

10+ ACRES WITH IMMACULATE WAREHOUSE/OFFICE
IN CENTRAL LOCATION IN DFW ON THE EAST SIDE OF FORT WORTH

FOR SALE OR LEASE

RARE ACREAGE INDUSTRIAL PROPERTY WITH SECURE OUTSIDE STORAGE

3009 SANDY LANE

Ft. Worth, Texas

CONTACT BROKER FOR PRICING



For Information Contact
Centurion Real Estate Partners, LLC

Kayanne Forney 817-253-1459
ksforney@centurionrep.net

Jack Forney 817-996-7919
jforney@centurionrep.net

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3009 SANDY LANE

EAST OF LOOP 820E AND SOUTH OF I-30, JUST OFF OF 180 IN FT. WORTH

FOR LEASE



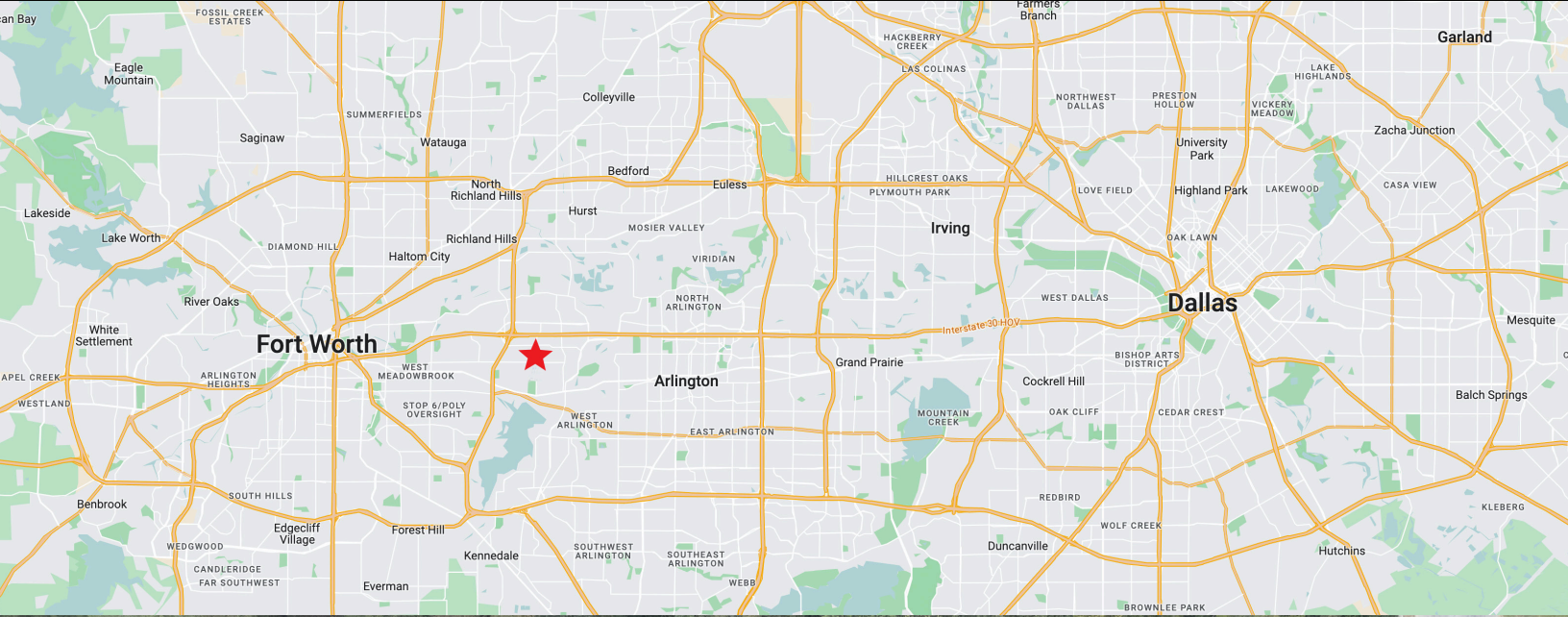
PROPERTY FEATURES:

Highly sought-after, rare industrial property on over 10 acres
Approximately 5+ usable acres and a 6,250 SF office/warehouse

- 10.073 acres (per TAD) in Ft. Worth, TX, close to major highways
- 8' high wrought iron gate & fence along Sandy Ln. frontage with stone and timber monument signage
- Automated entrance gate with solar panels
- Excellent security including 7,000 V electric fencing (through 3rd party service)
- Concrete drive entrance and parking lot in the front
- Graveled yard, plenty of room for parking or turnaround
- Wooded setting with two fishing ponds
- Clean, well-built building on site
- 6,250 SF flex light manufacturing building includes 3,125 SF office plus a 2,600 SF 2nd floor unfinished space with stair access
- Office area includes seven offices, spacious reception area with vaulted ceiling, large conference room, breakroom with sink, dishwasher, cabinets, seating area, two separate, interior restrooms
- 24" Tile floors throughout interior
- Good lighting and windows
- 3,125 SF warehouse with 50' clear span, 22' clear height, 18' wide by 14' grade level overhead door, 240 V 3 phase power and 300 amp service
- Pre-Engineered metal seamed exterior and metal seamed roof with native stone masonry front
- Stainless triple sink in warehouse
- Outside storage
- Ample parking

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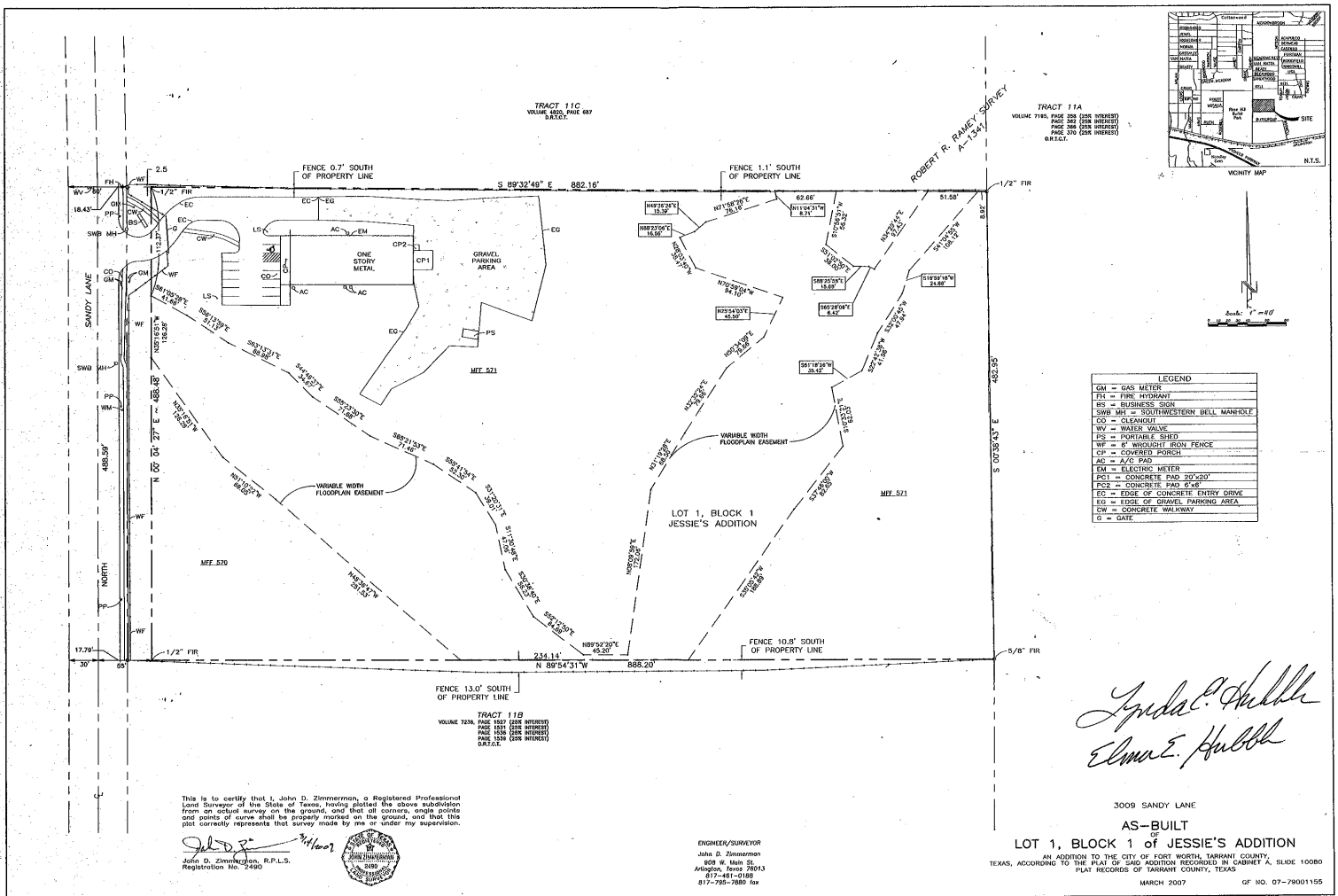
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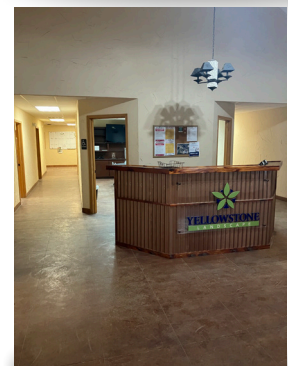
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