

5,000 – 30,640 SF Warehouse For Lease

3131 W Bolt Street, Fort Worth, Texas

100% HVAC

Short-Term Deals Available



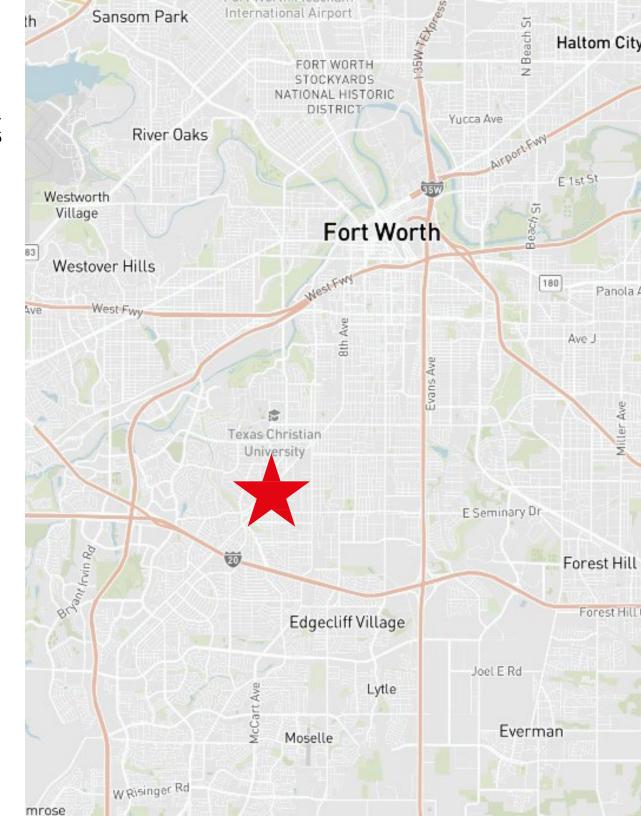
Property Highlights

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

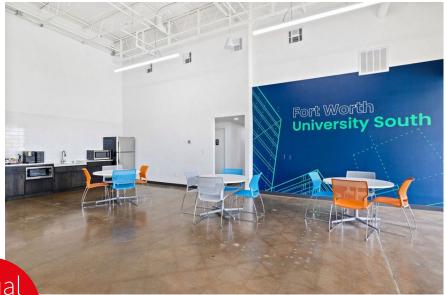
White-box improvements include:

- 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









Photos - Exterior

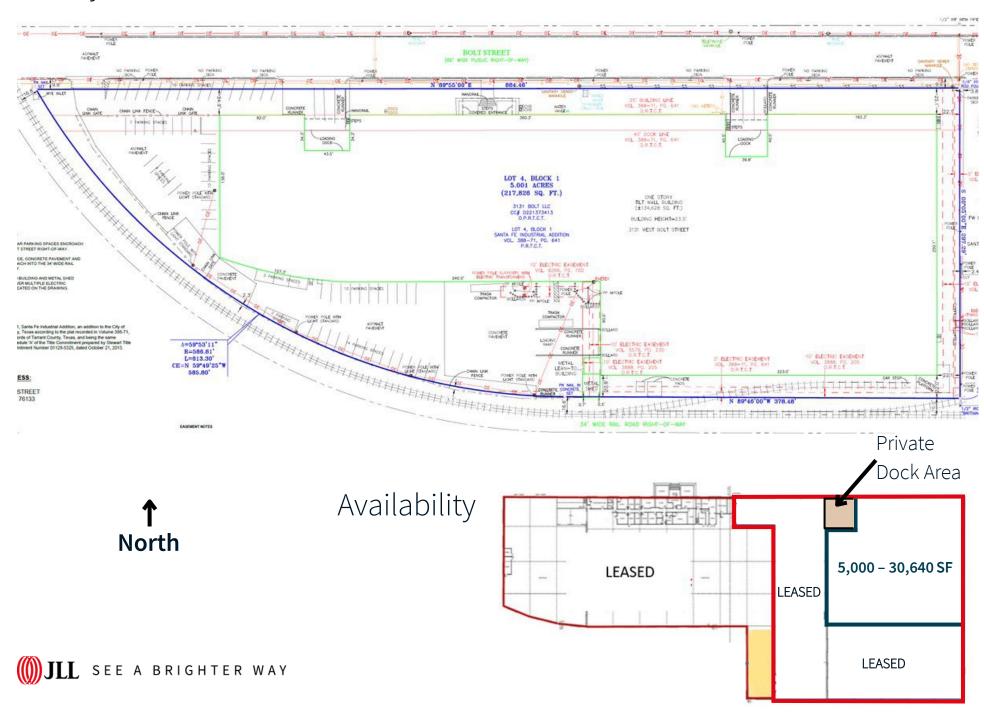






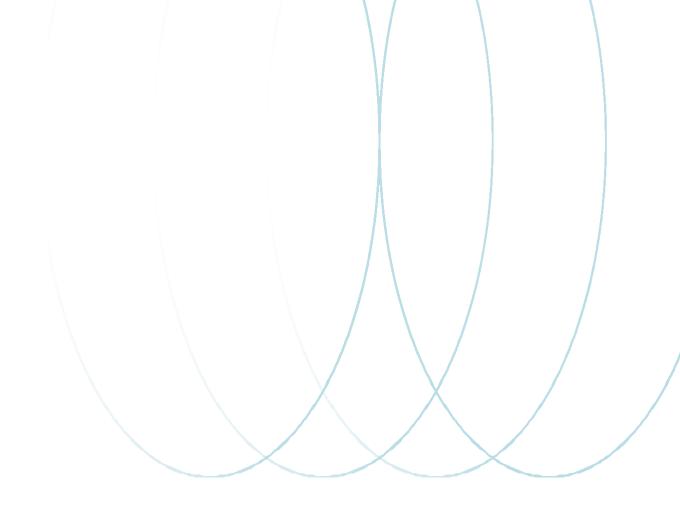


Survey









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