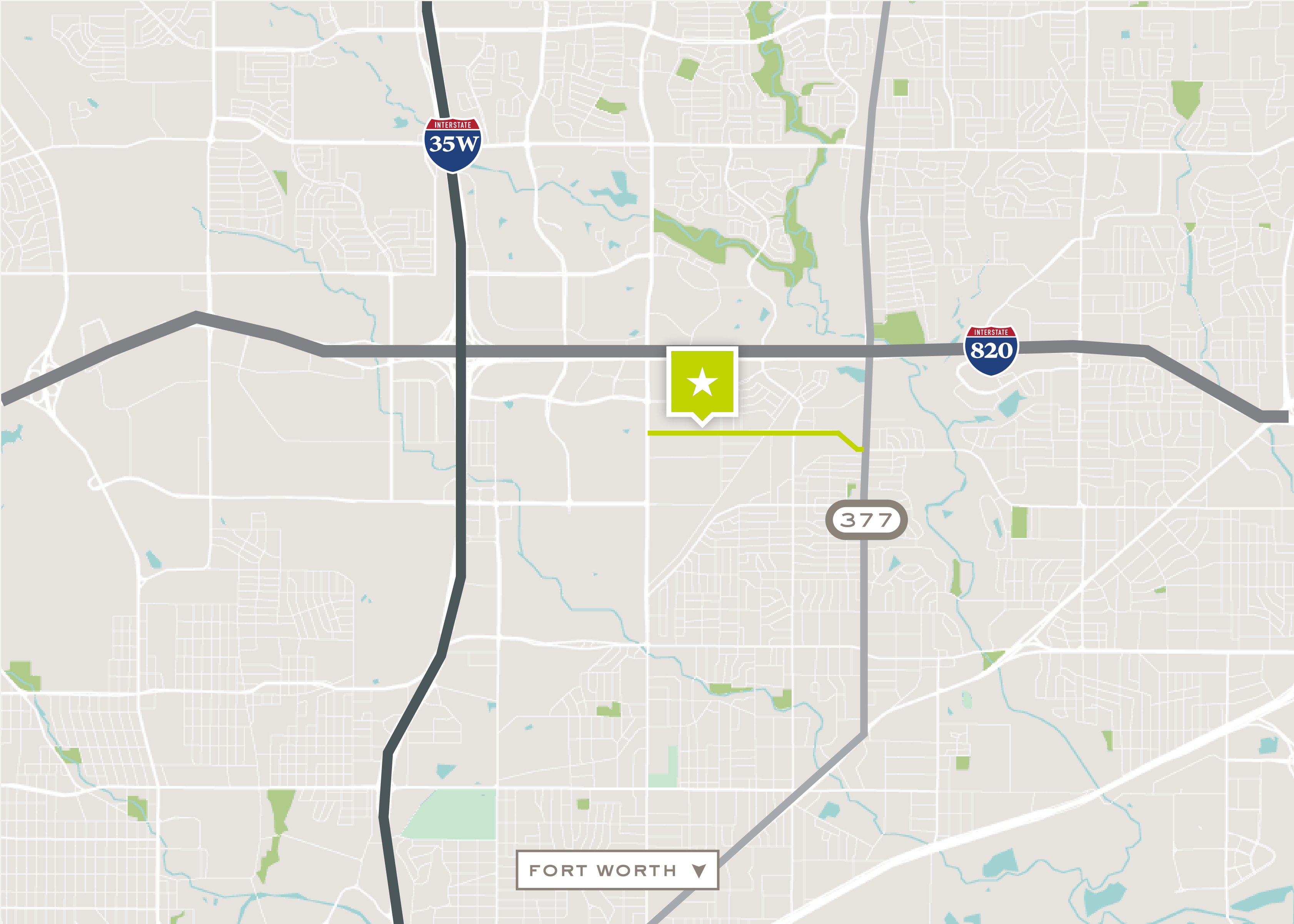


FourTwo Business Park

★ LEASE

4205 GLENVIEW DR.

LanCarte.com



PROPERTY FEATURES

- NEW FLEX INDUSTRIAL DEVELOPMENT
- 32,200 SF
- 2,000 - 12,000 SF available spaces
- Concrete Parking (2.83 : 1,000 SF)
- Light Instrustial Zoning
- 13’6”-24’ Clear Height
- Delivery Q2-2026

LOCATION OVERVIEW

Prime Haltom City location with immediate access to Loop 820, I-35W, 377, and SH-121—minutes from Downtown Fort Worth, Alliance, and DFW Airport. Surrounded by strong labor pools and established residential communities, this site offers unmatched convenience for light industrial users. FourTwo Business Park offers three new flex industrial buildings totaling 32,200 SF with highly versatile suite sizes and modern industrial specs.

AVAILABLE SPACES

BUILDING 1	5,000 - 10,000 SF
BUILDING 2	2,000 - 12,000 SF
BUILDING 3	2,000-10,200 SF

LEASE RATE & STRUCTURE

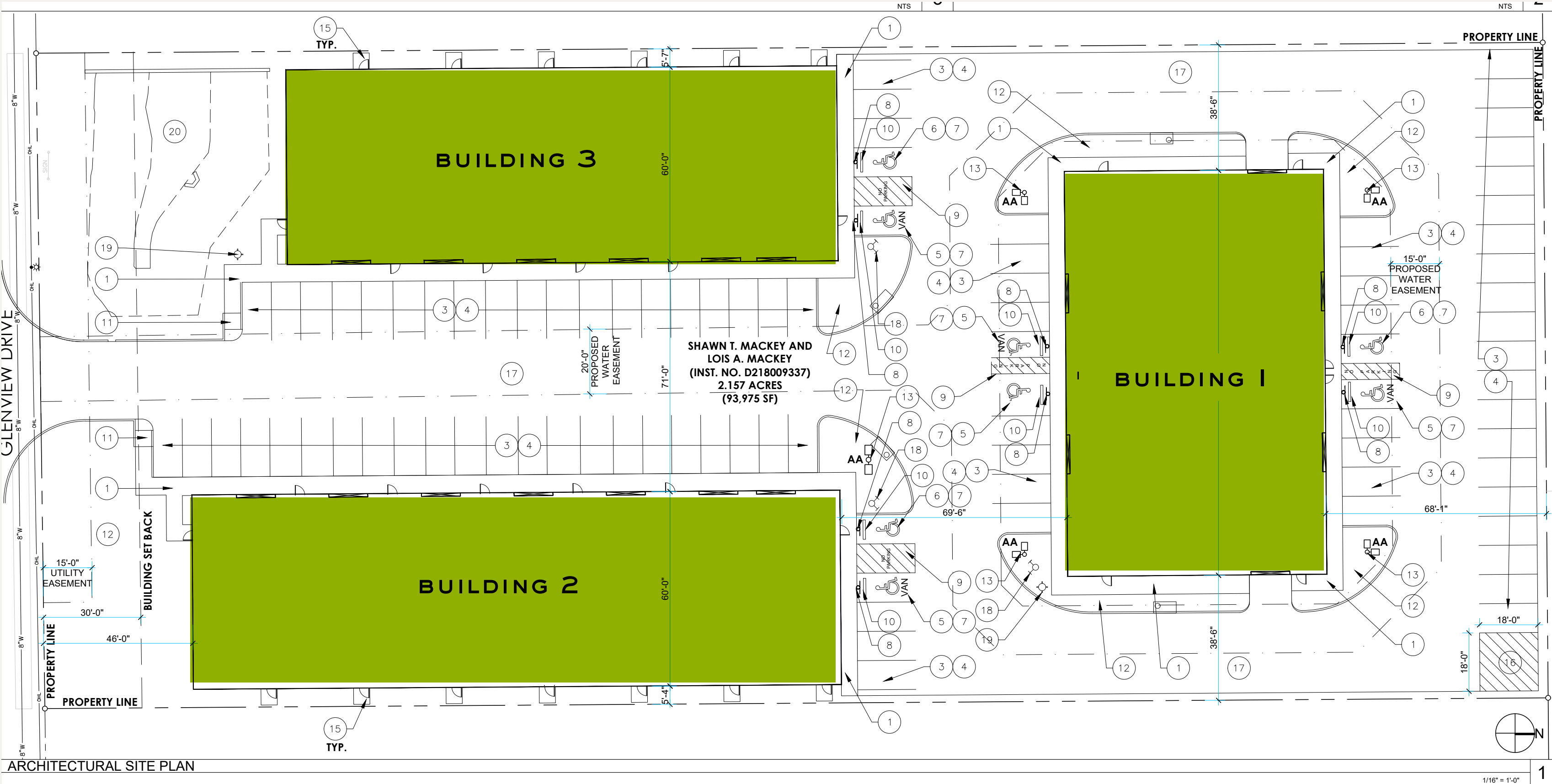
CONTACT BROKER (NNN LEASE)

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PROPERTY SITE PLAN



BUILDING 1

+/- 10,000 SF

- 6 Grade-Level Doors (12'x12')
- Cross-load grade level building
- 22'-24' clear height
- 3 Phase Power
- 5,000-10,000 SF with BTS office
- Glass Storefronts

BUILDING 2

+/- 12,000 SF

- 6 Grade-Level Doors (12'x12')
- Front-load grade level building
- 13'6"-18' clear height
- 3 Phase Power
- 2,000-12,000 SF with BTS office
- Glass Storefronts
- Delivery Q2-2026

BUILDING 3

+/- 10,200 SF

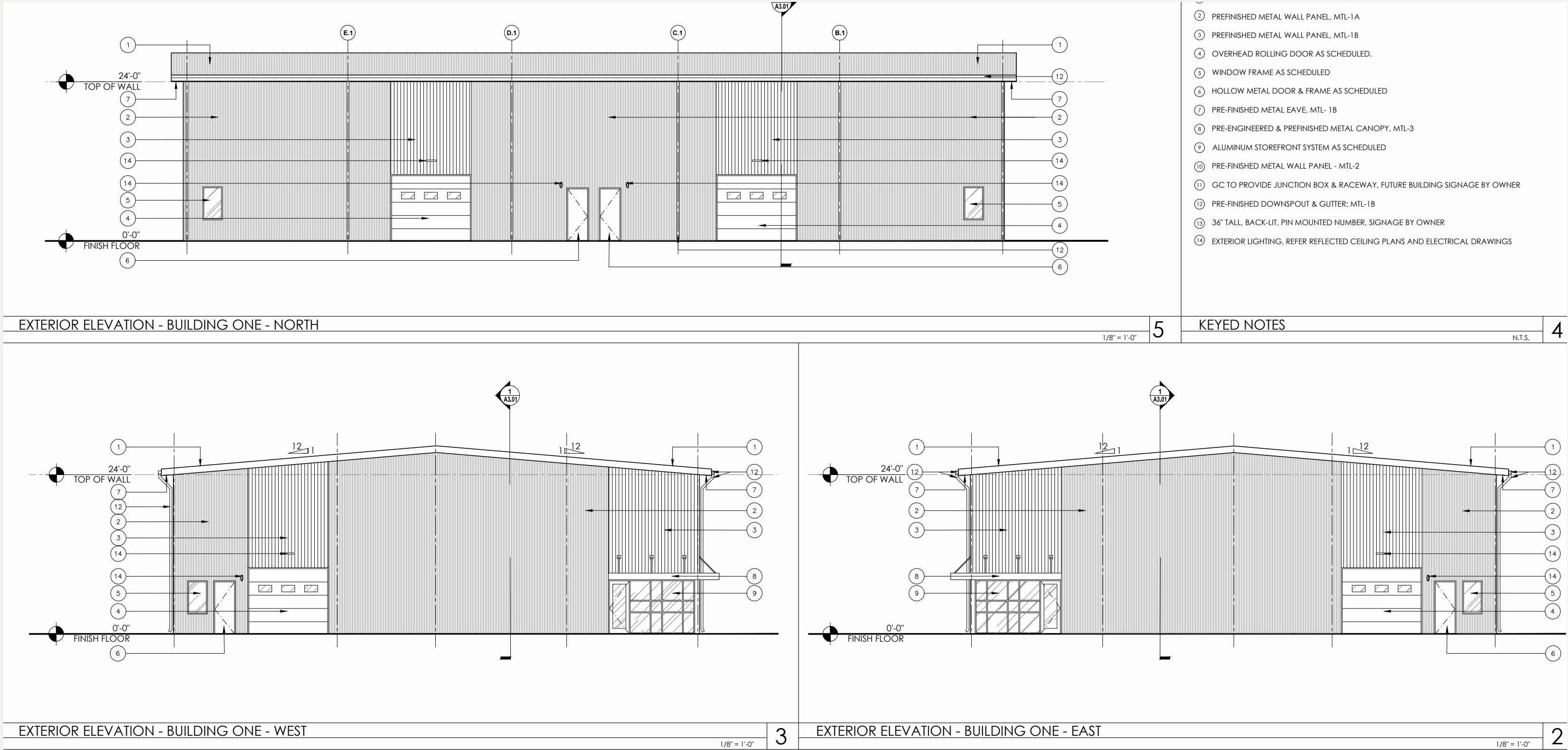
- 6 Grade-Level Doors (12'x12')
- Front-load grade level building
- 13'6"-18' clear height.
- 3 Phase Power
- 2,000-10,200 SF with BTS office
- Glass Storefronts

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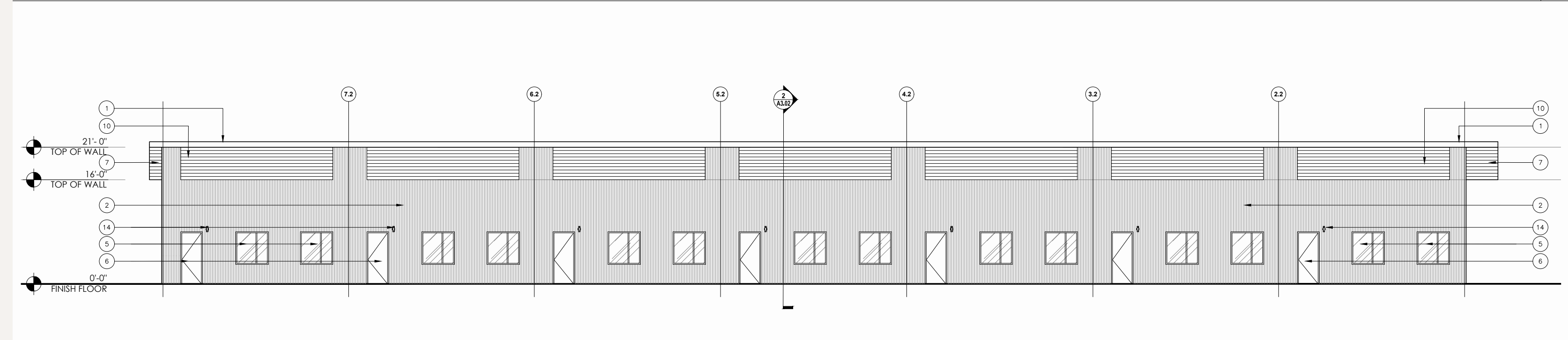
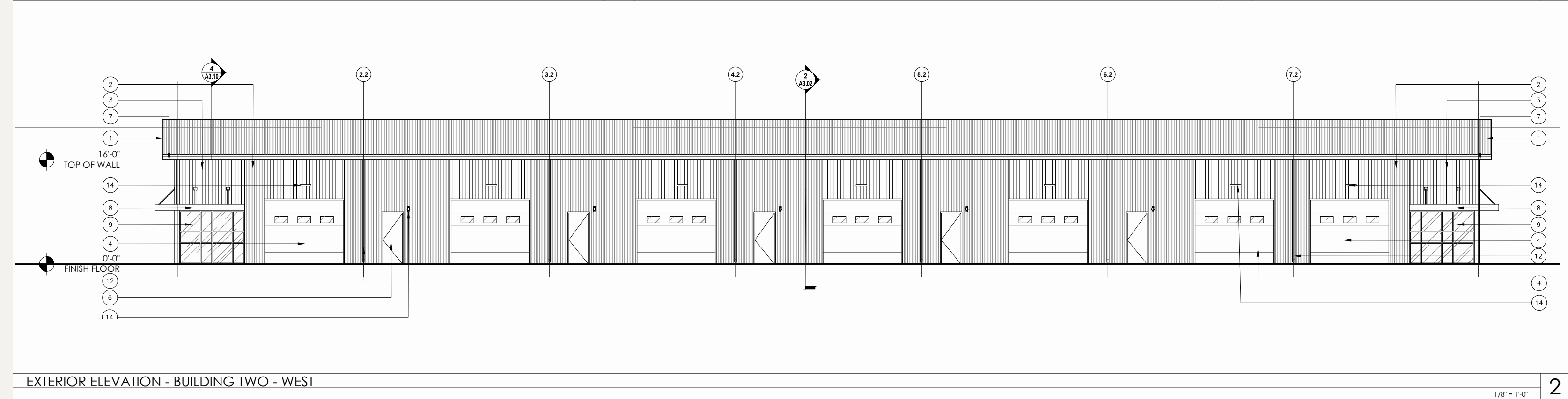
BUILDING I



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	<p>5</p>	
<p>EXTERIOR ELEVATION - BUILDING TWO - SOUTH</p>	<p>1/8" = 1'-0"</p>	
	<p>4</p>	
<p>EXTERIOR ELEVATION - BUILDING TWO - NORTH</p>	<p>1/8" = 1'-0"</p>	
<p>KEYED NOTES</p>		<p>3</p>
<p> (3) PREFINISHED METAL WALL PANEL, MTL-1B (4) OVERHEAD ROLLING DOOR AS SCHEDULED. (5) WINDOW FRAME AS SCHEDULED (6) HOLLOW METAL DOOR & FRAME AS SCHEDULED (7) PRE-FINISHED METAL EAVE, MTL- 1B (8) PRE-ENGINEERED & PREFINISHED METAL CANOPY, MTL-3 (9) ALUMINUM STOREFRONT SYSTEM AS SCHEDULED (10) PRE-FINISHED METAL WALL PANEL - MTL-2 (11) GC TO PROVIDE JUNCTION BOX & RACEWAY, FUTURE BUILDING SIGNAGE BY OWNER (12) PRE-FINISHED DOWNSPOUT & GUTTER: MTL-1B (13) 36" TALL, BACK-LIT, PIN MOUNTED NUMBER, SIGNAGE BY OWNER (14) EXTERIOR LIGHTING, REFER REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS </p>		<p>N.T.S.</p>

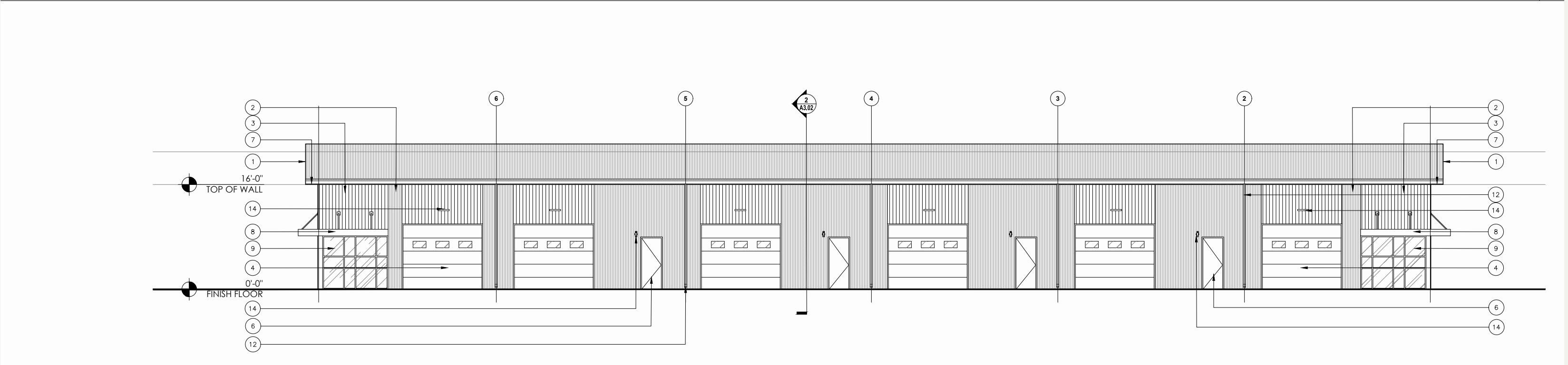
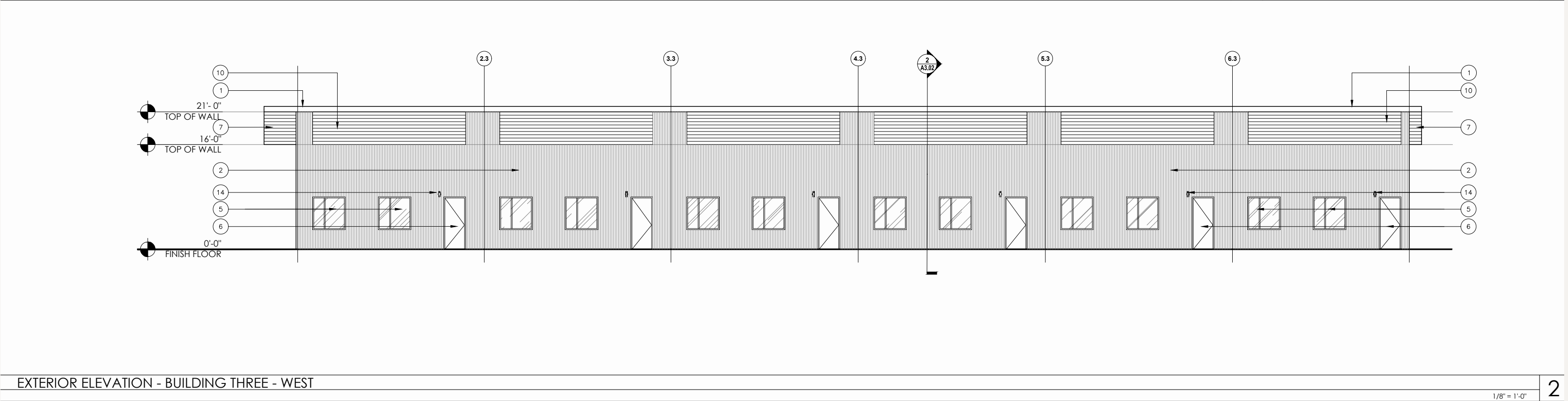
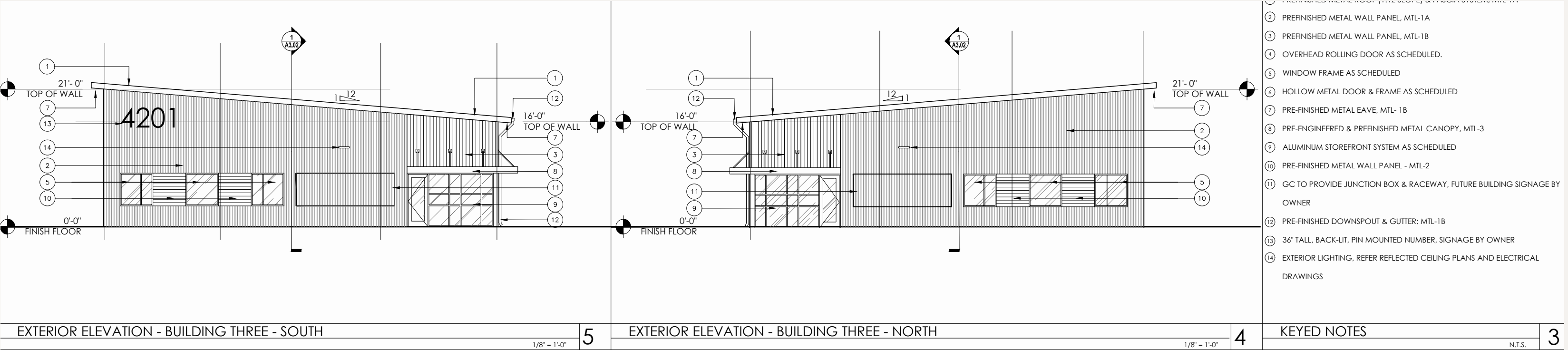


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BUILDING 3





LANCARTE

COMMERCIAL

Relentlessly Pursuing What Matters

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