



Newly Renovated Industrial-Flex Building

3115 Sabine St, Forest Hill, TX 76119



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Newly Renovated Industrial-Flex Building

\$8.50 /SF/YR

Position your business for success in this newly renovated industrial flex building located in the thriving Forest Hill submarket of Fort Worth. Zoned Heavy Industrial (I), this property is designed to support a wide range of operations, from manufacturing and distribution to logistics and specialized trades.

Property Highlights

Total...

- Newly renovated industrial flex building with modern finishes.
- 5,050 SF warehouse featuring high ceilings and wide clear spans.
- 1,100 SF office build-out ideal for administrative functions.
- Heavy Industrial zoning for maximum operational flexibility.
- Excellent access to I-20, I-35, and the DFW metroplex.

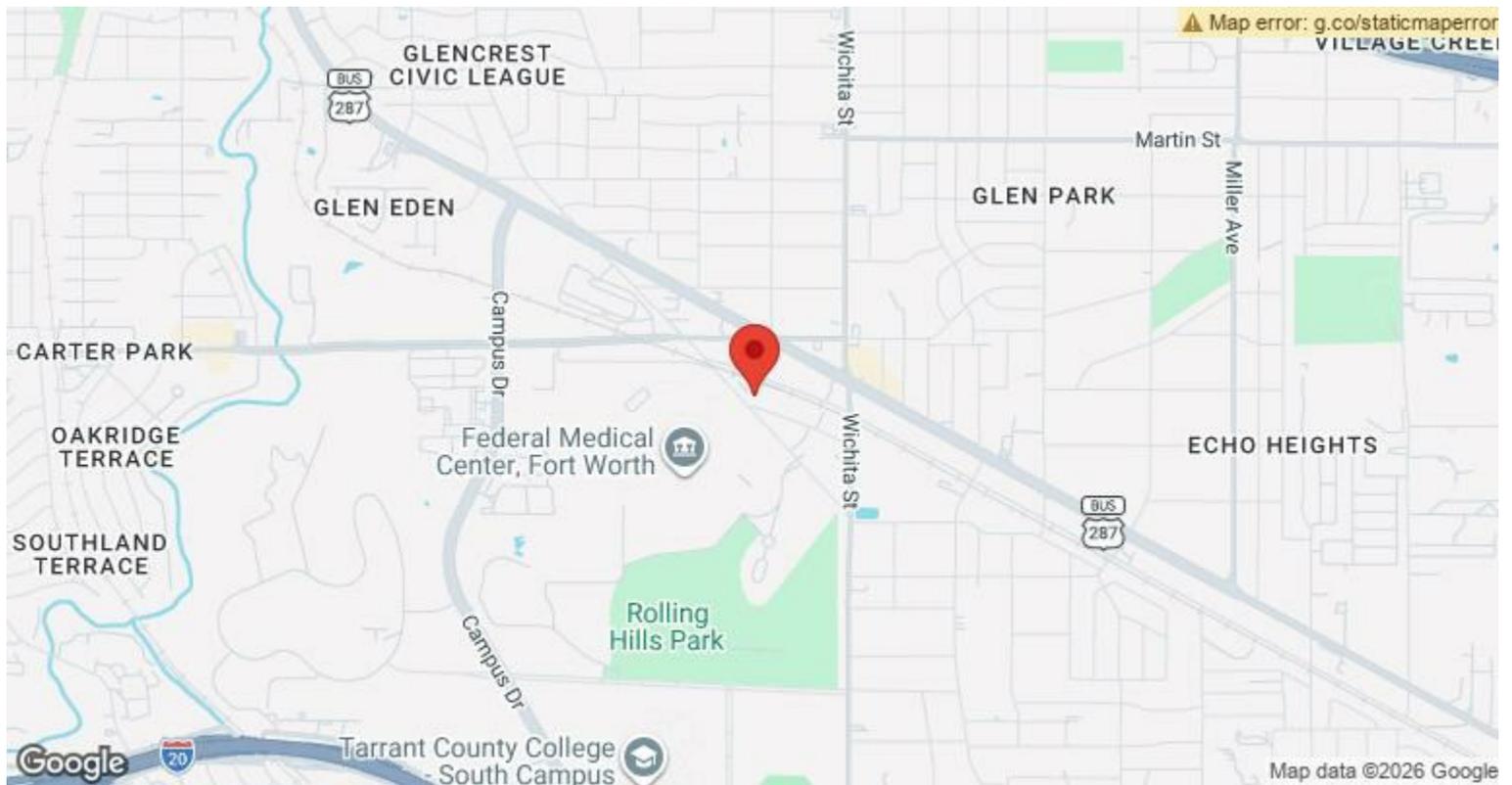


Rental Rate:	\$8.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	6,150 SF
Year Built:	1968
Taxes:	\$1.66 USD/SF/MO
Operating Expenses:	\$1.09 USD/SF/MO
Rental Rate Mo:	\$11.25 /SF/MO

1st Floor

Space Available	6,150 SF
Rental Rate	\$8.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	1,000 SF
Space Type	Relet
Space Use	Industrial
Lease Term	3 - 5 Years

Position your business for success in this newly renovated industrial building strategically located in the thriving Forest Hill submarket of Fort Worth. Offering 6,150 SF of functional space, this property blends efficient warehouse capabilities with a modern office environment, making it ideal for companies seeking operational flexibility and a professional presence in the DFW metroplex. The warehouse component spans 5,050 SF of open, versatile space featuring high ceilings and wide clear spans, perfect for manufacturing, distribution, or specialized trades. Complementing this is a 1,100 SF office build-out designed for administrative or customer-facing needs, complete with updated finishes for a polished look. Recent renovations include new flooring, paint, HVAC system, and upgraded kitchen and bathrooms, ensuring a turnkey experience for tenants. Zoned Heavy Industrial (I), the property supports a broad range of industrial uses, offering maximum adaptability for growing businesses. Its prime location provides seamless connectivity to major transportation corridors, including I-20 and I-35, enabling efficient access to the greater DFW area and beyond.



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Property Highlights

Total Size: 6,150 SF

Warehouse: 5,050 SF of open, versatile space with high ceilings and wide clear spans

Office: 1,100 SF of modern office build-out, ideal for administrative or customer-facing needs

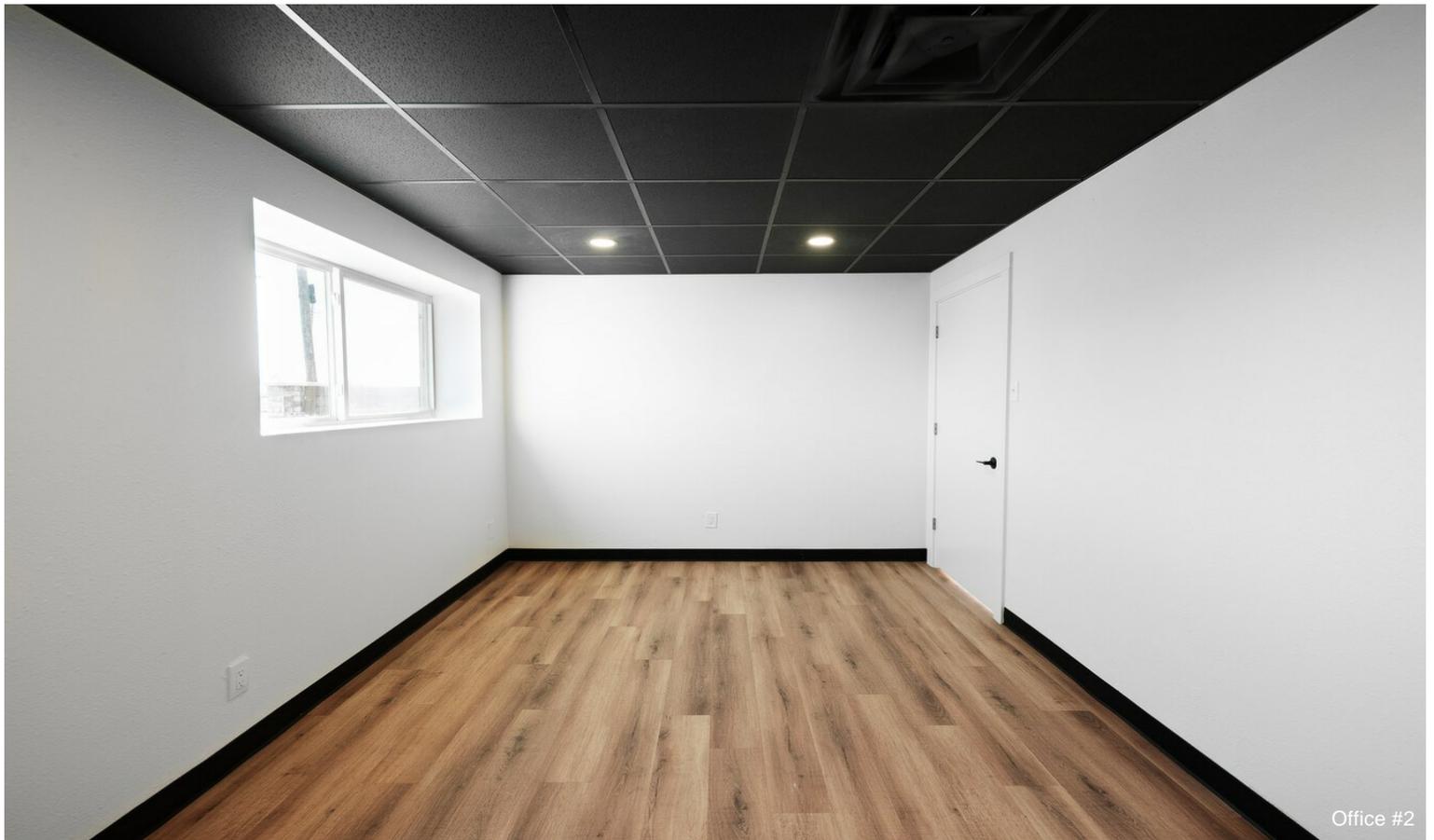
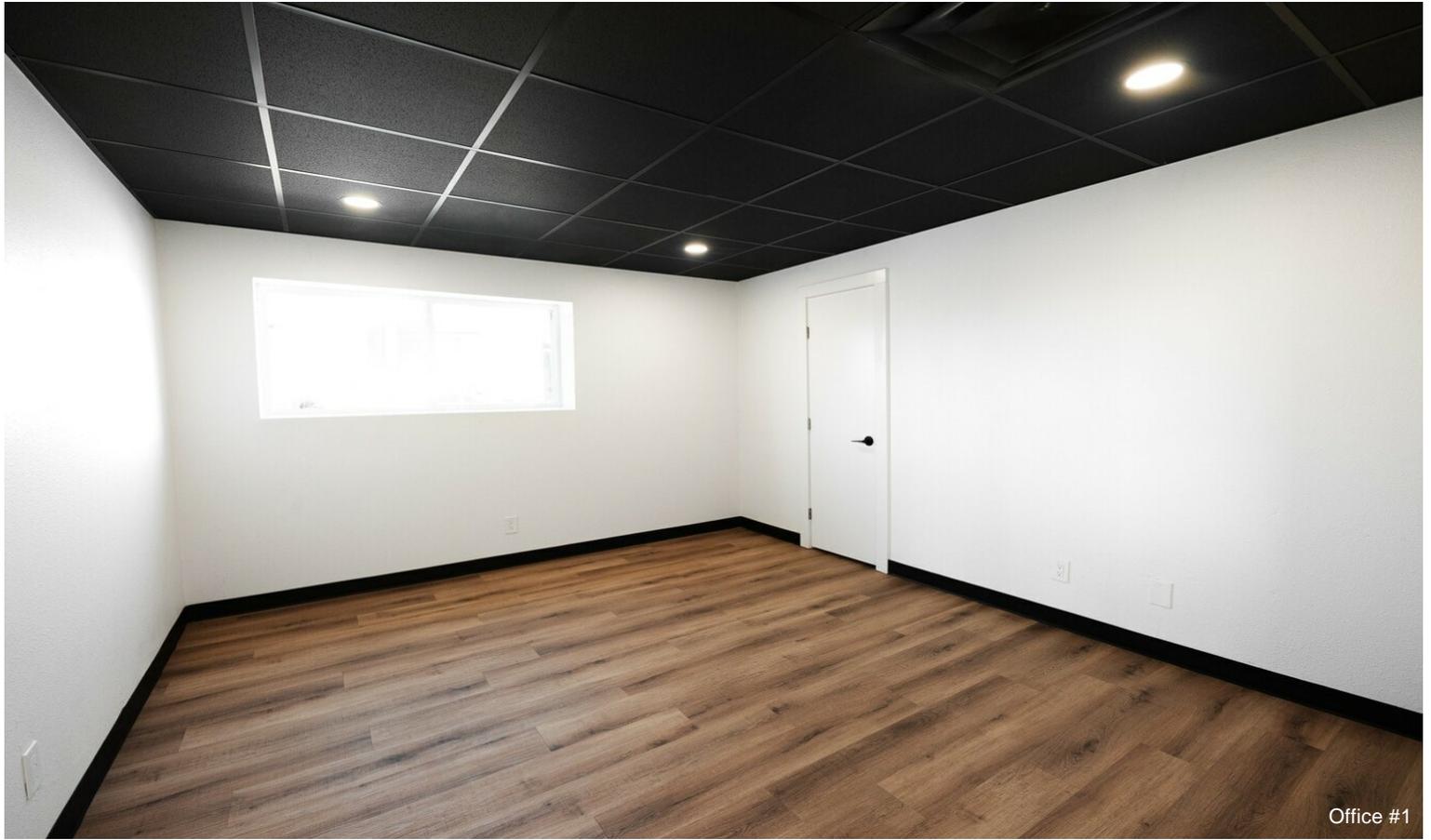
Zoning: Heavy Industrial – maximum flexibility for industrial users

Condition: Completely renovated with an updated kitchen, bathrooms, flooring, paint, and HVAC system.

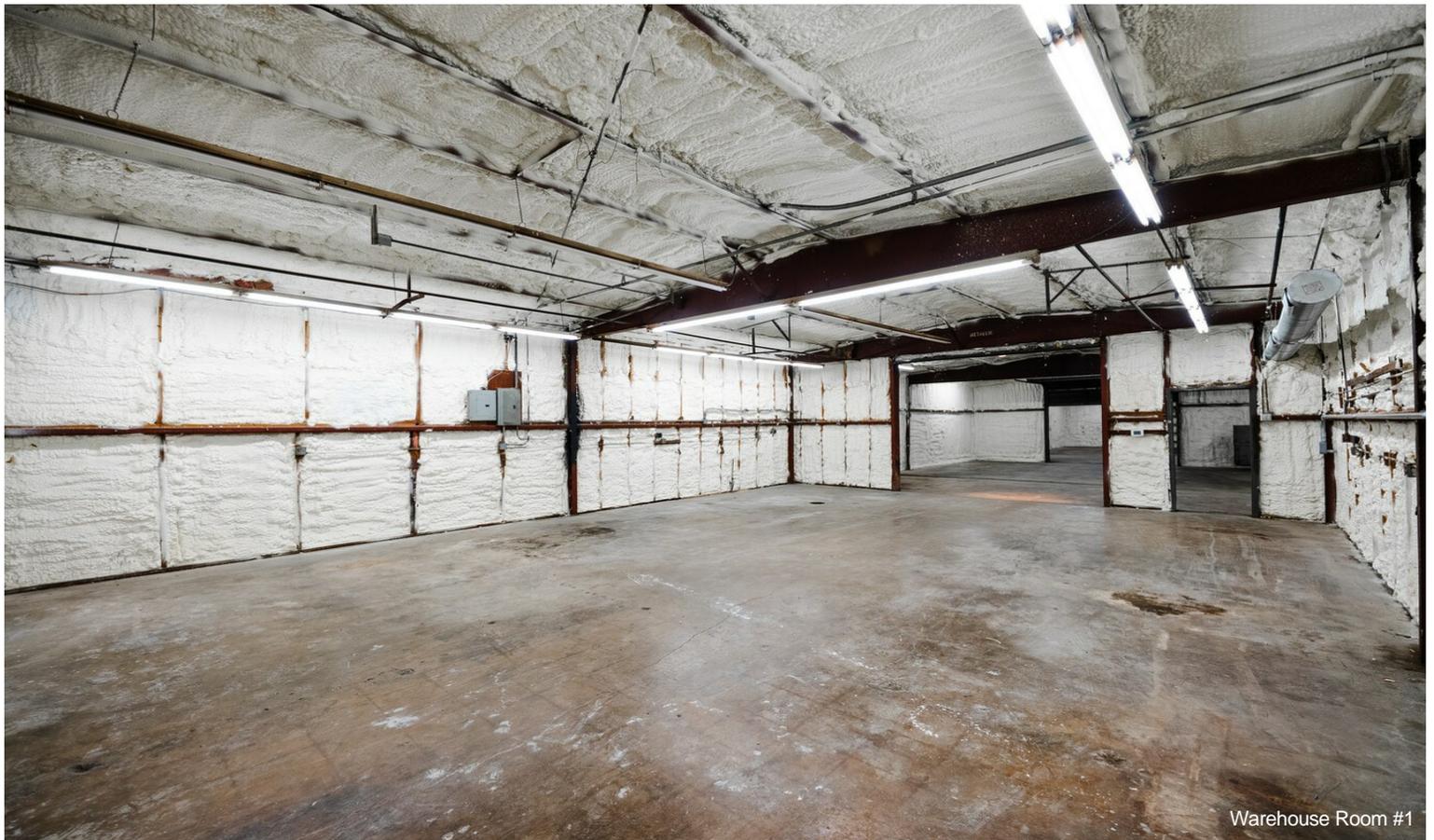
Access: Conveniently located near major transportation corridors, ensuring easy access to I-20, I-35, and the greater DFW metroplex

This property combines efficient warehouse functionality with a professional office environment, making it an excellent fit for growing businesses seeking to expand or establish a strategic DFW presence.

Property Photos



Property Photos



Property Photos



Warehouse Room #2



Warehouse Room #3

Property Photos

