

Industrial ★ LEASE

LanCarteCRE.com

MELVIN EVANS WAREHOUSE



LANCARTE
COMMERCIAL

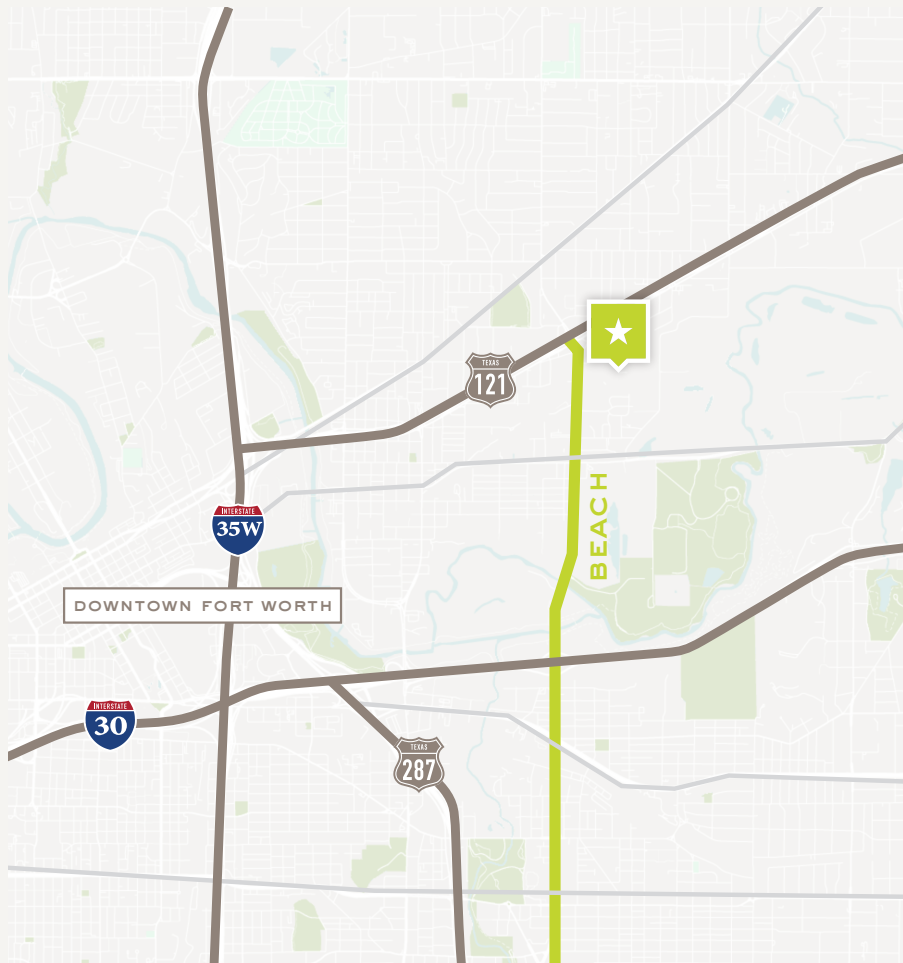
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Industrial ★ SALE & LEASE

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PROPERTY FEATURES

- 100,000 SF Building
- Built in 1973
- Immediate Access to 121 / I-30
- Industrial Zoning
- 50,000 SF
- 2,626 SF Office
- 24' Clear Height
- Tilt Wall
- LED lights
- 400 Amp /120/208 Volt / 3 Phase

LOCATION OVERVIEW

Melvin Evans Warehouse is located south of Hwy 121 on North Beach Street, just east of downtown Fort Worth. Easy Access to 121, I-30, Loop 820, Bus Hwy 287.

LEASE RATE & STRUCTURE

\$7.50 /SF + NNN

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SUITE 592A

+/- 25,000 F

- 1,522 SF Office
- 4 Dock High Doors
- 2 Pit Levelers
- 3 Phase Power
- 24' Clear Height

SUITE 594

+/- 25,000 SF

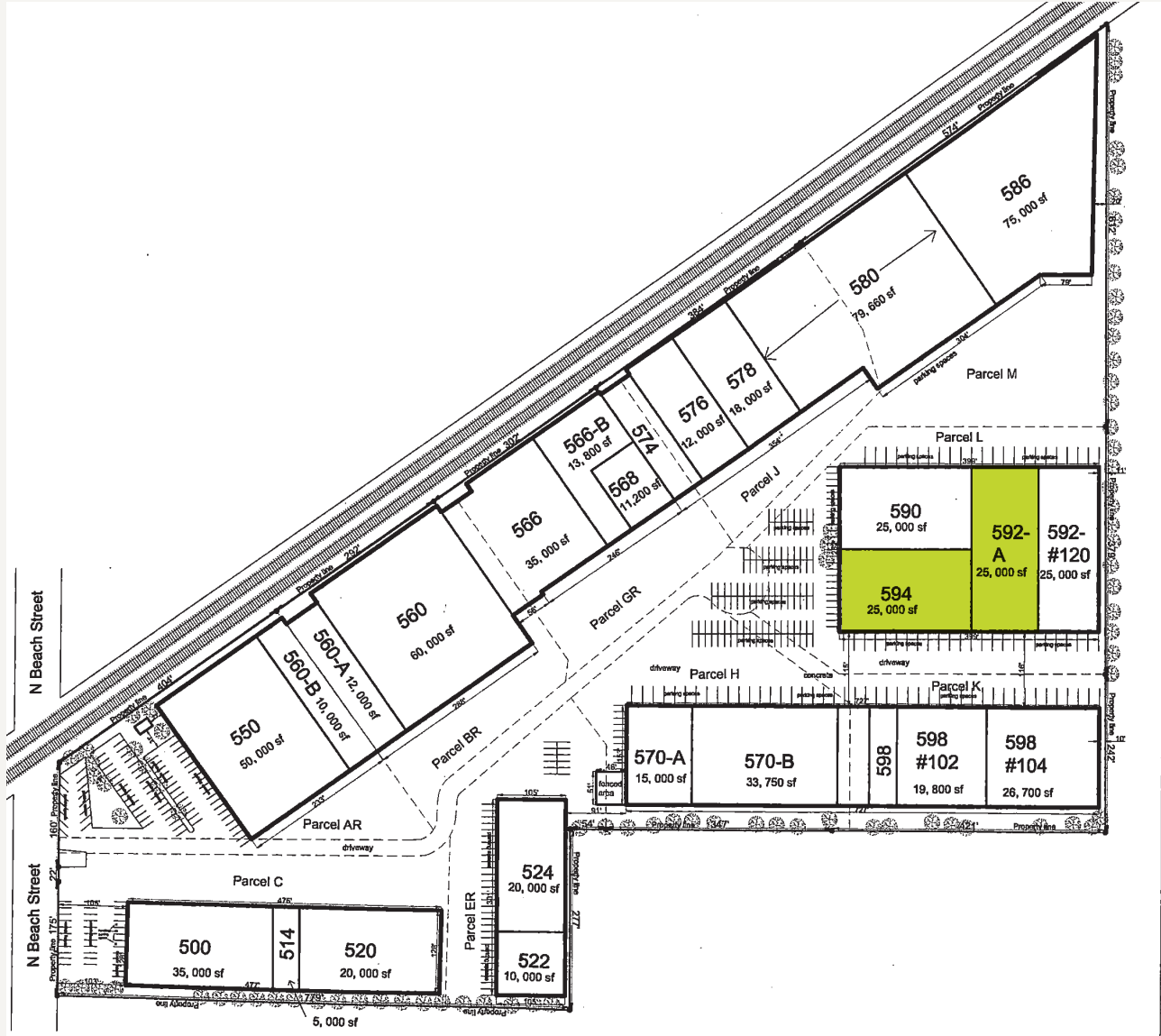
- +/- 1,104 SF Office
- 1 Dock Door
- 1 Semi-Dock Doors
- 24' Clear Height
- Tilt Wall
- LED lights
- 400 Amp /120/208 Volt / 3 Phase

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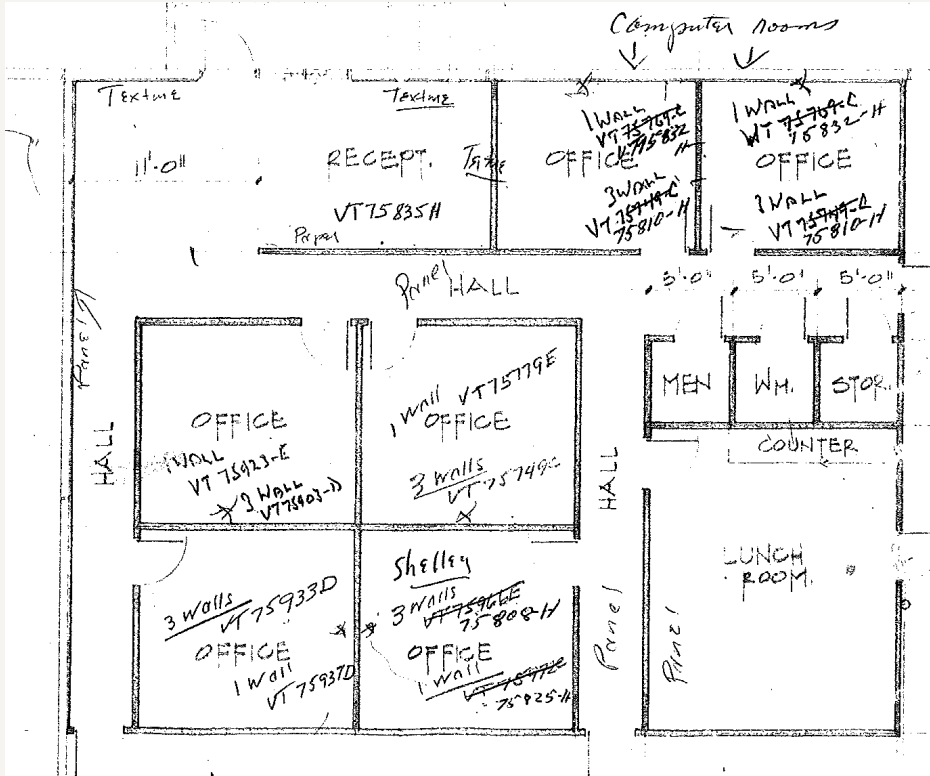
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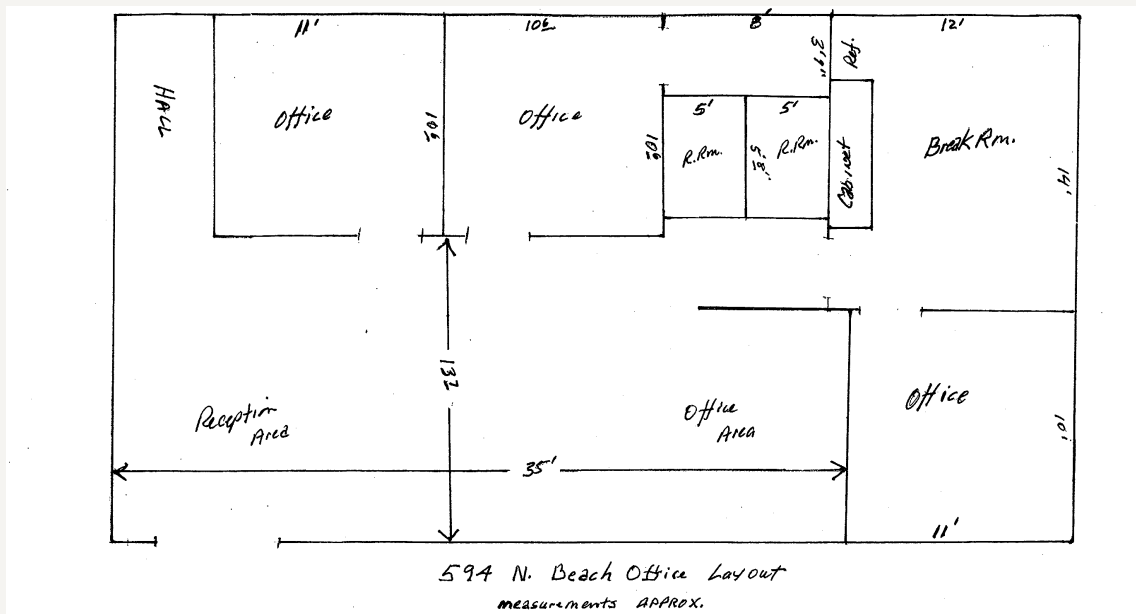
SITE PLAN



FLOOR PLAN - SUITE 592A



FLOOR PLAN - SUITE 594





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Relentlessly Pursuing What Matters

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