

Industrial ★ LEASE

LanCarte.com

4700 S EDGEWOOD TERRACE FORT WORTH, TX 76119

NEWLY RENOVATED



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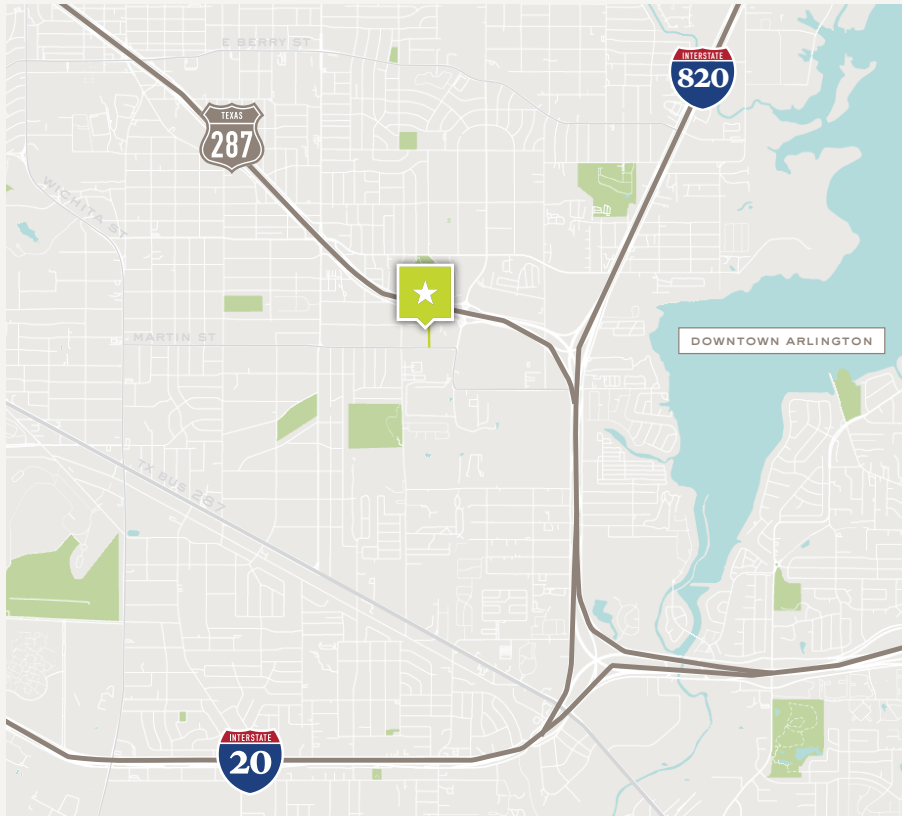
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PROPERTY FEATURES

- 32,069 SF on 1.47 AC
- Newly Renovated Two Story Office Space including breakroom, training room, conference room, multiple private offices
- Fully HVAC'd Warehouse
- Two (2) Dock High Doors with Covered loading (15Ft)
- Five (5) grade-level doors & one large 20ft wide grade-level door
- Paved Laydown Yard
- Three (3) 5 Ton Cranes & One (1) 11 Ton Crane
- 16'9 Clear Height
- Sprinklered
- Heavy Power - 1200 amps, 480 volt
- Caged mezzanine space
- Zoning: I - Industrial

LOCATION OVERVIEW

Located on S. Edgewood Avenue in southeast Fort Worth, this property offers easy access to major highways. Interstate 20 is just a 5-minute drive, providing east-west connectivity across the DFW Metroplex, while Interstate 820 is also 5 minutes away, offering fast loop access around Fort Worth and direct connections to north-south corridors. U.S. Highway 287 can be reached in under 8 minutes, providing a convenient route to downtown Fort Worth. This building delivers a strategic location with near-instant connections to major highways, supporting efficient operations across the Metroplex.

LEASE RATE & STRUCTURE

Contact Broker

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LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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