

Industrial ★ LEASE

LanCarteCRE.com

12250 US BUSINESS HWY 287 N FORT WORTH, TX 76179



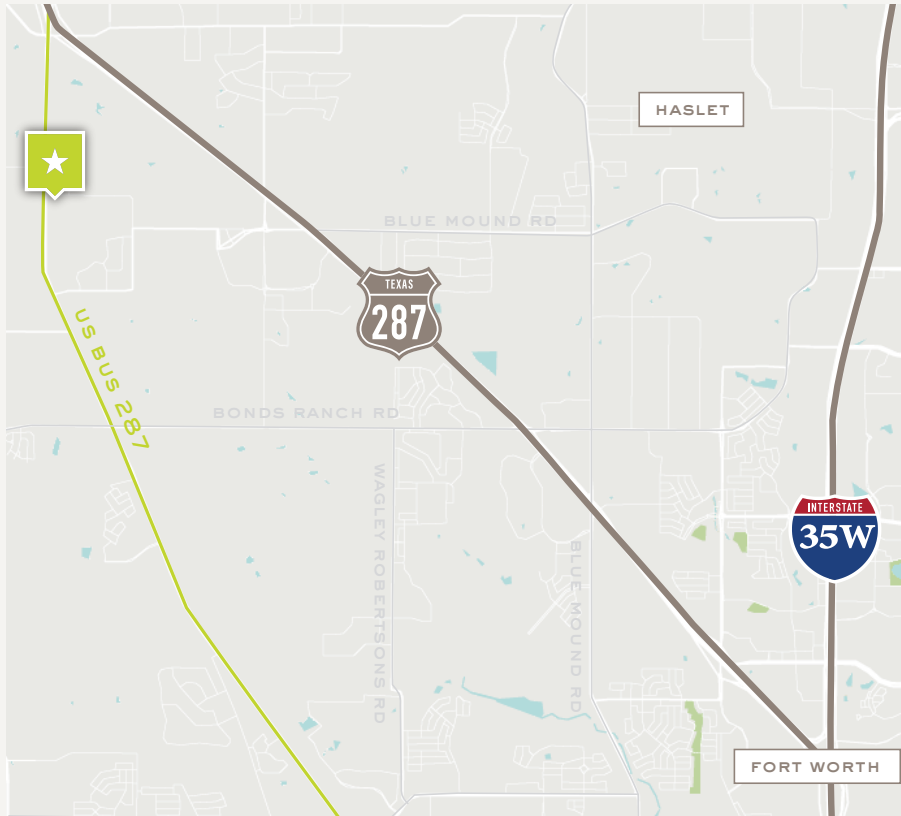
Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancartecre.com

Benson Williams
318-458-2318
bwilliams@lancartecre.com

Industrial ★ LEASE

12250 US BUSINESS HWY 287 N

LanCarteCRE.com



PROPERTY FEATURES

- 1,000 SF Available
- 2.06 AC
- Built in 2016
- Class B Building
- Ceiling Height 12' - 16'
- Parking Ratio 5.42/1,000 SF
- County Zoning

AVAILABLE SPACES

SUITE 105 1,000 SF

SUITE 108 1,000 SF

SUITE 112 1,000 SF

SUITE 200-201 1,340 SF

SUITE 203 1,190 SF

LOCATION OVERVIEW

Conveniently located on U.S. Business Highway 287 North and the corner of Blue Mound Rd. West in Haslet area but officially called North Fort Worth. Next door to Russell Feed Store and less than a mile from the new Walmart on Avondale-Haslet Rd in Haslet, TX. This is a rapidly growing area with a lot of potential. Traffic count was over 13,000 per day last year.

LEASE RATE & STRUCTURE

\$14.00 /SF NNN

Industrial ★ LEASE

12250 US BUSINESS HWY 287 N

LanCarteCRE.com



SUITE 105

+/- 1,000 SF

- 1 12x14 Grade Level Door
- One Small Office
- One Restroom

SUITE 108

+/- 1,000 SF

- 1 12x14 Grade Level Door
- One Restroom

SUITE 112

+/- 1,000 SF

- Retail
- Old Vape Store
- Highway Frontage

SUITE 200-201

+/- 1,340 SF

- Open showroom
- 2 private offices
- Breakroom
- One restroom

SUITE 203

+/- 1,190 SF

- Open showroom
- One Restroom
- 1 10x10 Grade Level Door

Industrial ★ LEASE

12250 US BUSINESS HWY 287 N

LanCarteCRE.com





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Sarah LanCarte CCIM, SIOR
817-228-4247 | sarah@lancartecre.com

Benson Williams
318-458-2318 | bwilliams@lancartecre.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2025 LanCarte Commercial Real Estate, LLC.