

# Industrial ★ LEASE

LanCarte.com

6451 SILVER SADDLE RD FORT WORTH, TX 76126



LANCARTE  
COMMERCIAL

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## PROPERTY FEATURES

- Under Construction
- Total SF: 52,400 SF - Across 8 Buildings
- Phase 1 Buildings
  - 2,500-9,000 SF Available
  - Each building has 402 SF of turn-key office area with a reception space, a 10x10 office, seating area, and bathroom
- Parking: 1.48 spaces/ 1,000 SF
- Fort Worth ETJ - No Zoning
- 18-22' Clear at Roof Peak
- LED Interior
- 3-Phase Power with the electrical system sized to support additional load for heavier machinery

## LOCATION OVERVIEW

Located just north of Interstate 20 in Fort Worth, Silver Saddle provides easy access to I-20, Loop 820, and I-30 in the Fort Worth ETJ. This business park under construction offers a strategic opportunity to be surrounded by master plan communities pulling from Fort Worth, Aledo, and Weatherford's strong industrial labor market.

## LEASE RATE & STRUCTURE

## Contact Broker

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## SITE PLAN & TENANT OVERVIEW



BUILDING 01    **9,000 SF**

BUILDING 05    **2,500 & 2500 SF**

BUILDING 06    **2,500 & 4,700 SF**

BUILDING 07    **5,000 SF**

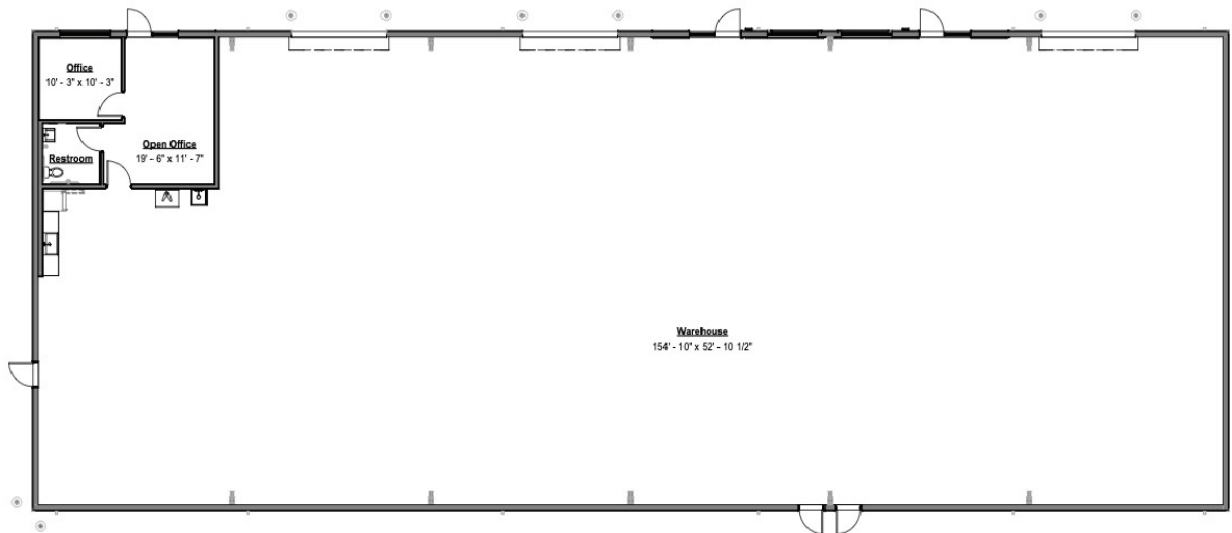
BUILDING 08    **5,000 SF**

**TOTAL    52,400 SF**

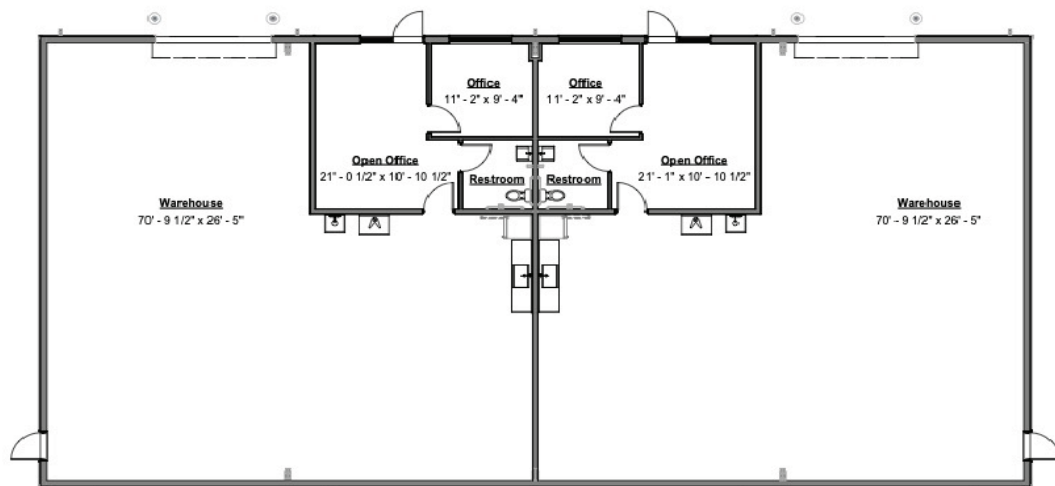
*\*Suites can be combined to occupy the full building*

**BUILDING SUITE FLOOR PLANS**

**BUILDING 1 | 9,000 SF**  
**OFFICE: 402 SF / WAREHOUSE: 8,598 SF**



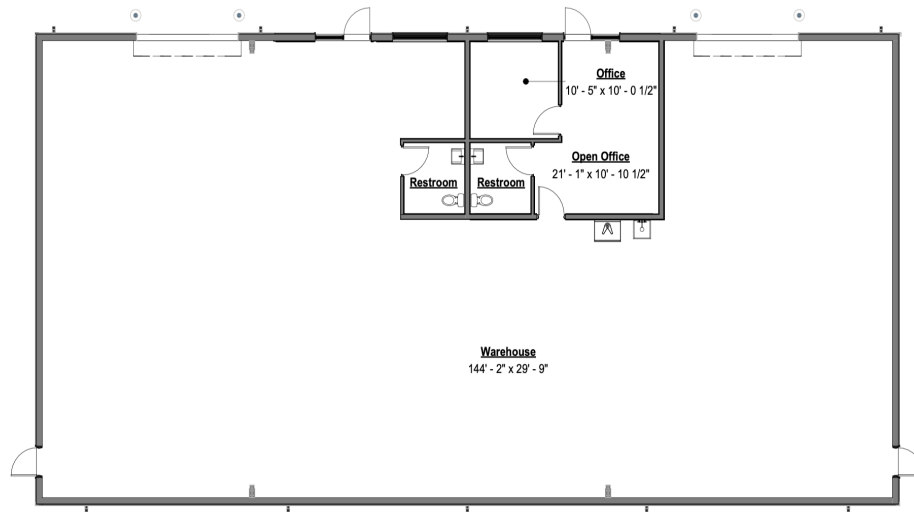
**BUILDING 5 | 2,500 SF**  
**OFFICE: 402 SF / WAREHOUSE: 2,092 SF**





**BUILDING SUITE FLOOR PLANS**

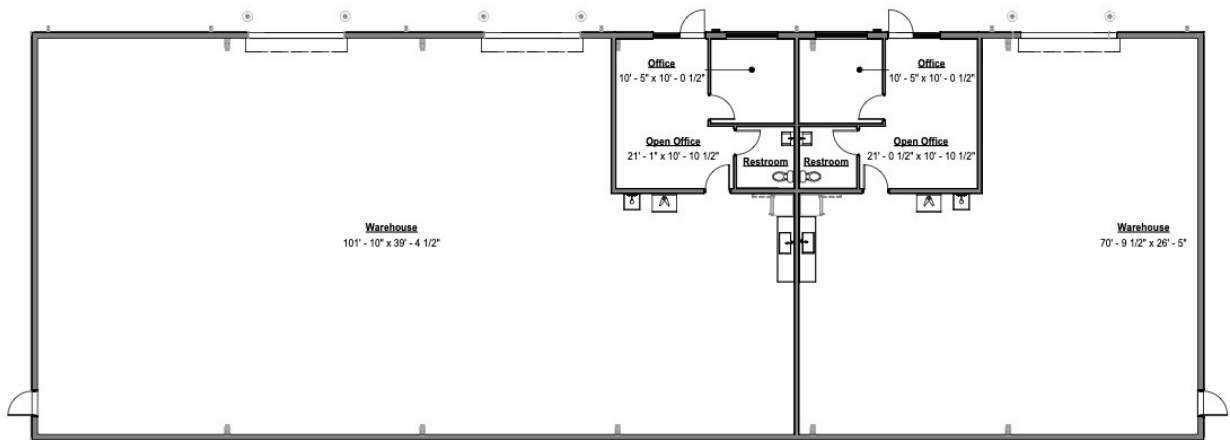
**BUILDING 7 + 8 | 5,000 SF**  
**OFFICE: 402 SF / WAREHOUSE: 4,598 SF**



**BUILDING 6 | 7,200 SF**

**SUITE 601 | 402 SF OFFICE WAREHOUSE: 2,092 SF**

**SUITE 602 | 402 SF OFFICE WAREHOUSE: 4,598 SF**





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BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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