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Flexible Industrial Space - Warehouse/Office Space in Fort Worth

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FOR LEASE



3808 E 1ST ST
FORT WORTH, TX 76111

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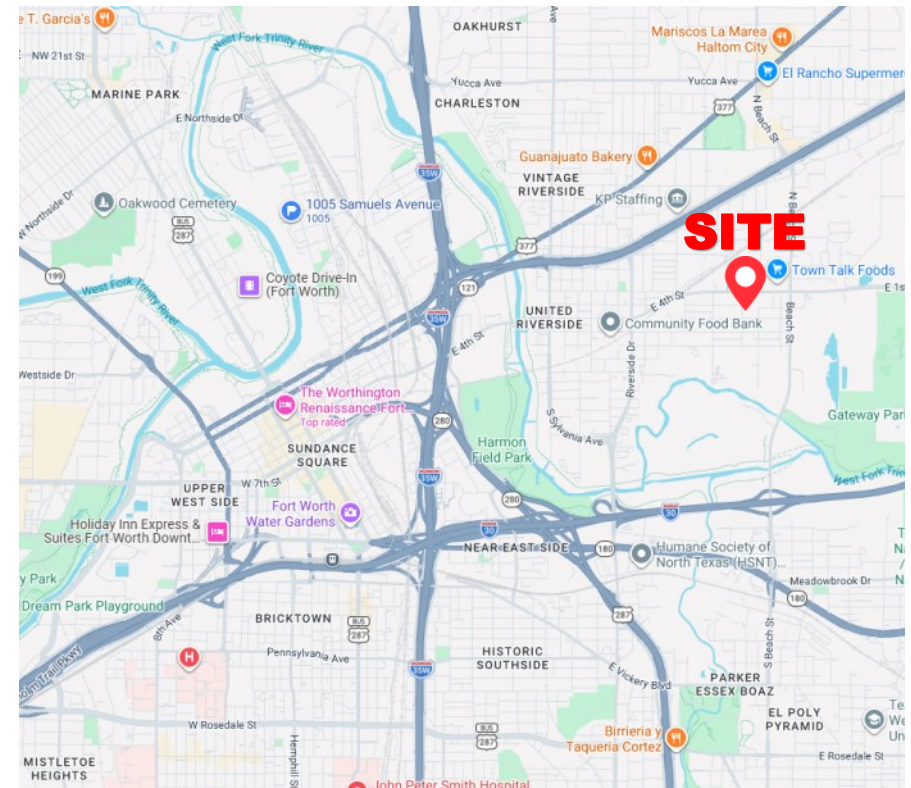
3808 E 1st Street

Building Size	5,320± SF
Office Space	425± SF Air Conditioned
Insurance for Building	Approximately \$7,500 annually
Zoning	"J" Industrial
Roll-Up Doors	4 Roll up doors
Utilities	Water, Sewer, Electric
Lease Rate	\$11.00/PSF

Property Overview

3808 E. 1st Street, Fort Worth, TX:

±5,320 SF industrial building featuring approximately 425 SF of air-conditioned office space. The property offers warehouse functionality with outdoor storage and parking potential, making it well-suited for manufacturing, distribution, service, and contractor operations. Conveniently located with easy access to major Fort Worth transportation corridors.



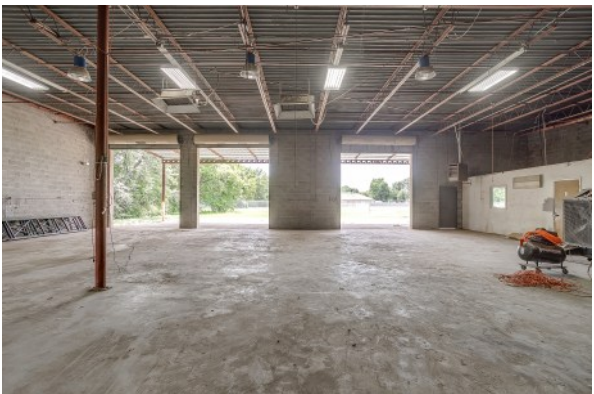
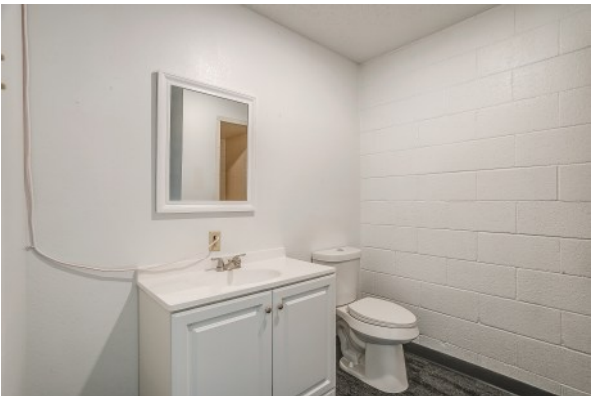
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3808 E 1ST ST
BUILDING PHOTOS



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3808 E 1ST ST
ADDITIONAL PHOTOS





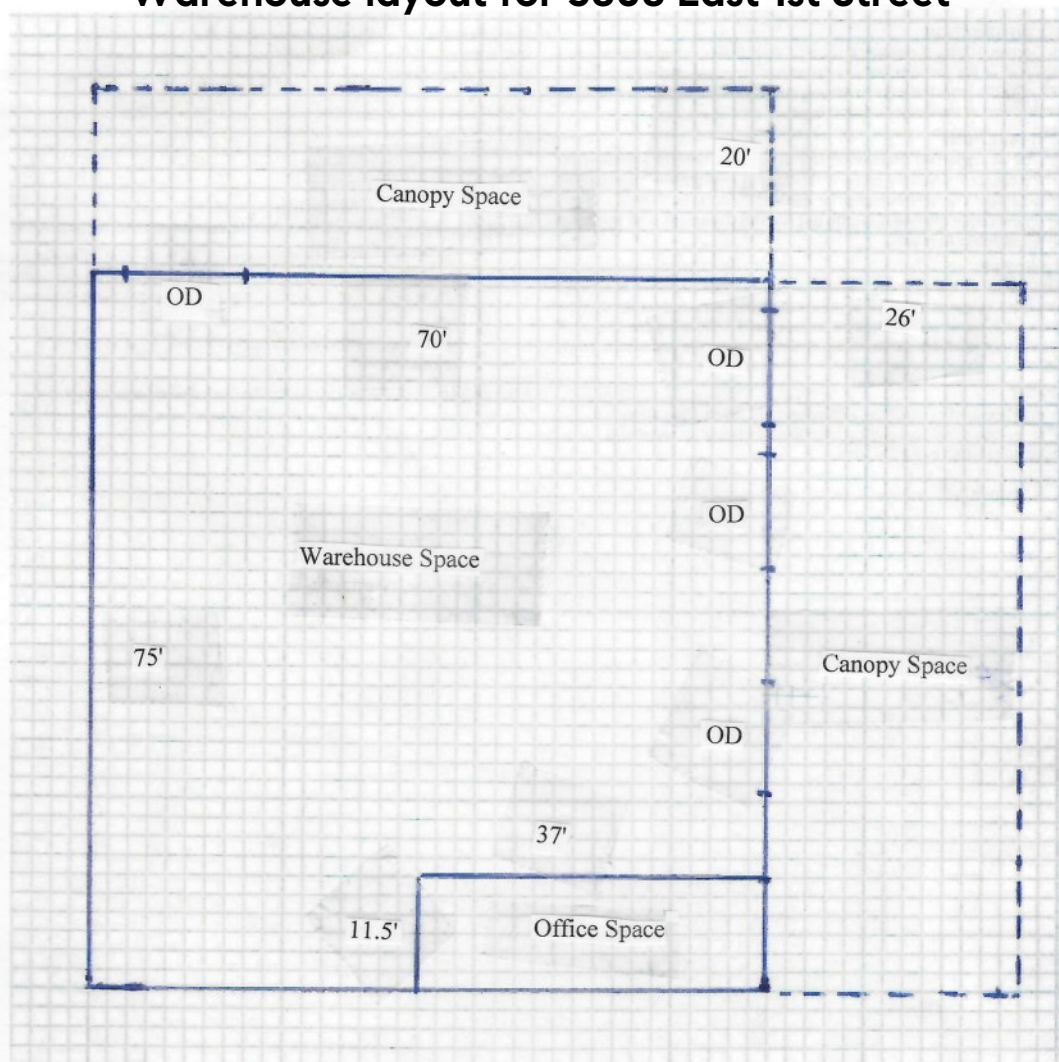
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3808 E 1ST ST
AERIAL OUTLINE

Warehouse layout for 3808 East 1st Street

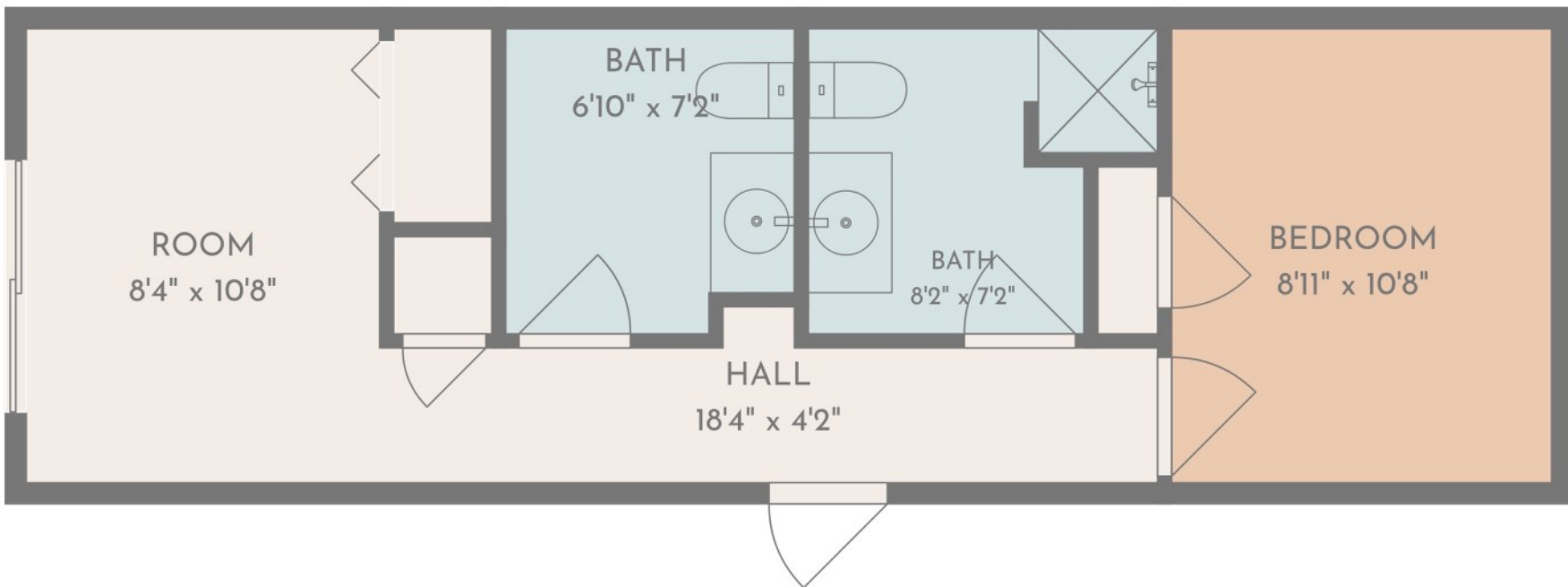


Clearance to Joist - 14' 9"

Clearance to Roof - 16' 6"

Overhead Doors -14' High, 12' Wide

Measurements Are Approximate



2D FLOOR PLAN for 3808 East 1st Street

TOTAL: 384 sq. ft
 1st floor: 384 sq. ft
 EXCLUDED AREAS: WALLS: 48 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

3808 E. 1st Street, Fort Worth, Texas – Industrial Building & Yard

3808 E. 1st Street presents a versatile industrial opportunity featuring approximately 5,320 square feet of warehouse space situated on a sizable industrial site. The property includes approximately 425 square feet of air-conditioned office space, providing a functional combination of warehouse operations and administrative support.

Designed to accommodate a wide range of industrial, manufacturing, distribution, service, and contractor uses, the property offers ample outdoor space for parking, storage, and operational activities. The warehouse benefits from convenient access to major transportation routes throughout Fort Worth and the DFW Metroplex, making it an attractive location for businesses seeking efficient logistics and regional connectivity.

Located within an established industrial area, the property provides flexibility for owner-users and tenants alike. The combination of warehouse, office space, and yard area creates a practical solution for companies requiring both indoor operational space and outdoor storage capabilities.

Property Highlights

- ±5,320 SF industrial building
- ±425 SF air-conditioned office space
- Warehouse and office configuration
- Outdoor storage and parking potential
- Suitable for manufacturing, distribution, service, and contractor operations
- Convenient access to I-30, Highway 121, and Downtown Fort Worth
- Established industrial location within the DFW Metroplex



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