

Industrial ★ LEASE

LanCarteCRE.com

3024 WICHITA CT FORT WORTH, TX 76140



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COMMERCIAL

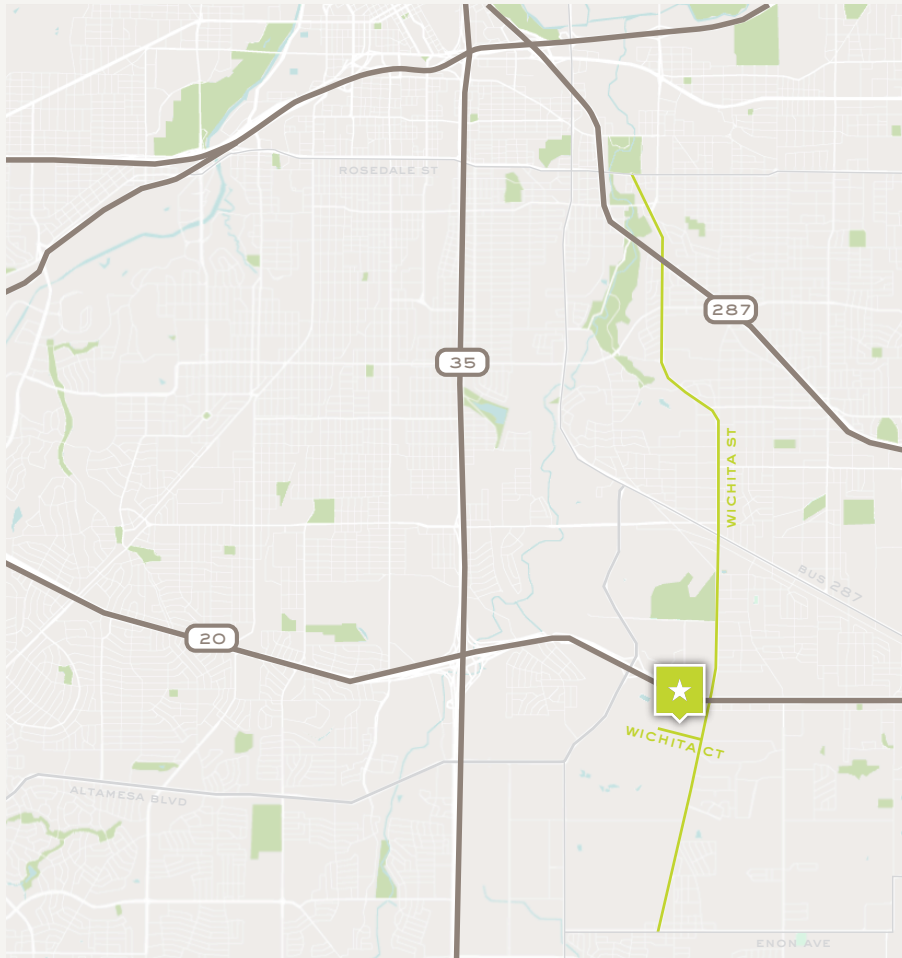
Nick Talley
817-907-0327
ntalley@lancartecre.com

Brandon Alexander
817-504-8474
balexander@lancartecre.com

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PROPERTY FEATURES

- 20,000 SF Available
- Office: 6,090 SF
- Built in 1983, Renovated in 20023
- 4 Grade Level Doors, 3 with Mechanical Openers
- 0.5 AC Fenced Yard with 2,500 SF Outside Covered Product Storage
- 14'-15' Clear Height
- Fully Sprinklered Warehouse
- 3 Phase Power:
 - 800 A, 120/240 V
 - 1400 A, 480 V

LOCATION OVERVIEW

This property is conveniently located near major highways, including I-35W and I-820, providing excellent access to the Dallas-Fort Worth metroplex. Situated in a well-established industrial corridor, the property offers proximity to key logistics hubs and commercial centers. Its strategic location ensures efficient transportation and distribution, making it an ideal space for industrial operations.

LEASE RATE & STRUCTURE

\$9.00-\$10.50 SF NNN

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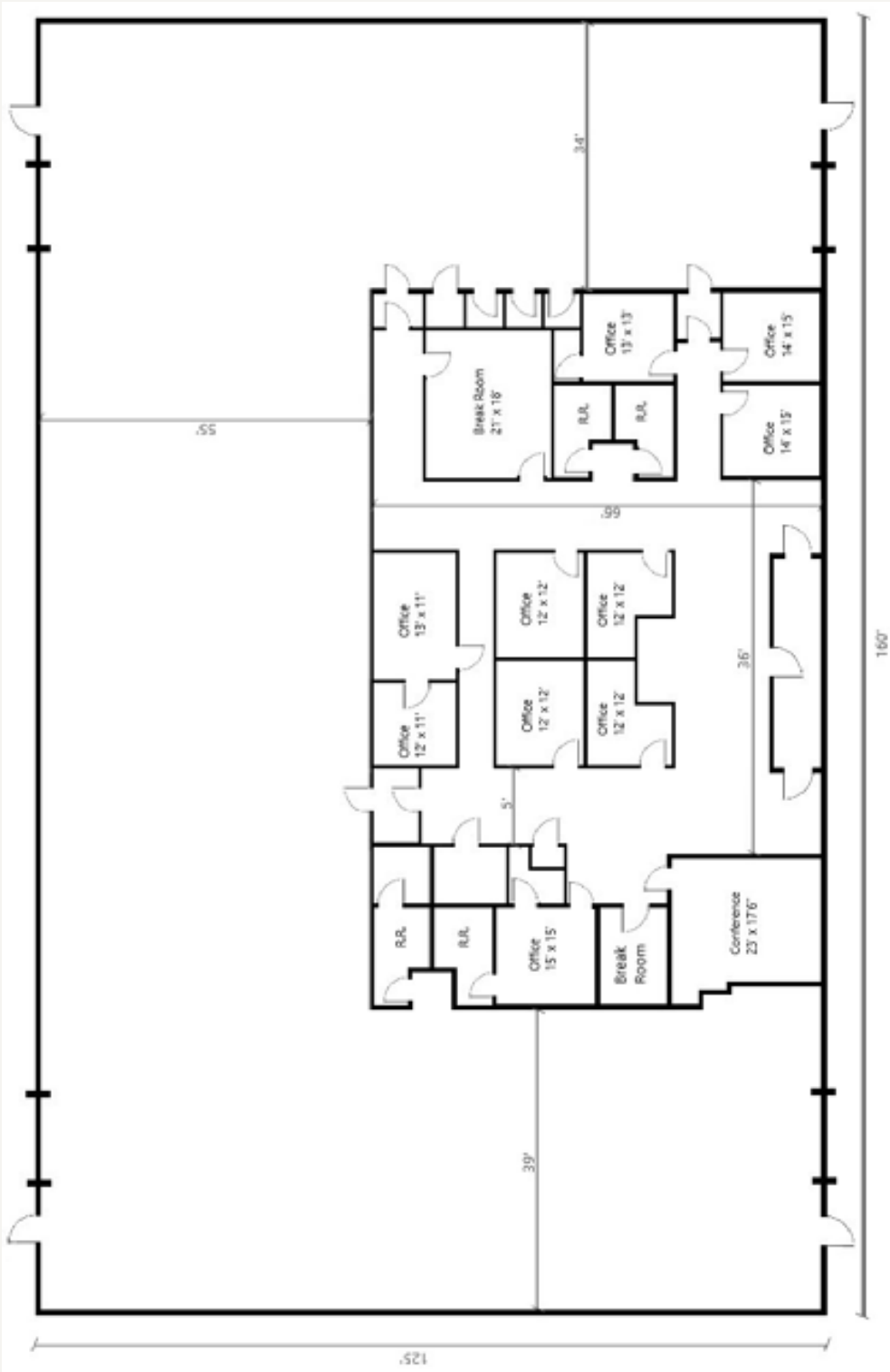
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SURVEY





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Relentlessly Pursuing What Matters

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