

# Industrial ★ SALE & LEASE

LanCarteCRE.com

4116 COCKRELL AVE, FORT WORTH, TX 76133



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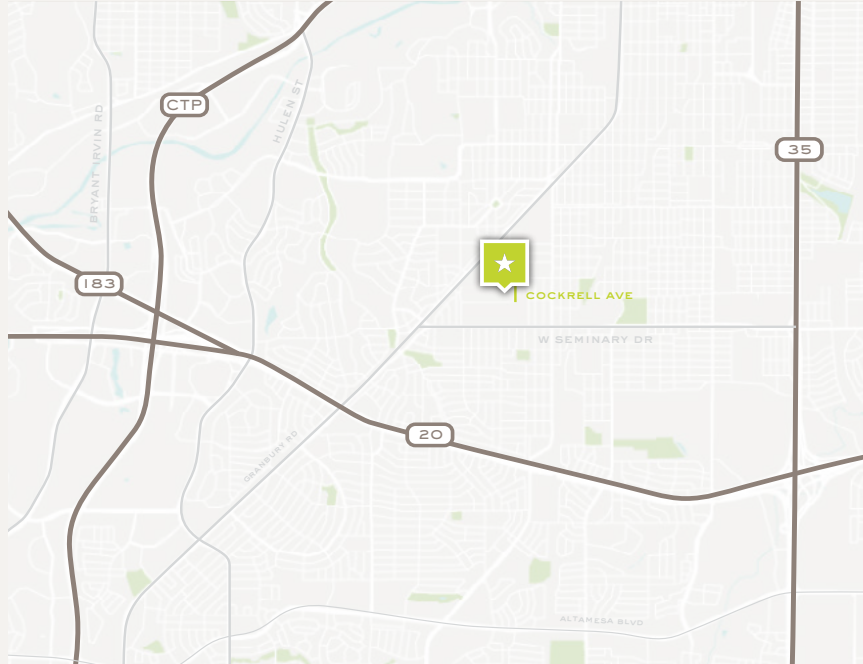
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## PROPERTY FEATURES

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- +/-21,760 Total SF
- +/- 4,000 SF Newly Renovated Office
- Warehouse Restroom
- 1.21 AC
- 18' Clear Height
- 3 Dock Doors (10'x10')
- 1 Ramp
- Multiple Offices/ Conference Rooms
- Zoning "K" Heavy Industrial
- Secured Outside Storage/Parking
- Electric Gate Access

## SALES PRICE

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## CONTACT BROKER

## LOCATION OVERVIEW

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Located on Cockrell Avenue just south of TCU off Old Granbury Road. This location provides easy access to all the major highways such as Hwy I-20, Hwy I-30, and the Chisholm Trail Parkway. This property also provides a less than 10 minute drive to Downtown Fort Worth.

## LEASING STRUCTURE

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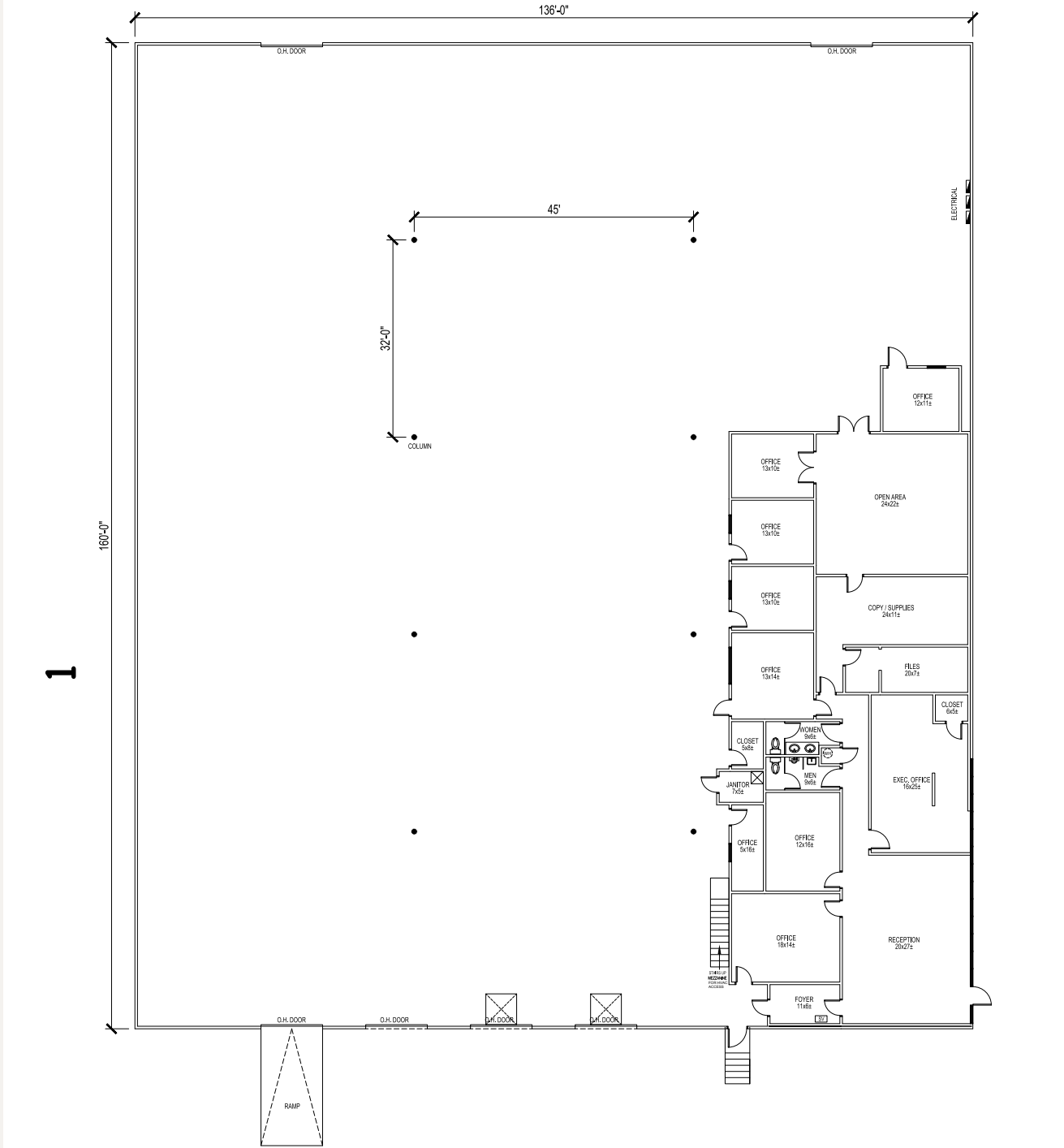
## CONTACT BROKER

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## SITE PLAN



FLOOR PLAN - 21,760 S.F.

TABULATIONS:	
OFFICE AREA:	3,944 S.F.
WAREHOUSE:	17,816 S.F.
TOTAL:	21,760 S.F.

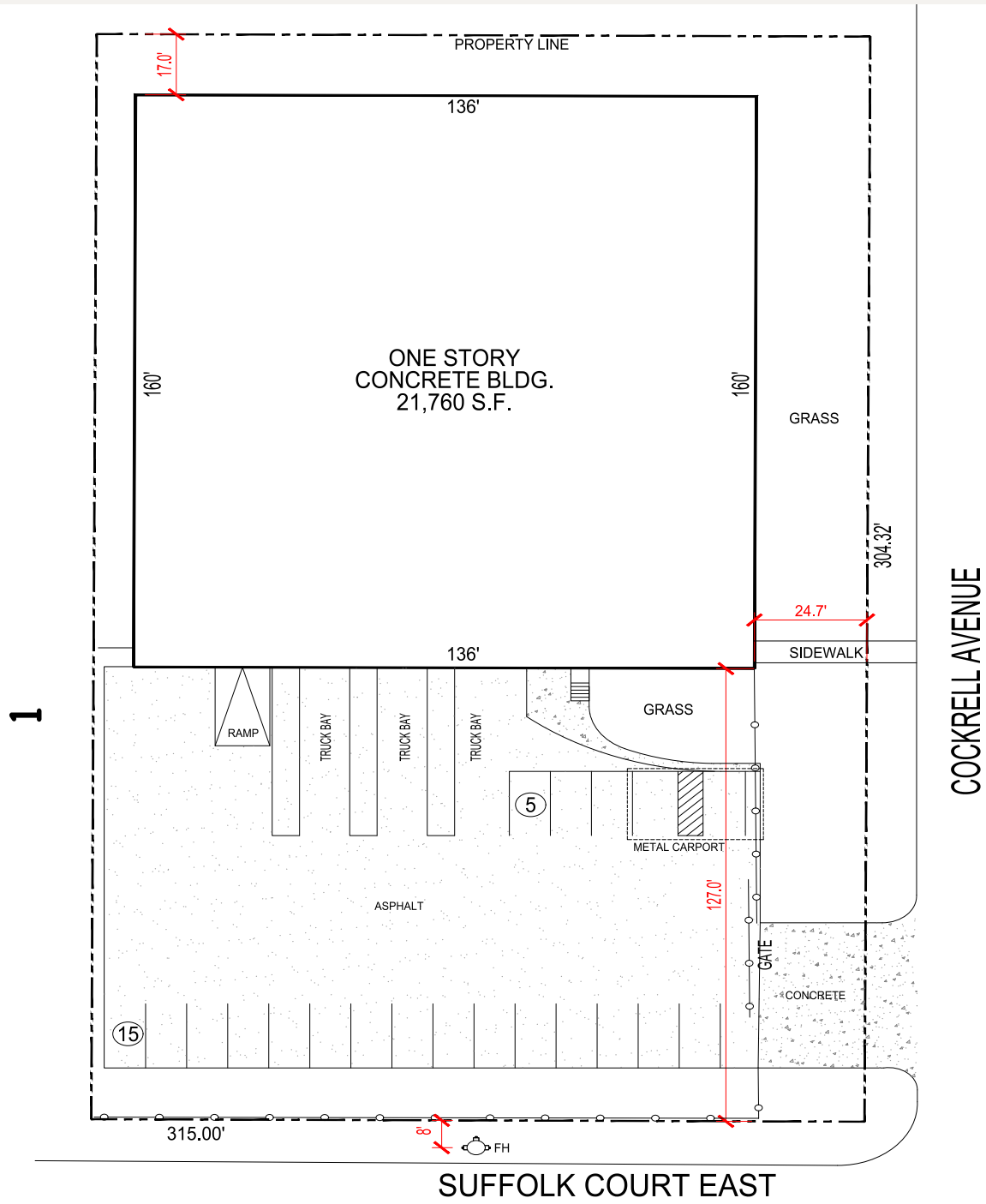
(APPROXIMATE)

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## SITE PLAN



# SITE PLAN

SCALE: 1" = 20'

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**LANCARTE**  
**COMMERCIAL**

*Relentlessly Pursuing What Matters*

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