

Industrial ★ LEASE

LanCarteCRE.com

2703 MARSHALL STREET FORT WORTH, TX 76111



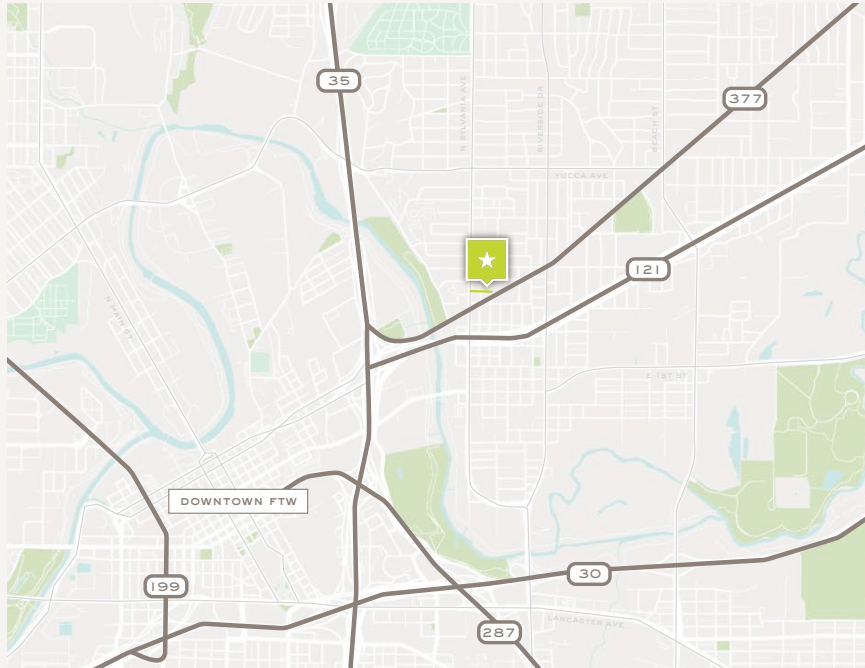
LANCARTE
COMMERCIAL

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PROPERTY FEATURES

- Lot Size: 0.32 Acres
- Ceiling Height: 16'
- 3 Grade Level Doors
- 12 fenced parking spaces and street parking
- Easy Access to I-35 W, 121 and Highway 377
- Accessibility to downtown
- Free-standing warehouse, divided into 2 sections
- Tilt wall building insulated metal roof
- 2 Restrooms each side / 4 total
- Fluorescent lighting
- Multiple private offices
- Warehouse overhead storage
- Zoning: I - Light Industrial

LOCATION OVERVIEW

This industrial property offers a prime location just two blocks north of East Belknap and one block east of North Sylvania Avenue. Situated on the eastern edge of Downtown Fort Worth, the property provides convenient access to I-35 W, 121 and Highway 377, and is surrounded by a vibrant industrial and commercial environment. Its strategic positioning ensures excellent visibility and accessibility for businesses seeking a centrally located hub in the heart of Fort Worth's industrial sector.

AVAILABLE SPACES

SUITE A 3,900 SF

SUITE B 3,250 SF

LEASING STRUCTURE

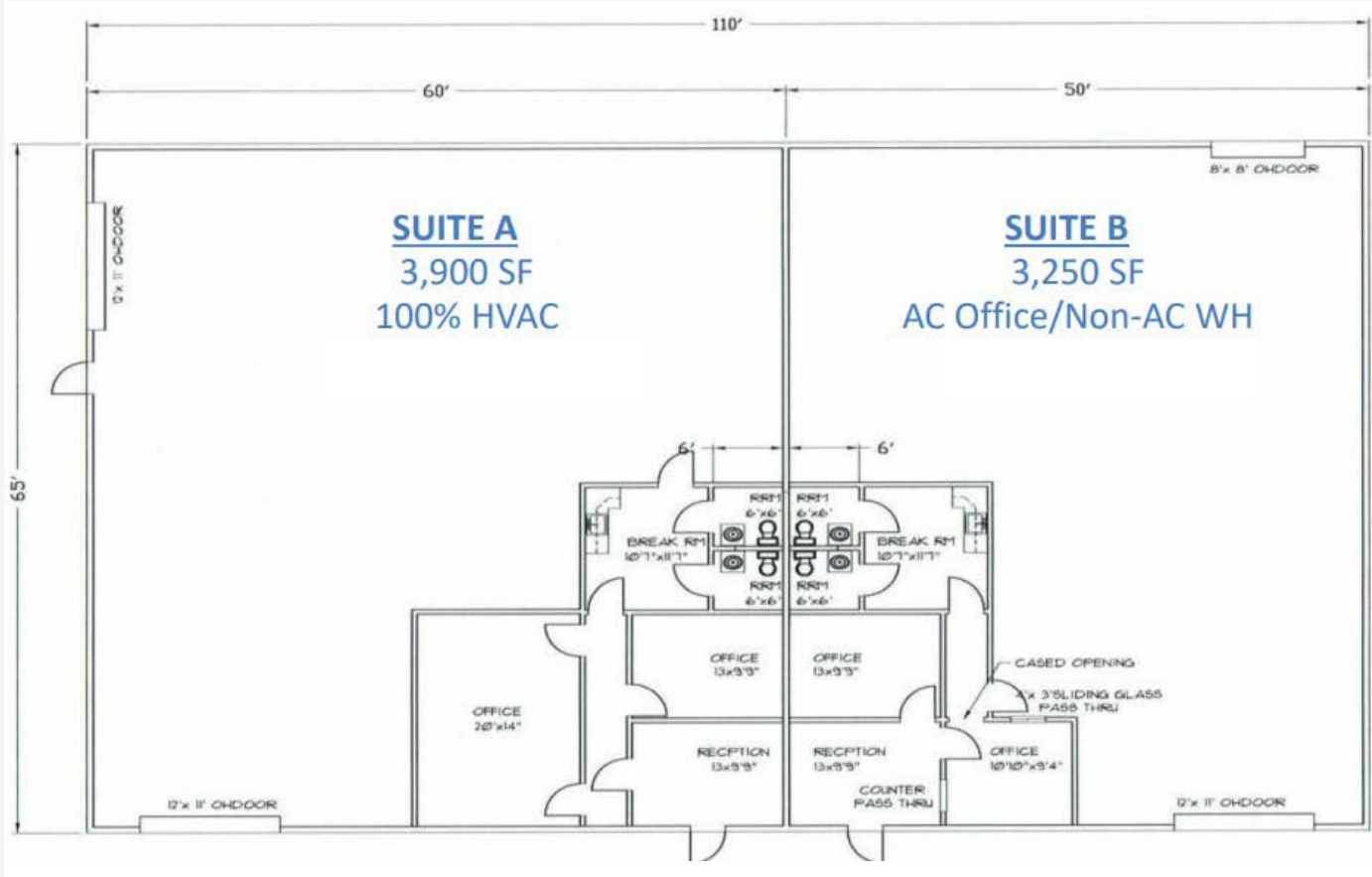
\$10 SF + **\$3.92** NNN

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FLOOR PLAN



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EXTERIOR

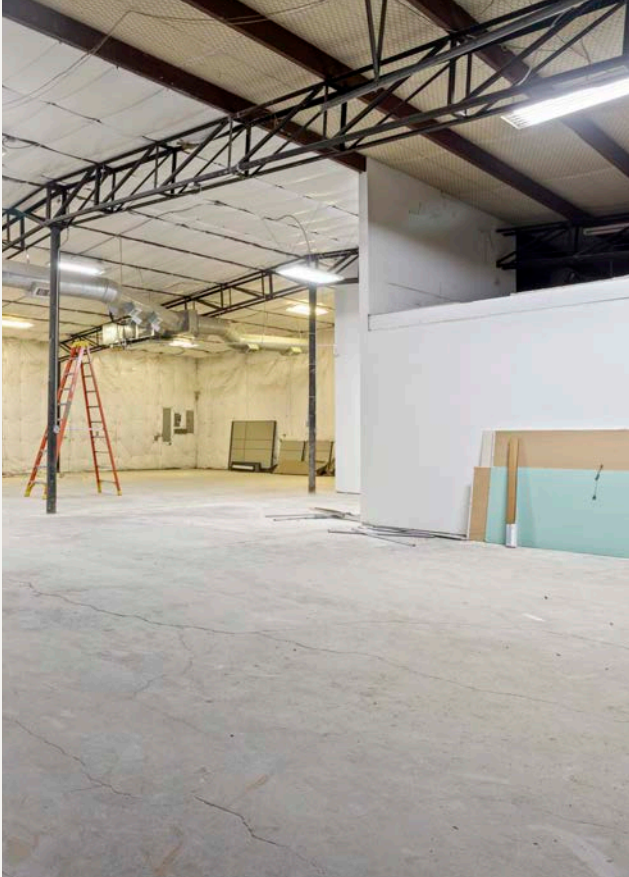


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INTERIOR - SUITE A



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INTERIOR - SUITE B



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AERIAL





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Relentlessly Pursuing What Matters

RILEY DEAN

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