



5,000 – 30,640 SF Warehouse For Lease

3131 W Bolt Street, Fort Worth, Texas

100% HVAC

Short-Term Deals Available

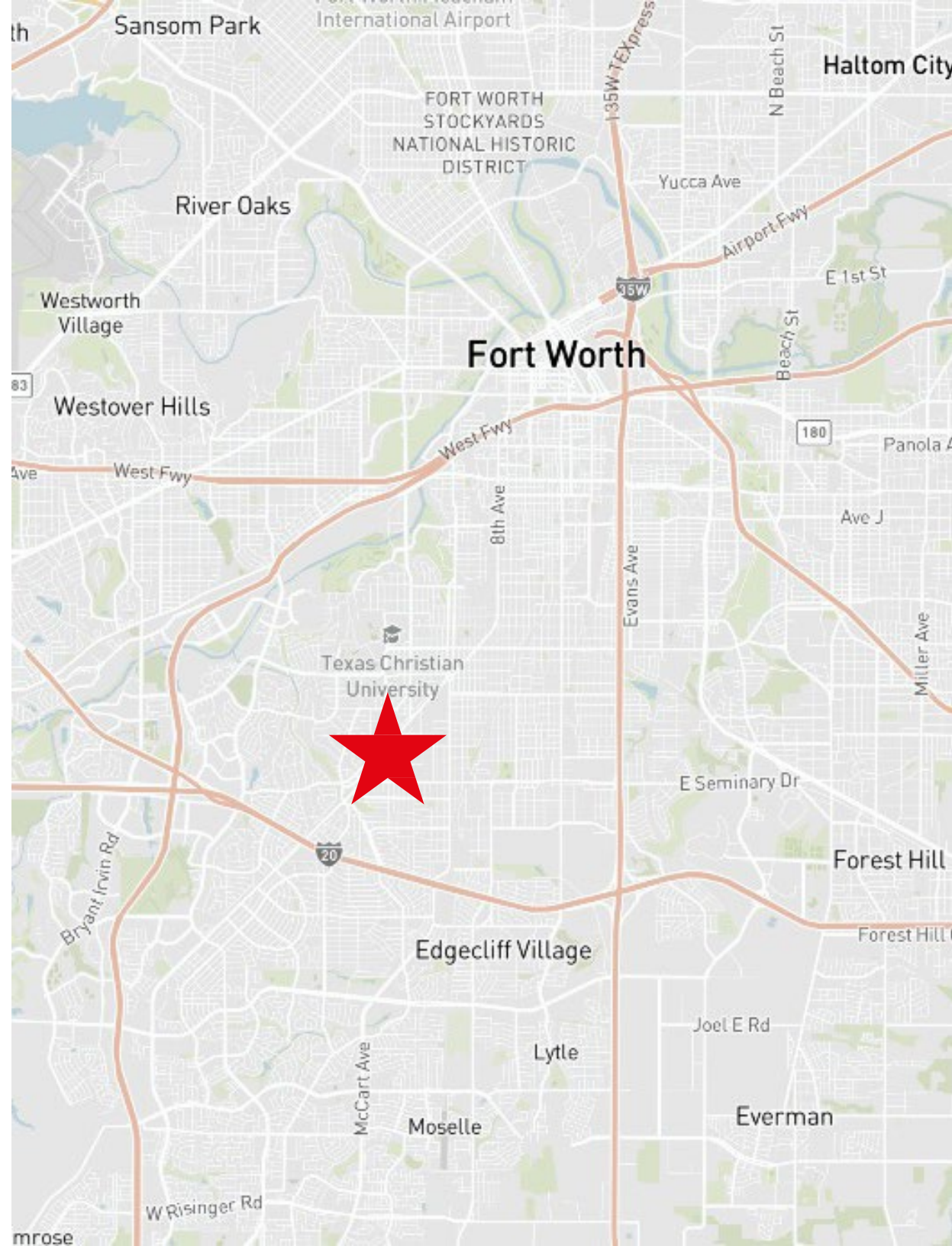
Property Highlights

3131 W Bolt Street

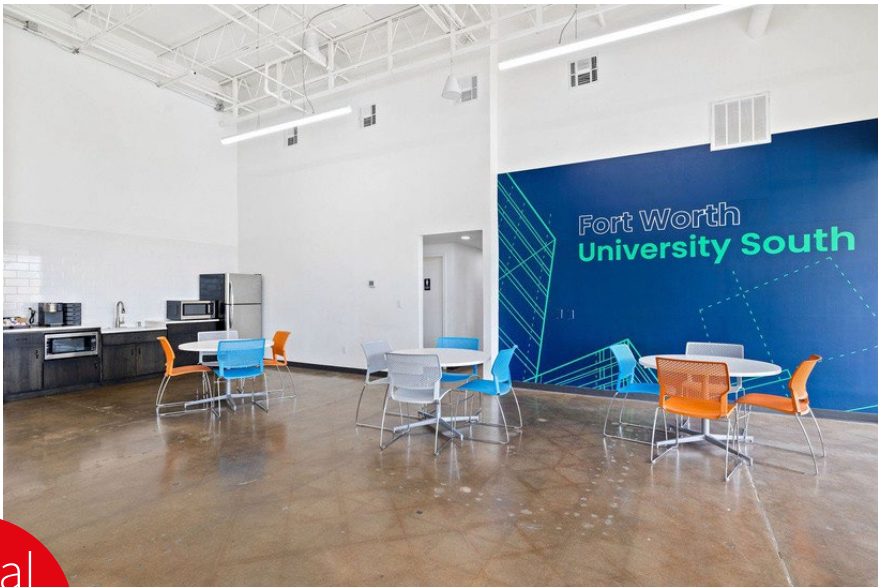
- 5,000 – 30,640 SF Available for Occupancy May 1, 2025
- 739 SF office
- Zoned “K” Heavy Industrial
- **100% HVAC warehouse (Four 10-ton units)**
- 3 private docks with frontage on Bolt Street
- 16’ clear height, ~160’ space depth
- White-box improvements underway (See below)
- Heavy power available with the ability to upgrade
- On-site Property Manager during normal business hours
- Brand new roof & exterior LED lighting in place

White-box improvements include:

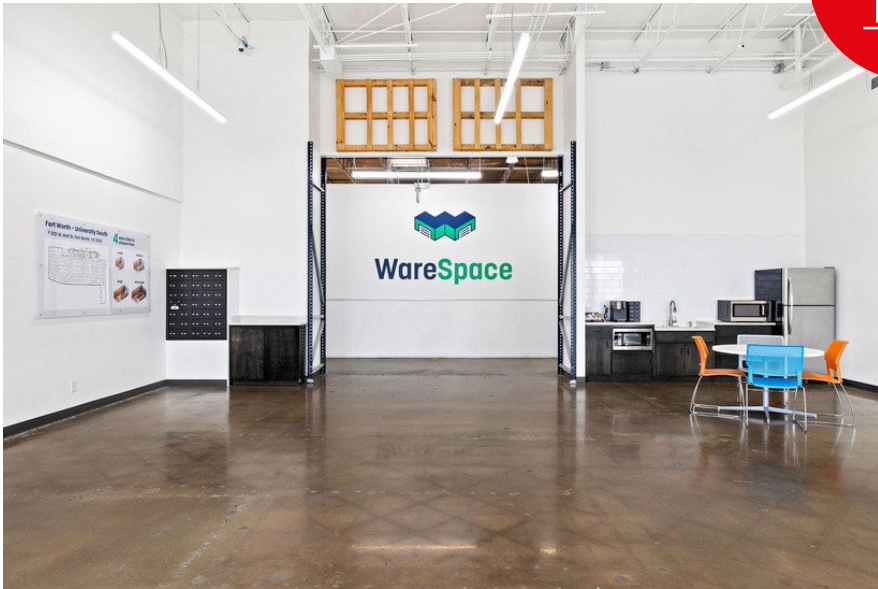
- Warehouse walls painted to 12’
- Restoration of existing office space/warehouse restrooms/dock doors
- **HVAC installation throughout warehouse**
- LED lights on motion sensor installed throughout warehouse
- Power: 225amp, 277/480 subpanel serving the Premises



Photos - Interior

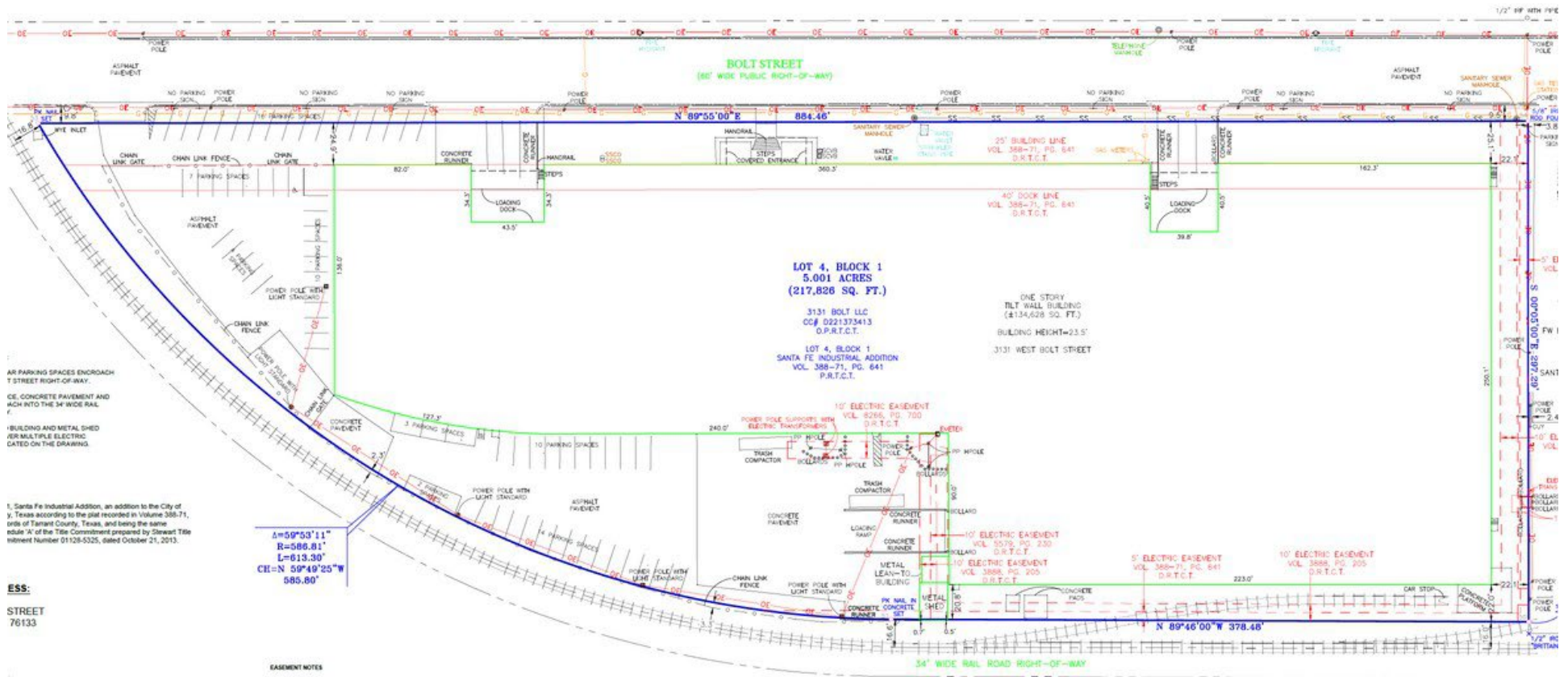


[Virtual
Tour](#)



Photos - Exterior

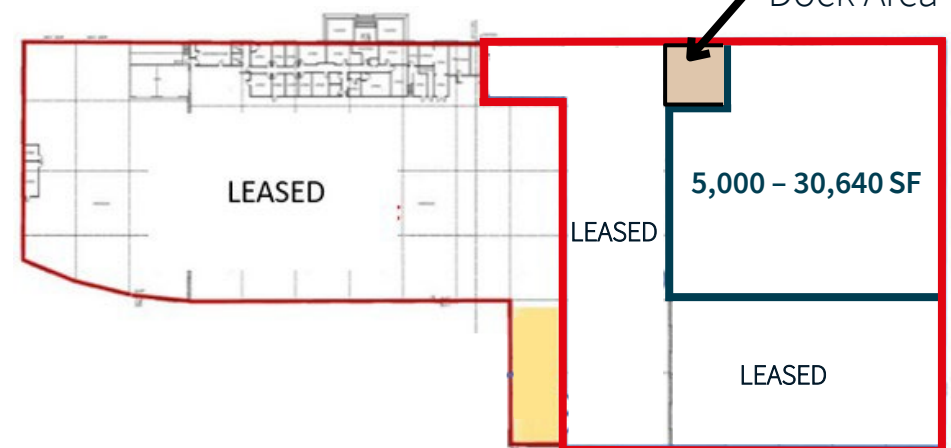




↑
North

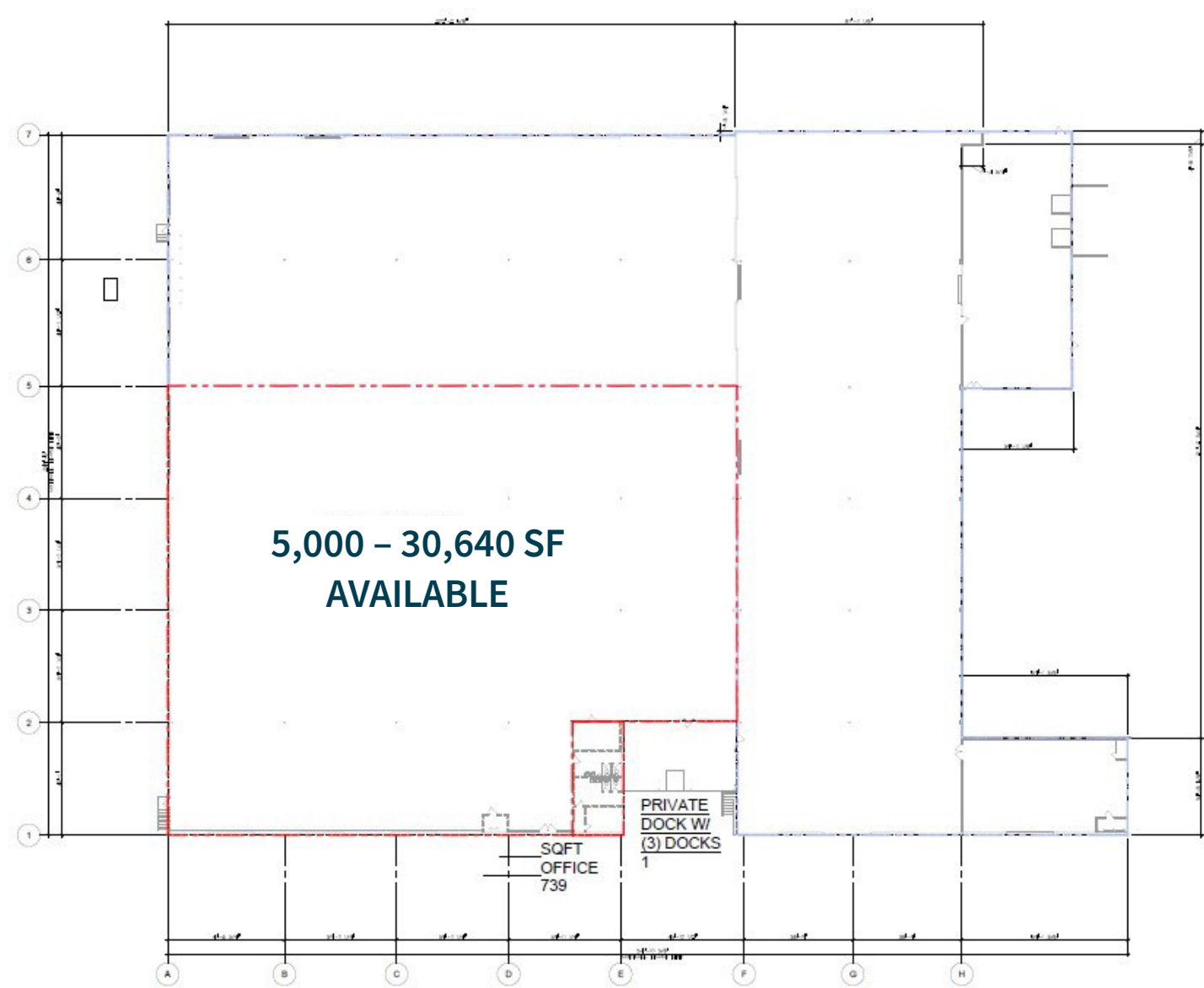
Availability

Private
Dock Area



Floorplan

North →



**JLL****Jamie Galati**jamie.galati@jll.com

+1 817 437 4615

Madison Hornishermadison.hornisher@jll.com

+1 817 456 8862

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