

Industrial/Flex ★ SALE & LEASE

LanCarteCRE.com

2702 FORT WORTH HWY, HUDSON OAKS, TEXAS 76087



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COMMERCIAL

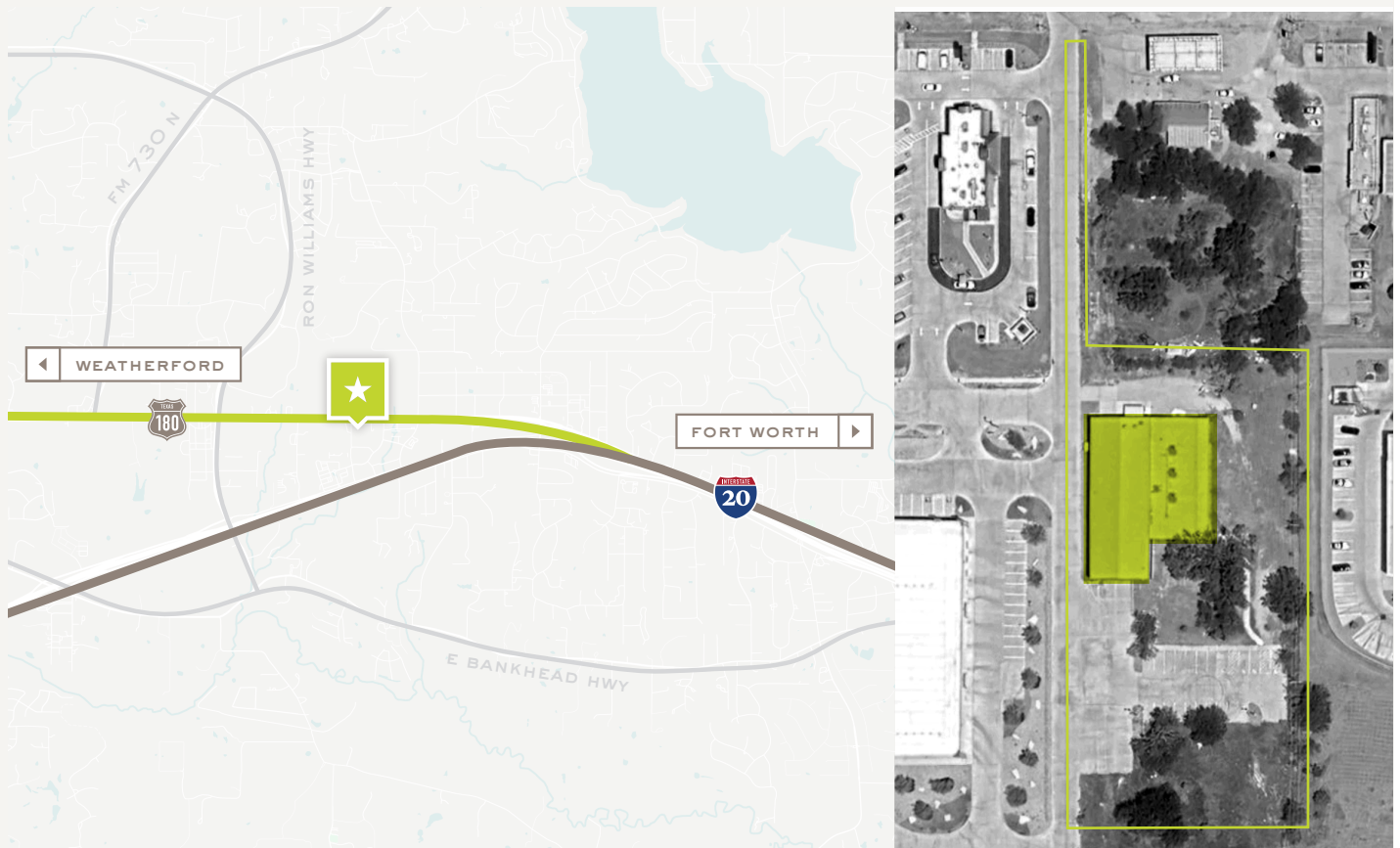
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PROPERTY FEATURES

- 10,000 SF Building on 2.38 Acres
- Built in 2020 with Metal Construction
- Four Offices, Large Showroom, & Kitchen
- Clear Height: 18'-20'
- Dock High Door (1) & Grade Level Doors 14x12 (1)
- Fully Sprinklered
- 3 Phase Power 208V
- R-30 insulation in roof and R-19 in walls

EXCLUSIVE FEATURES

Floor drains, Heavy plumbing, 500 gallon grease trap, Indoor & outdoor heaters, Speakers, Large warehouse fans.

LEASE RATE & STRUCTURE

\$11.00 + NNN

LOCATION OVERVIEW

Located on Hwy 180, the main corridor connecting Hudson Oaks and Weatherford offers immediate access to I-20 and the highly anticipated Parker Country fast loop. The property is strategically located in Hudson Oaks, an emerging market experiencing rapid commercial development, and positioned right off the high-traffic I-20 corridor with over 67,000 vehicles per day. Hudson Oaks is located just 23 miles west of downtown Fort Worth in Parker County, the 5th fastest-growing county in Texas bringing in labor from Fort Worth, Aledo, Weatherford, Mineral Wells, and nearby communities.

SALE PRICE

\$2,700,000

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INTERIOR



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EXTERIOR



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AERIAL

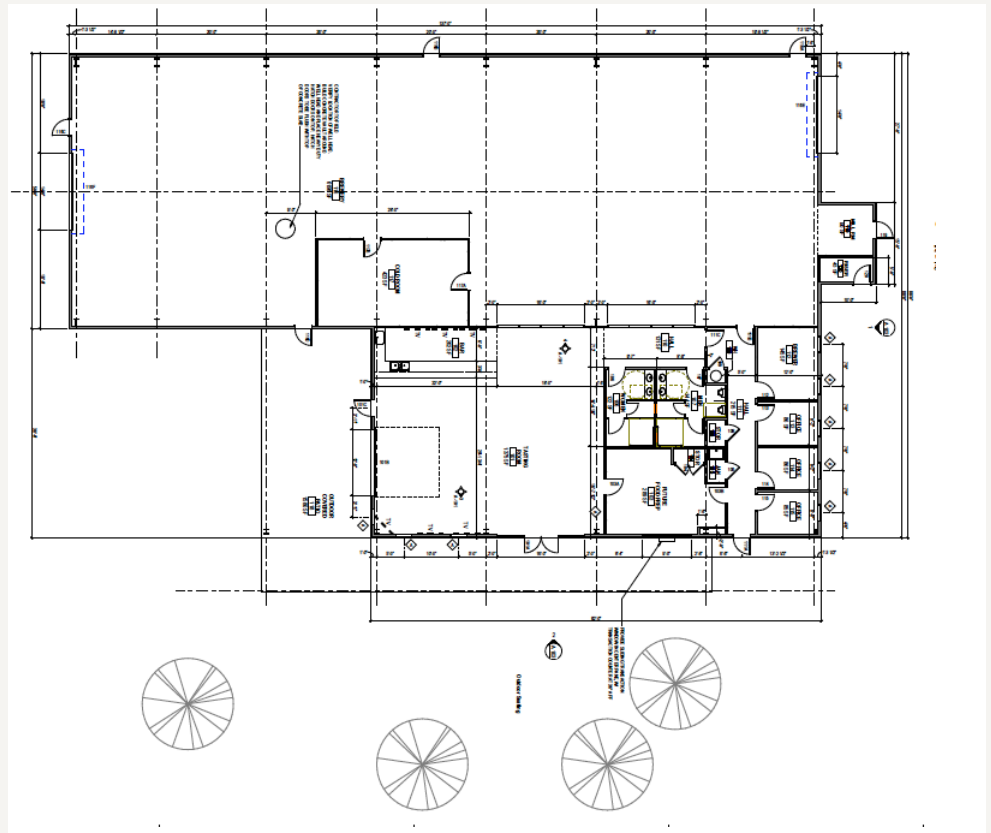


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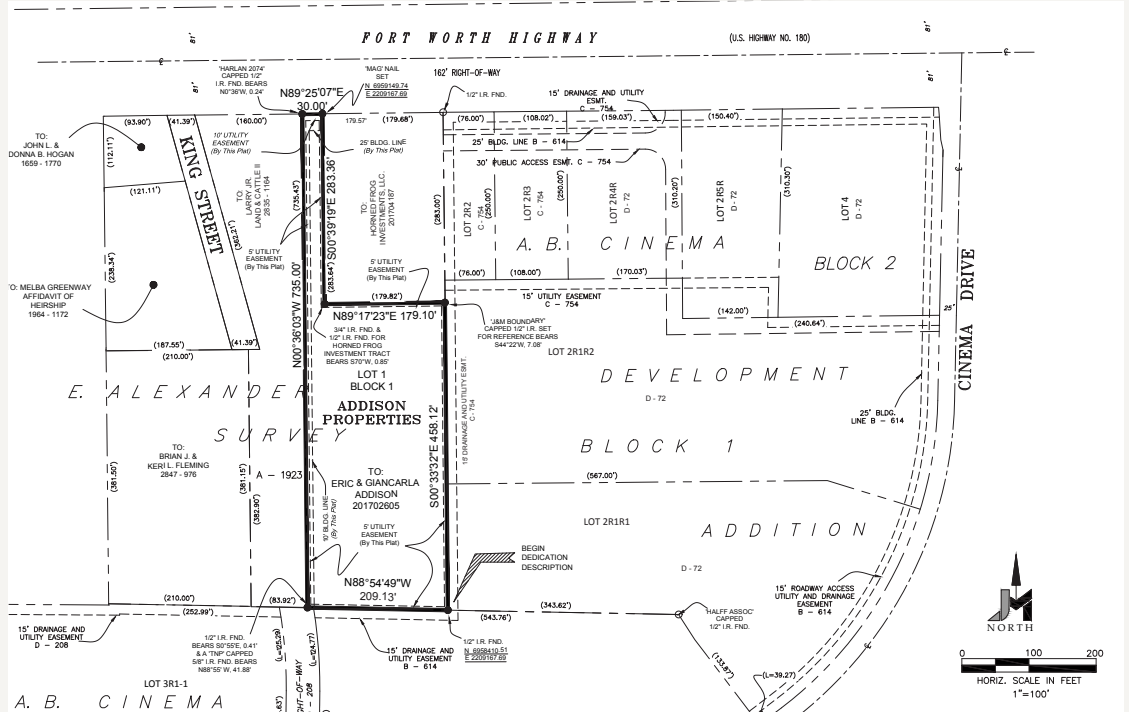
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FLOOR PLAN



SURVEY





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Relentlessly Pursuing What Matters

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