

New Flex/ Industrial ★ LEASE

LanCarte.com

FOUR TWO BUSINESS PARK
4205 GLENVIEW DR, HALTOM CITY, TX 76117



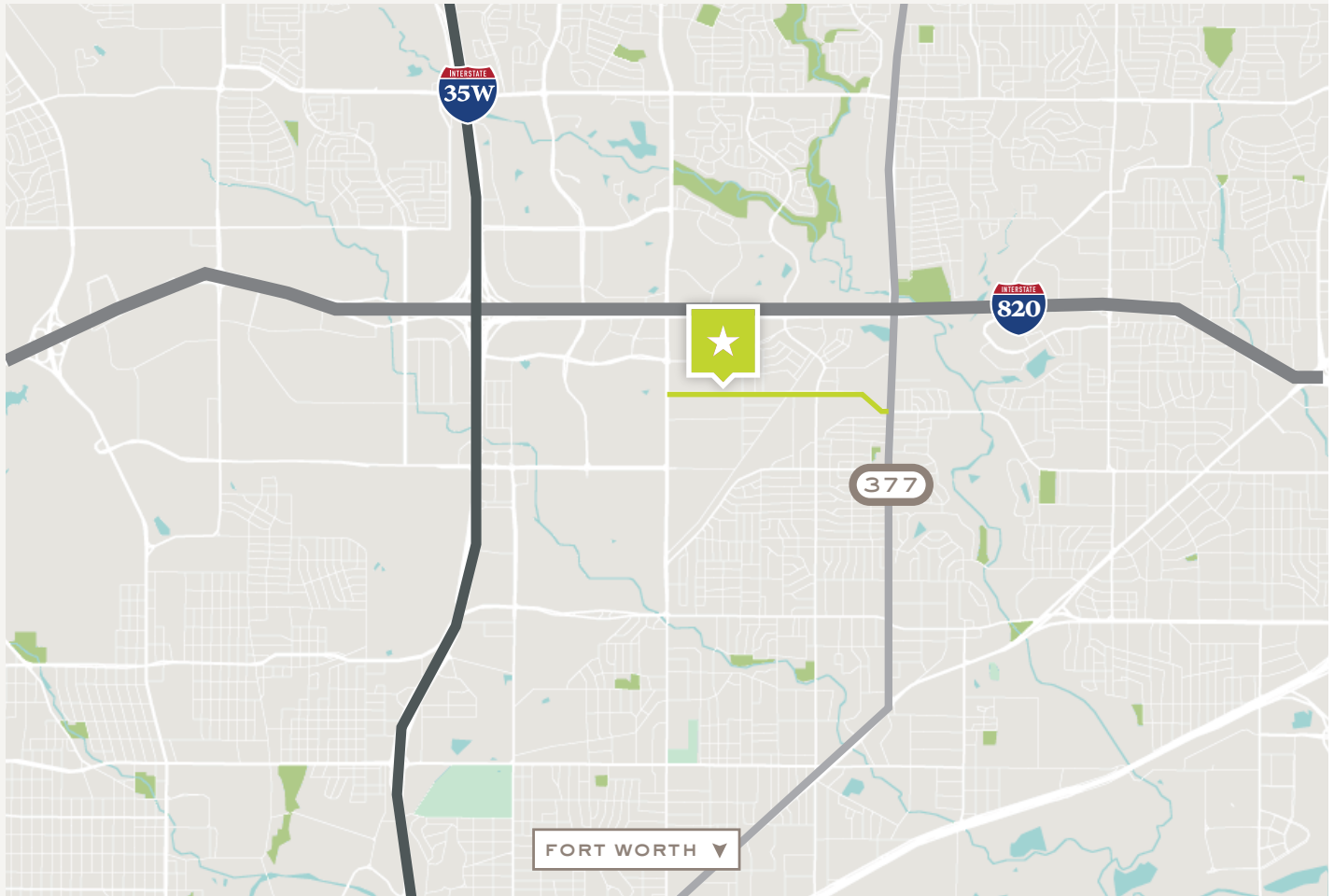
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Flex/ Industrial ★ LEASE

FOURTWO BUSINESS PARK

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PROPERTY FEATURES

- New flex industrial development
- 32,200 SF
- 2,000 - 12,000 SF available spaces
- Concrete Parking (2.83 : 1,000 SF)
- Light Industrial Zoning
- 13'6"-24' Clear Height
- July 2026 Delivery
- +/- 400 SF Spec Office

LOCATION OVERVIEW

Prime Haltom City location with immediate access to Loop 820, I-35W, 377, and SH-121—minutes from Downtown Fort Worth, Alliance, and DFW Airport. Surrounded by strong labor pools and established residential communities, this site offers unmatched convenience for light industrial users. FourTwo Business Park offers three new flex industrial buildings totaling 32,200 SF with highly versatile suite sizes and modern industrial specs.

AVAILABLE SPACES

BUILDING 1 5,000-10,000 SF

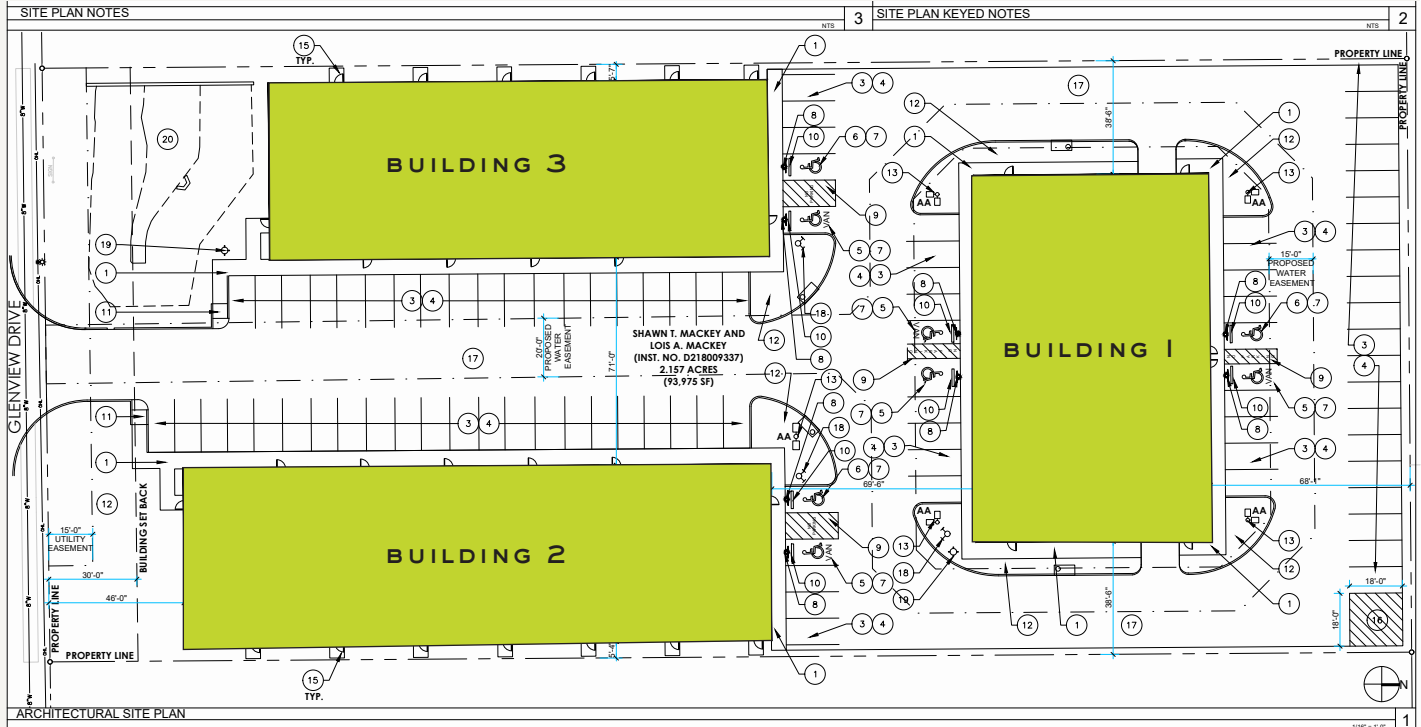
BUILDING 2 2,000-12,000 SF

BUILDING 3 2,000-10,200 SF

LEASE RATE & STRUCTURE

Contact Broker (NNN lease)

PROPERTY SITE PLAN



BUILDING 1

+/- 10,000 SF

- 6 Grade-Level Doors (12'x12')
- Cross-load grade level building
- 22'-24' clear height
- 3 Phase Power
- 5,000-10,000 SF with BTS office
- Glass Storefronts
- Delivering August, 2026

BUILDING 2

+/- 12,000 SF

- 7 Grade-Level Doors (12'x12')
- Front-load grade level building
- 13'6"-18' clear height
- 3 Phase Power
- 2,000-12,000 SF with BTS office
- Glass Storefronts
- Delivering July 1, 2026
- +/- 400 SF Spec Office

BUILDING 3

+/- 10,200 SF

- 6 Grade-Level Doors (12'x12')
- Front-load grade level building
- 13'6"-18' clear height
- 3 Phase Power
- 2,000-10,200 SF with BTS office
- Glass Storefronts
- Delivering August, 2026

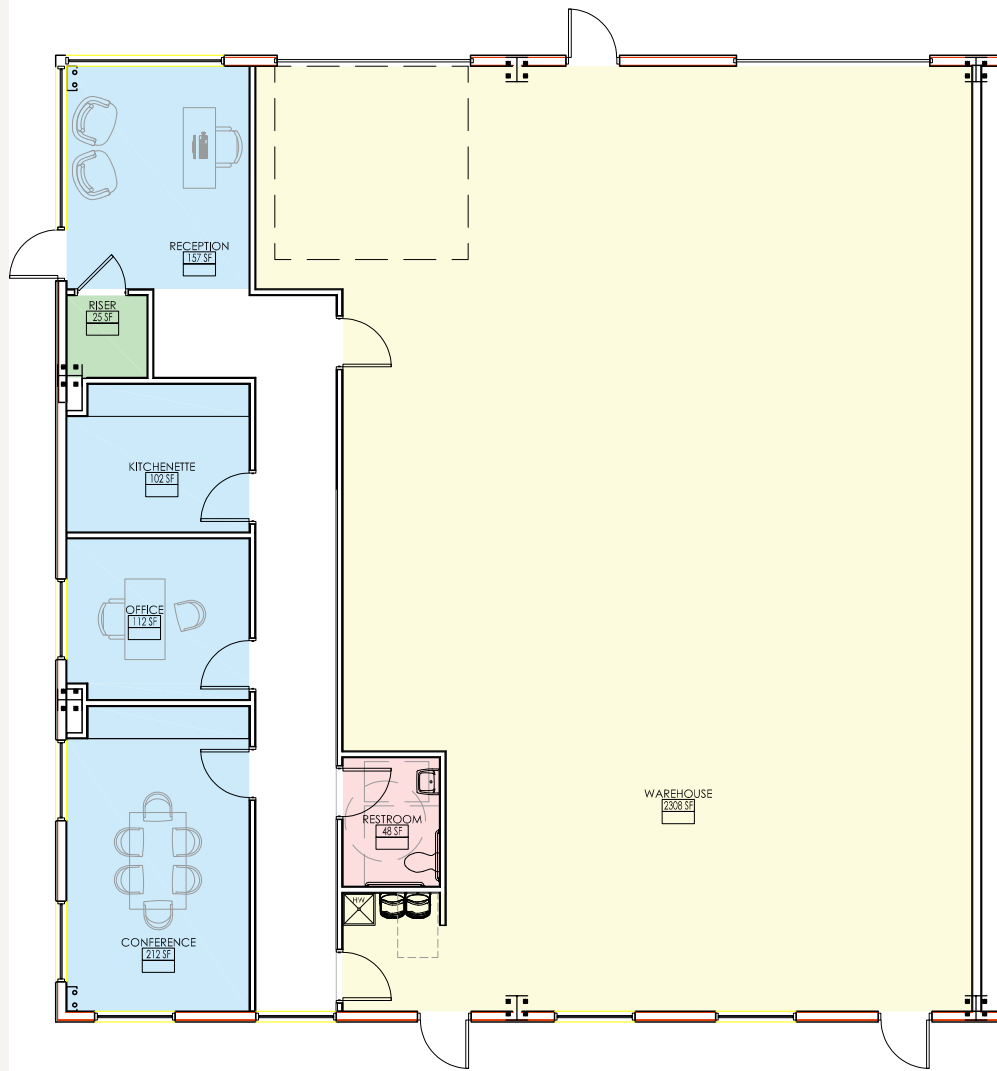
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PROPOSED FLOOR PLANS

4,000 SQ FT SPACE



FUNCTION	AREA
RESTROOM	48 SF
TOTAL:	48 SF
WAREHOUSE	2308 SF
TOTAL:	2308 SF
RISER ROOM	25 SF
TOTAL:	25 SF
RECEPTION	157 SF
KITCHENETTE	102 SF
OFFICE	112 SF
CONFERENCE	212 SF
TOTAL:	583 SF

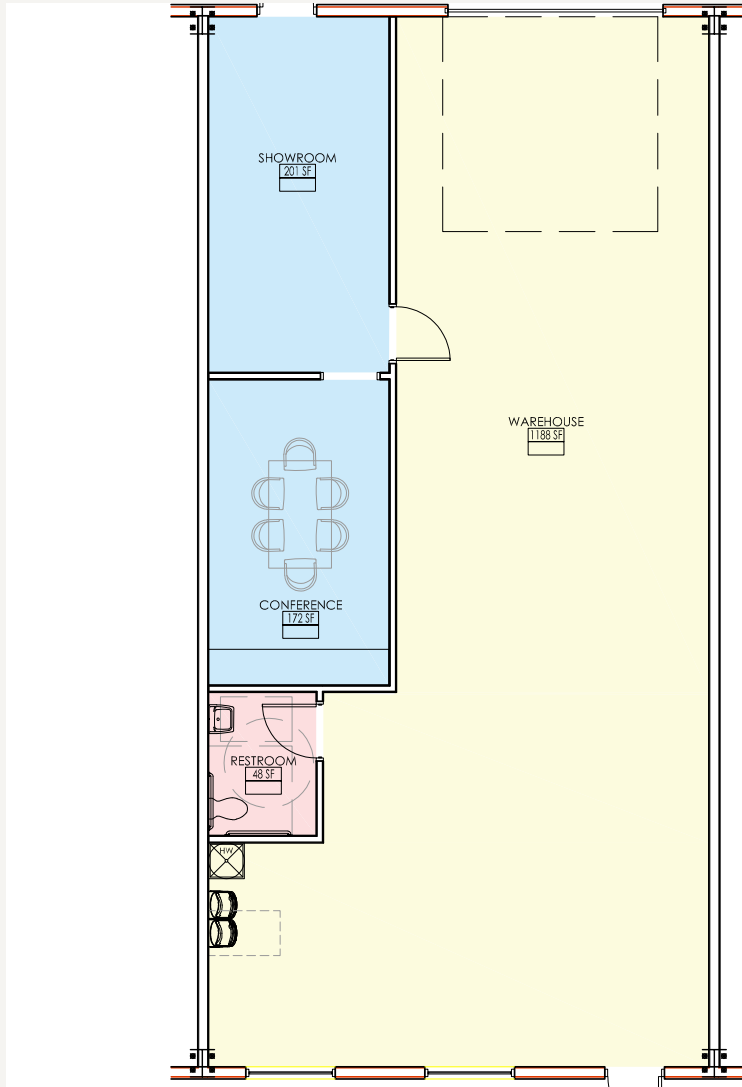


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PROPOSED FLOOR PLANS 2,000 SQ FT SPACE



FUNCTION	AREA
RESTROOM	48 SF
TOTAL:	48 SF
WAREHOUSE	1188 SF
TOTAL:	1188 SF
SHOWROOM	201 SF
CONFERENCE	172 SF
TOTAL:	373 SF



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FOURTWO BUSINESS PARK

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RENDERING





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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