

# Industrial with Outside Storage

## ★ LEASE

LanCarte.com

10025 JACKSBORO HIGHWAY, FORT WORTH, TX 76135



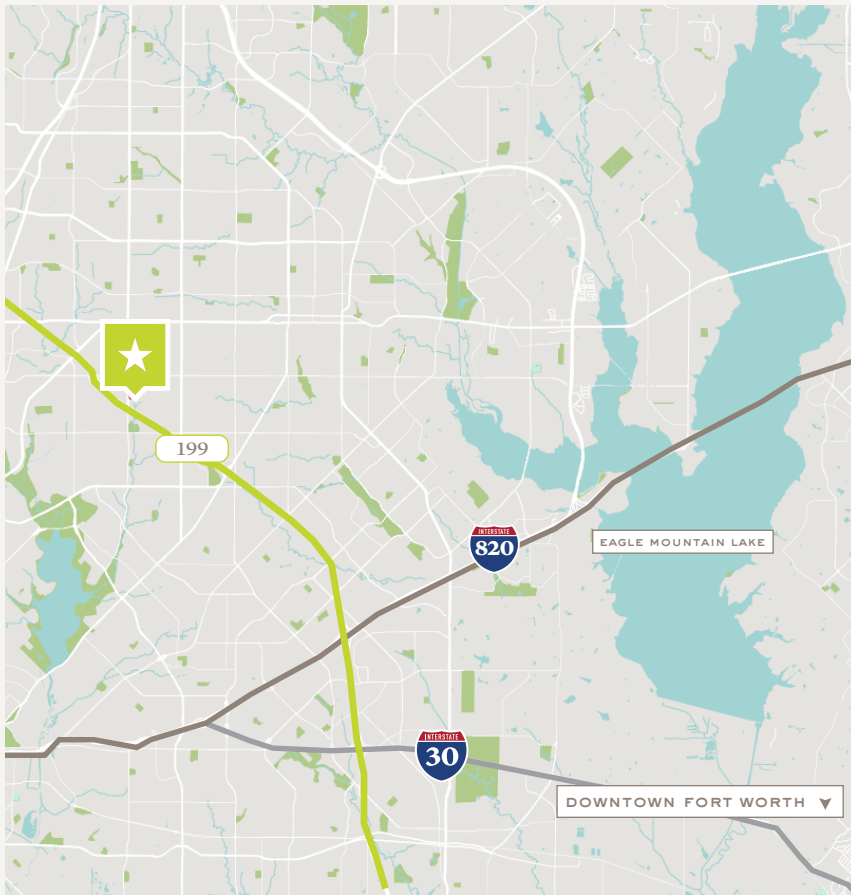
Sarah Lancarte  
SIOR, CCIM  
817-228-4247  
sarah@lancarte.com

Finn Wilson  
817-713-8771  
fwilson@lancarte.com

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## PROPERTY FEATURES

- +/- 2.45 Acres with 5,212 SF Building between two buildings
- Excellent highway visibility on Jacksboro Hwy
- Immediate highway access
- 3 Phase Power with High Volt Plugs
- ETJ Zoning
- Secured yard with fencing & flood lighting

## LEASE RATE & STRUCTURE

## CONTACT BROKER

## LOCATION OVERVIEW

Located along Jacksboro Highway (SH-199) with secondary access from Rolling Wood Trail, 10025 Jacksboro Highway offers a highly visible and accessible commercial/industrial opportunity in northwest Fort Worth. The property benefits from immediate exposure along a major transportation corridor and close proximity to I-820 and SH-199, providing efficient connectivity throughout Fort Worth and the greater DFW metroplex. Its strategic location is well suited for industrial outdoor storage, contractor yards, service businesses, or other commercial users seeking a functional, well-connected site.



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## BUILDING A

+/- 3,012 SF

- +/- 1,732 SF Office with 5 Office Spaces, Reception & Break Area
- +/- 1,280 SF Warehouse with 1 Grade Level Doors
- 15' Clear Height
- Dock high platforms in yard
- Covered parking area

## BUILDING B

+/- 2,200 SF

- Additional Warehouse
- Warehouse Vents
- 5 Grade Level Doors

## LAND AREA

+/- 2.45 Acres

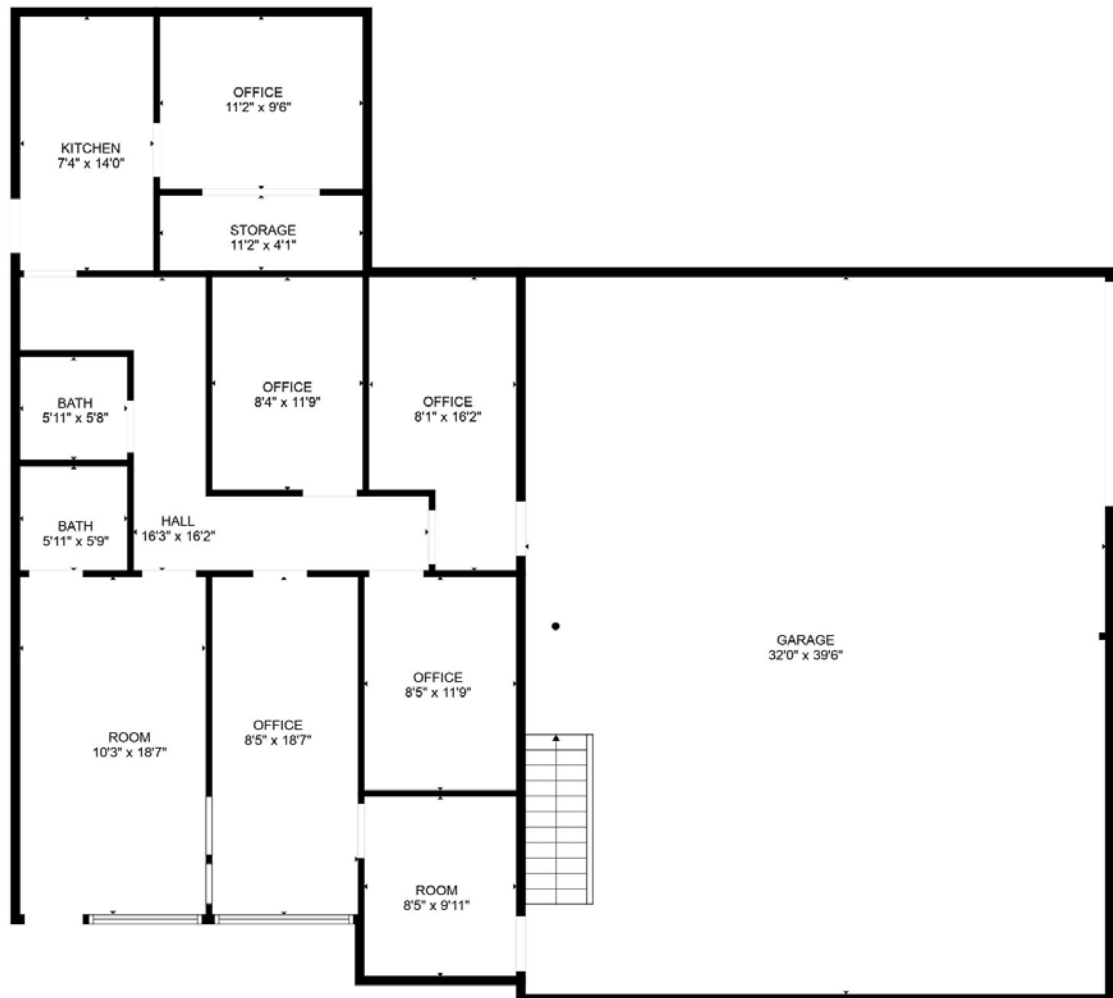
- Secured Yard & Gravel
- Flood Lighting
- Two (2) Large Highway Visible Signage
- Three Access Points: 2 on Jacksboro and 1 on Rolling Woods.

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## MAIN BUILDING FLOORPLAN



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

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# LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

Sarah Lancarte  
SIOR, CCIM  
817-228-4247  
[sarah@lancarte.com](mailto:sarah@lancarte.com)

Finn Wilson  
817-713-8771  
[fwilson@lancarte.com](mailto:fwilson@lancarte.com)

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