

# Industrial ★ SALE

LanCarteCRE.com

5609 AZLE AVE FORT WORTH, TX 76114

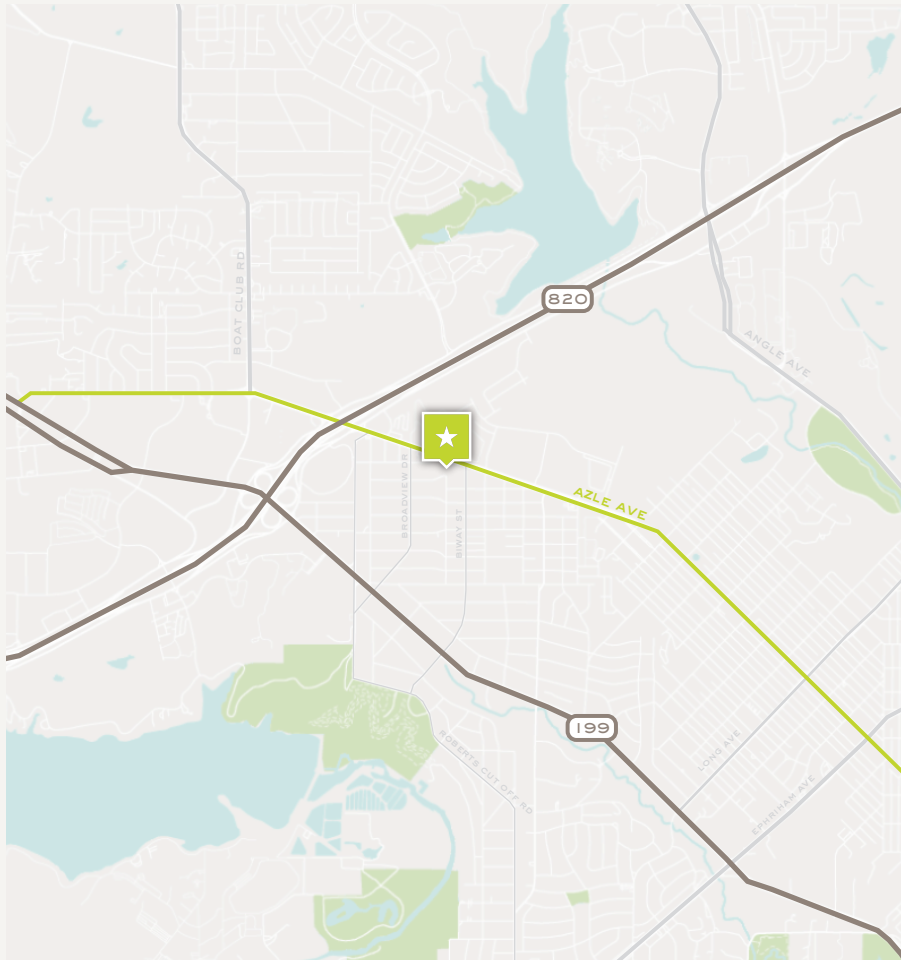


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## PROPERTY FEATURES

- Lot Size – 2.42 acres
- Building square footage – 61,460 SF
- 3 Grade Level Doors (2 12' x 14' and 1 18' x 14')
- 6 Grade height Doors (2 10' x 10', 1 10' x 9', 1 12' x 14', 1 – 12' x 10')
- 1 Sliding Door (20' x 10')
- Office area 3,800 SF
  - 4 Offices w/ Potential of 4 Additional
  - 1 Common Area
  - 3 Bathrooms
- 3 – Phase Power
- 12' +/- Clear height

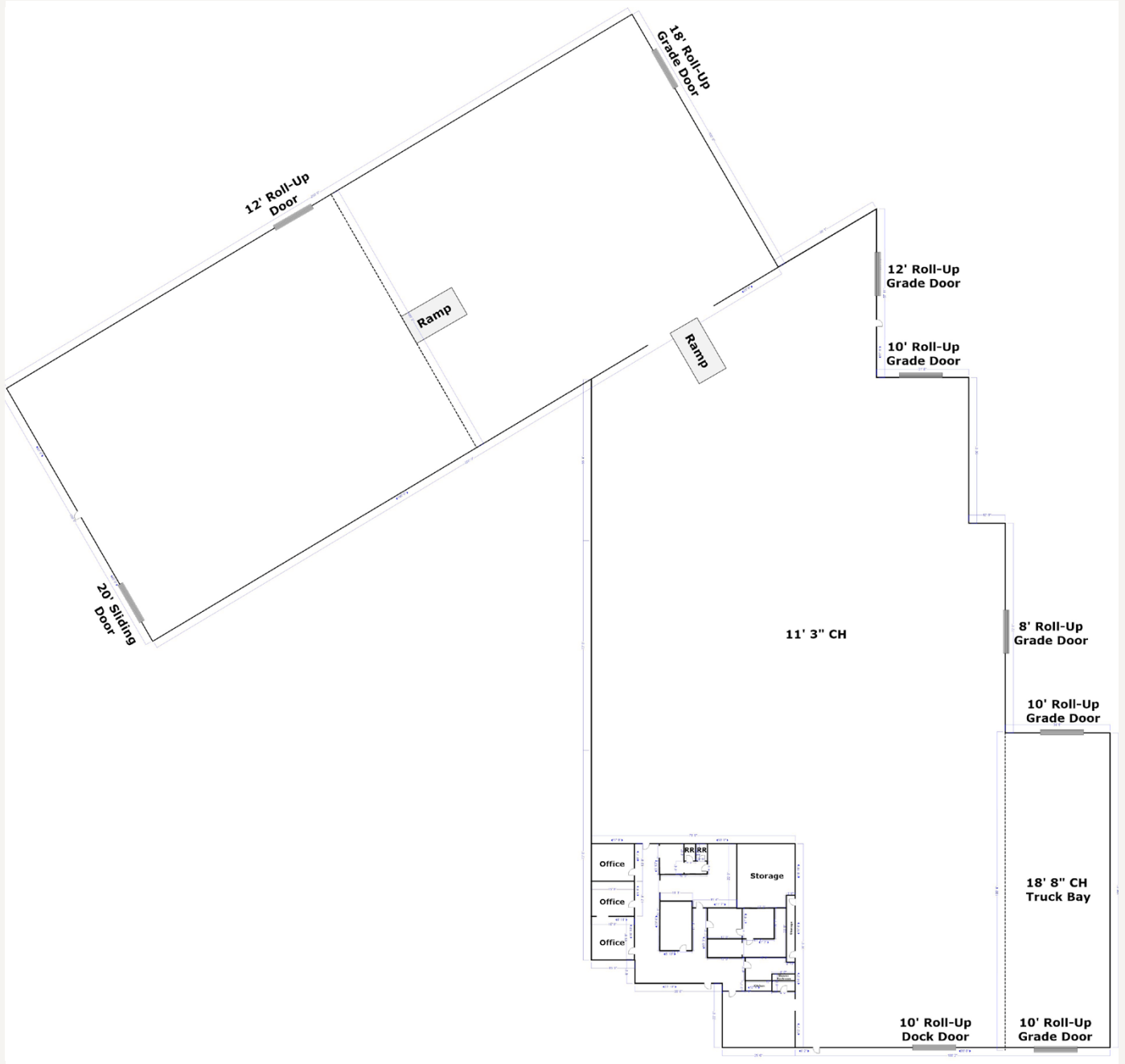
## LOCATION OVERVIEW

This property is strategically located with easy access to major highways, including I-820 and Jacksboro Highway (TX-199). Situated near River Oaks and Sansom Park areas, this property offers convenient connectivity to the Fort Worth metroplex. Its location in a rapidly developing area makes it ideal for industrial use, with proximity to both urban amenities and key transportation routes.

## SALE PRICE

Contact Broker

FLOOR PLAN



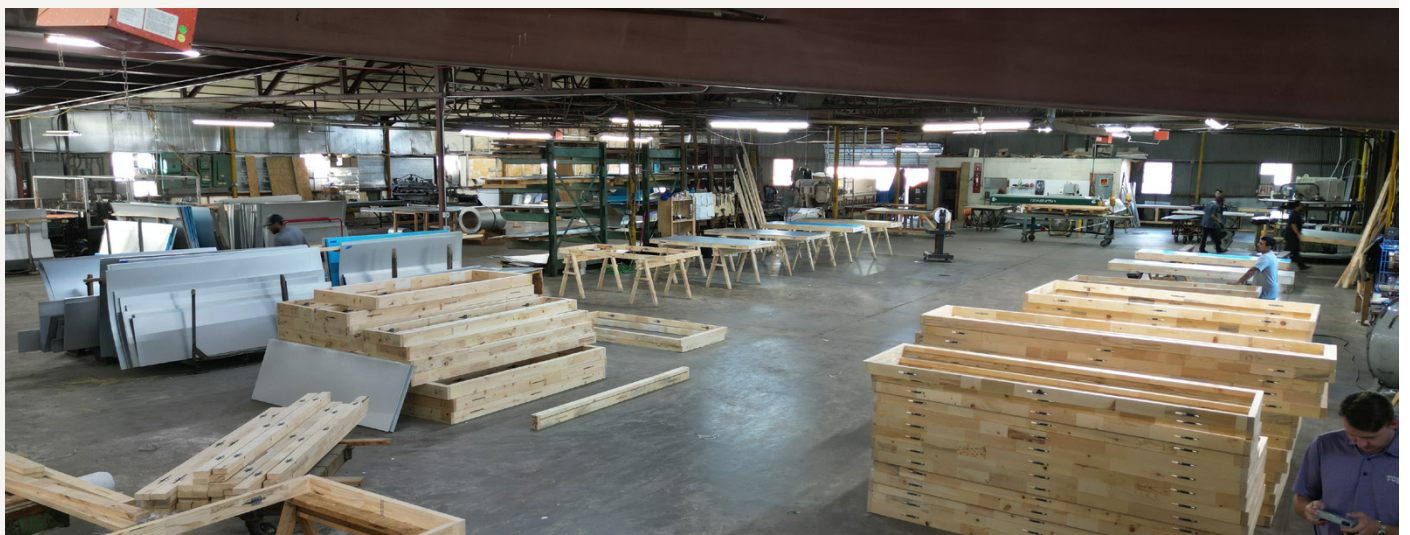
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*Relentlessly Pursuing What Matters*

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