

Industrial ★ LEASE

LanCarte.com

COMMERCE RIDGE BUSINESS PARK
3019 KELLER HICKS RD FORT WORTH, TX 76244



LANCARTE
COMMERCIAL

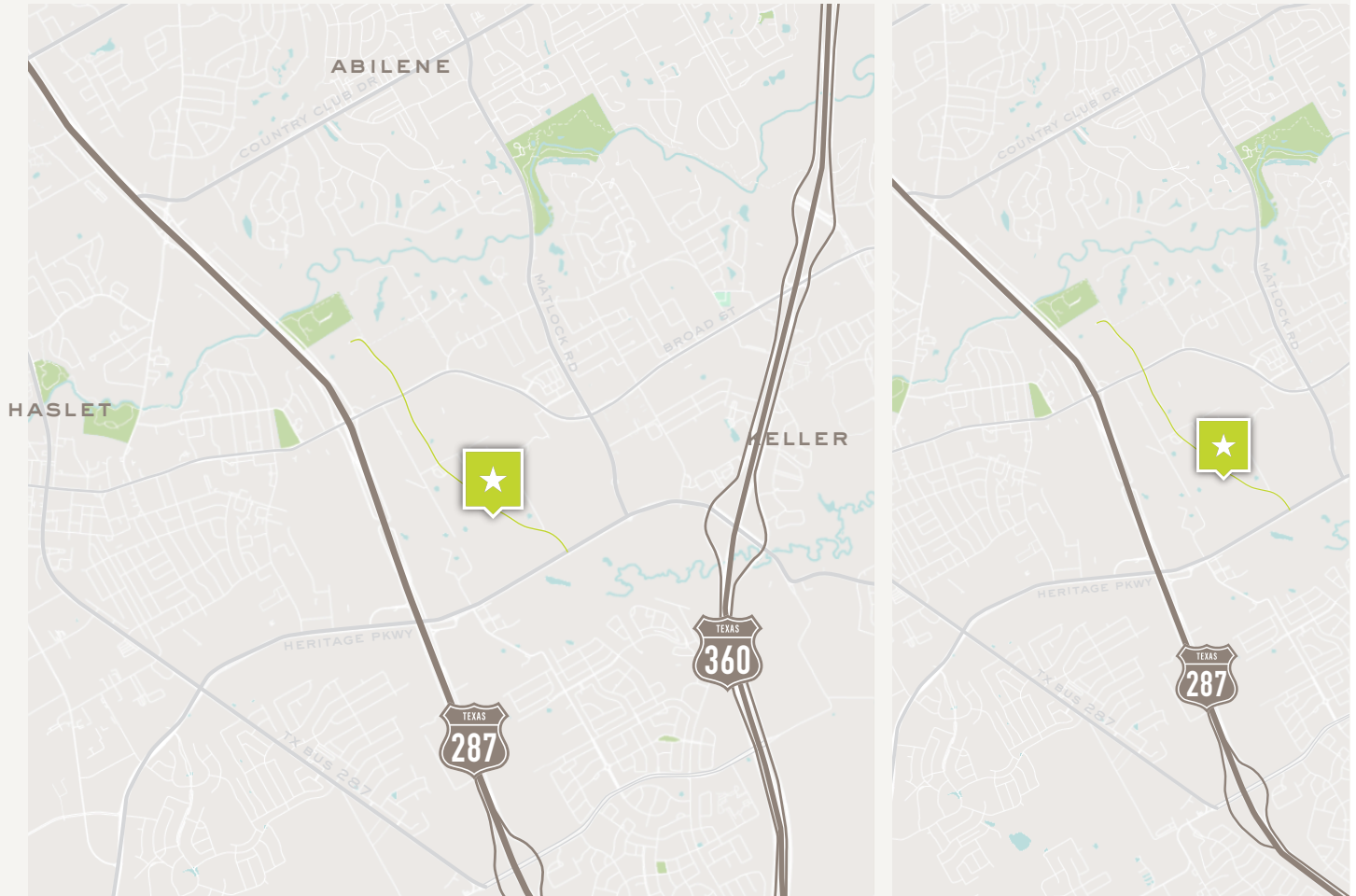
Matt Murff
806-674-2118
mmurff@lancarte.com

Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancarte.com

Industrial ★ LEASE

3019 KELLER HICKS RD

LanCarte.com



PROPERTY FEATURES

- Major Renovations
- 43,000 SF
- Clear Height 14'
- Free Span Column Spacing
- Building Depth: 50'
- Metal Construction & Pitched Metal Roof
- Gravel Yard Type - Concrete Coming Soon
- Power: 100 amps
- Zoning: Light Industrial

LEASE RATE & STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

Situated in a prime location, 3019 Keller Hicks Rd offers unparalleled visibility and accessibility, making it an ideal spot for businesses looking to thrive. Located just 1 mile from I-35W, this property benefits from high traffic and easy access to major thoroughfares, ensuring a steady flow of potential customers. Additionally, Hillwood's expansive 26,000-acre master-planned "AllianceTexas" development is less than 3 miles north, providing a dynamic environment with a vibrant mix of residential and commercial developments. With easy access to public transportation and ample parking, 3019 Keller Hicks Rd stands out as a top-tier location that promises to elevate any business to new heights.

Industrial ★ LEASE
3019 KELLER HICKS RD

LanCarte.com



UNIT 802 & 1202

1,250 SF

- Clear Height” 14’
- Free Span Column Spacing
- Building Depth: 50’
- 2 Grade Level Doors (12’x12’)
- Metal Construction
- Pitched Metal Roof
- Power: 100 amps

Industrial ★ LEASE
3019 KELLER HICKS RD

LanCarte.com





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Matt Murff
806-674-2118 | mmurff@lancarte.com

Sarah LanCarte CCIM, SIOR
817-228-4247 | sarah@lancarte.com

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2026 LanCarte Commercial Real Estate, LLC.