

# FLEX WAREHOUSE FOR LEASE

2309 Higgins Lane  
Haltom City, Texas



## Property Information

### LOCATION

The property is located immediately south of 28th St., 1.5 miles to Hwy. 121, 2 miles to I-35 and 3.3 miles to Loop 820 N.

### AVAILABLE SPACE

#### OCTOBER 2024

Unit 301 2,401 sq. ft. (Offices and restroom)

Unit 302 2,434 sq. ft. (Shell)

Unit 303 2,401 sq. ft. (Shell)

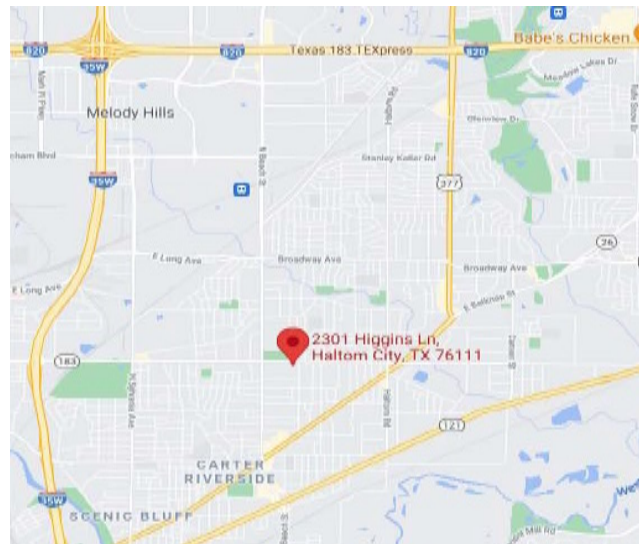
### ZONING

"M-1" Industrial

### COMMENTS

- 12 ft. overhead doors on front
- 67' bay depth free span
- 15' side walls and 20' center
- 3 phase power
- Sprinkled building
- 2.3 per 1,000 parking

**RATE \$10.50 Base Plus \$2.80 NNN**



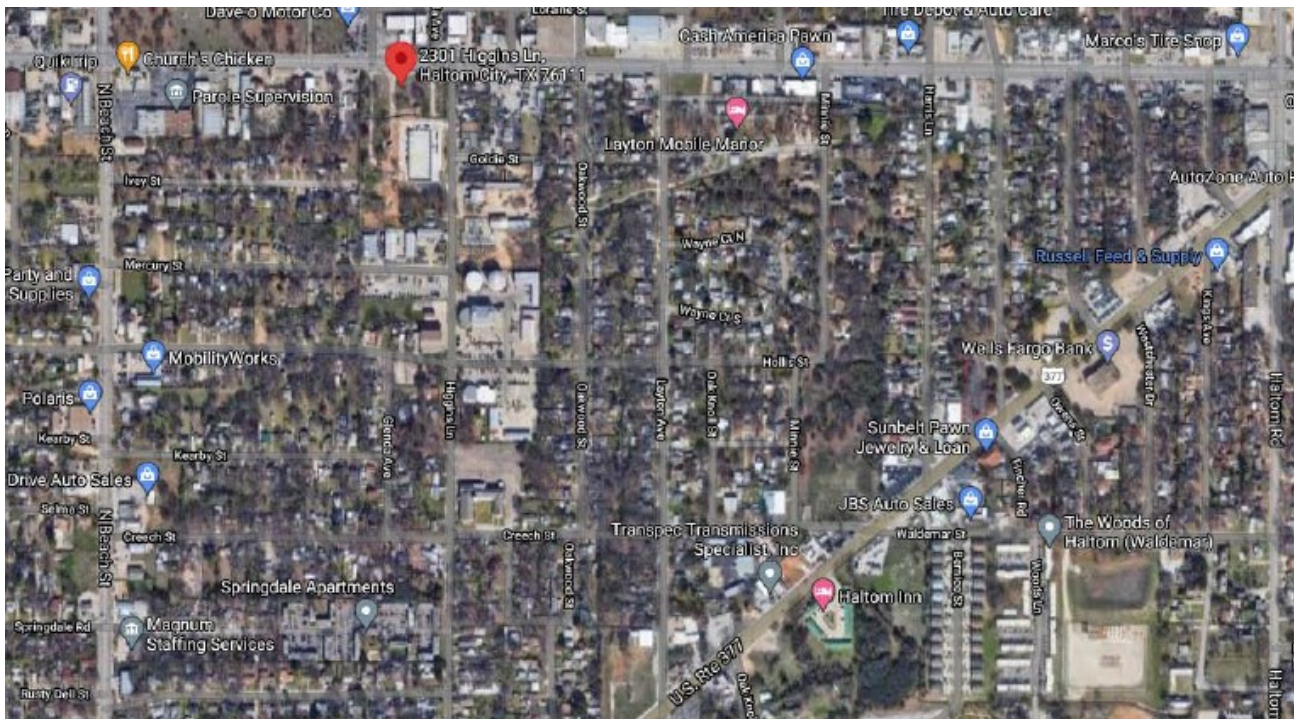
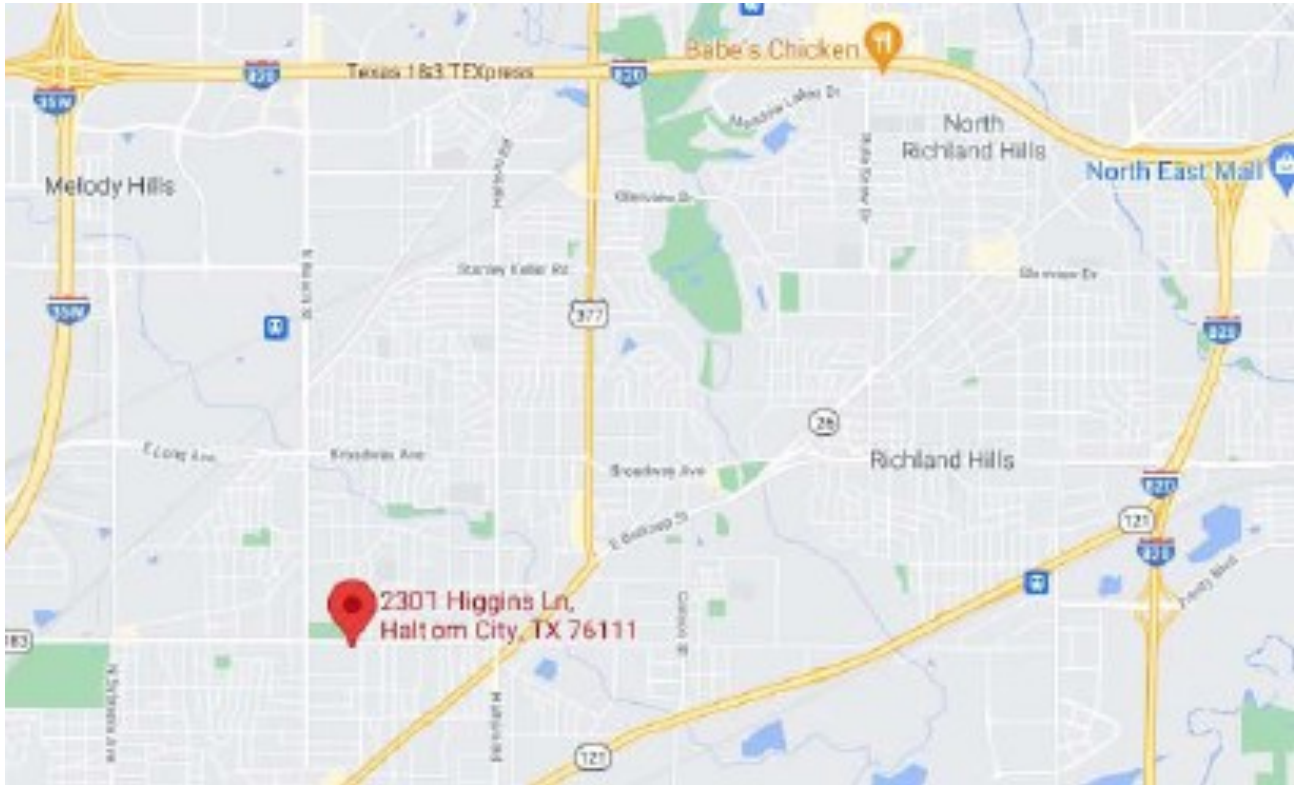
## For Information

Don D. Phifer  
817-427-9545 office  
817-239-7100 cell  
[Phifer@LandDeals.com](mailto:Phifer@LandDeals.com)

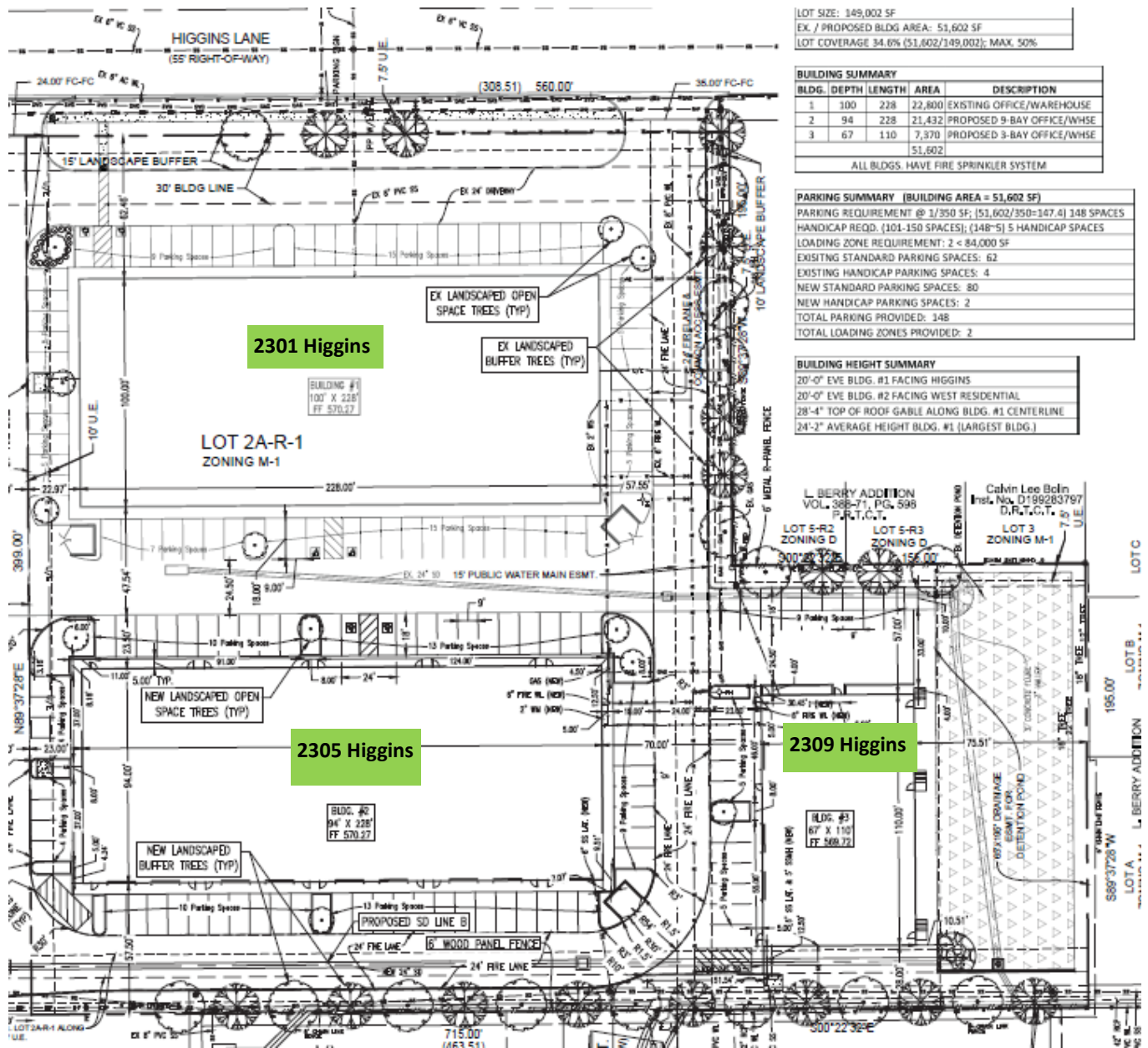


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