

Industrial ★ LEASE

LanCarteCRE.com

MARKUM BUSINESS PARK
1510 MARKUM RANCH RD E FORT WORTH, TX 76126



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COMMERCIAL

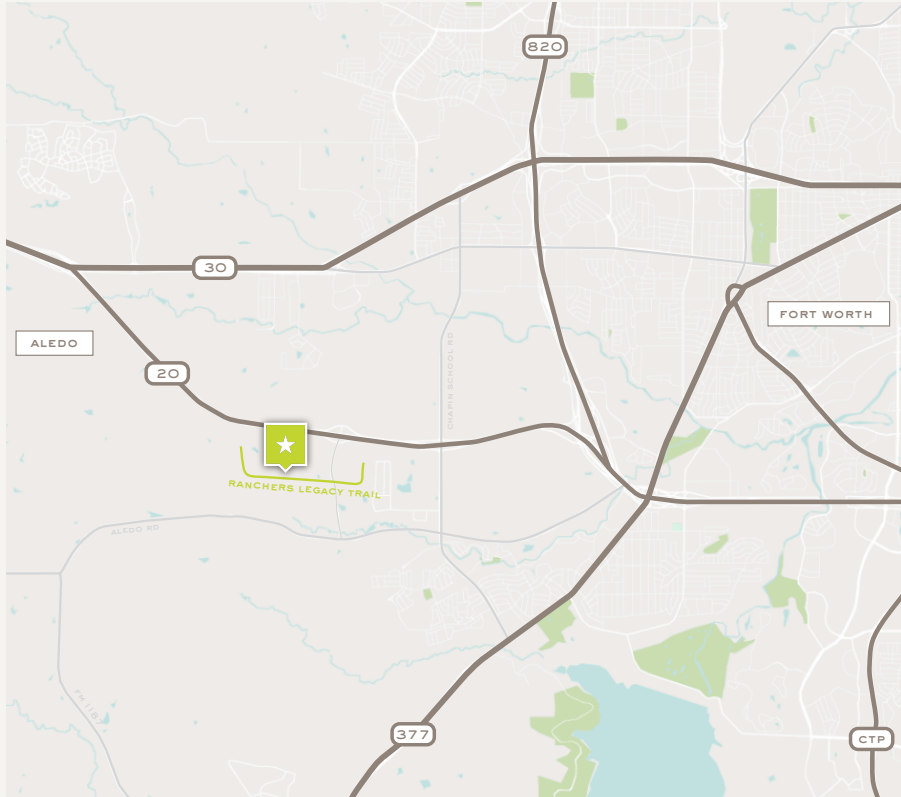
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PROPERTY FEATURES

- +/- 11,875 Total SF Available
- Tilt Wall Construction built in 2023
- Locally Owned and Managed

OFFICE FEATURES

- +/-3,300 SF
- Reception
- 5 Private Offices
- Break Room
- Conference Room

WAREHOUSE

- +/-8,575 SF
- 20' Clear Height
- Four 14' Grade Level Doors & One 16' Grade Level Door
- Two Lab Spaces with water lines and floor drains, led lighting, secured tool storage, warehouse heater & fans, heavy power with 3-phase 480 Volt
- No Zoning - Located in ETJ

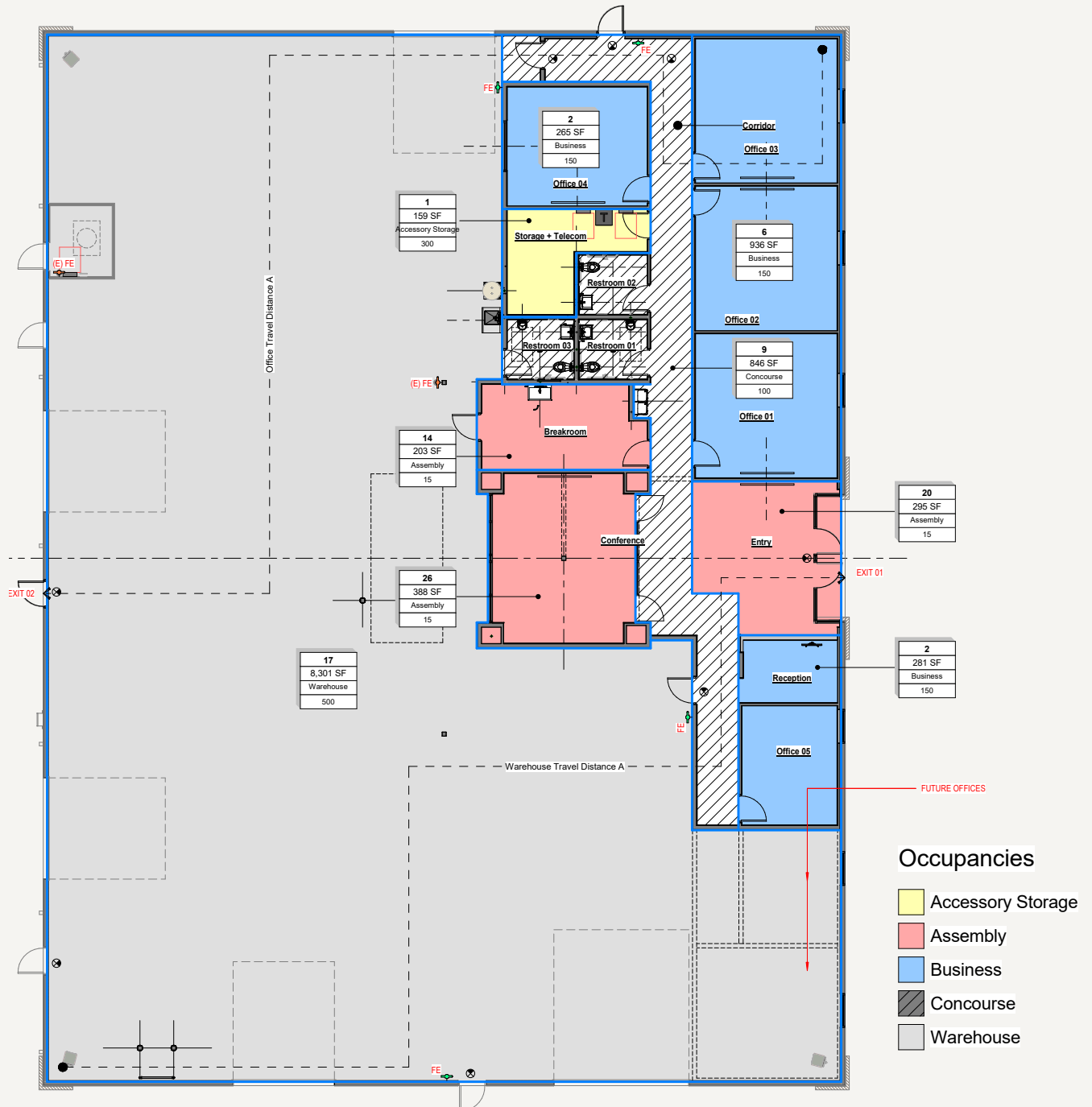
LOCATION OVERVIEW

Markum Ranch is located in southwest Fort Worth with immediate access to I-20 and quick connections to Loop 820 and I-30, allowing efficient distribution throughout the Metroplex. The property is only 15 minutes from Downtown Fort Worth and located in Fort Worth's extraterritorial jurisdiction (ETJ). It offers flexibility with no zoning restrictions while being surrounded by industrial development with premier highway access.

LEASE RATE & STRUCTURE

CONTACT BROKER

FLOOR PLAN



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INTERIOR PHOTOS

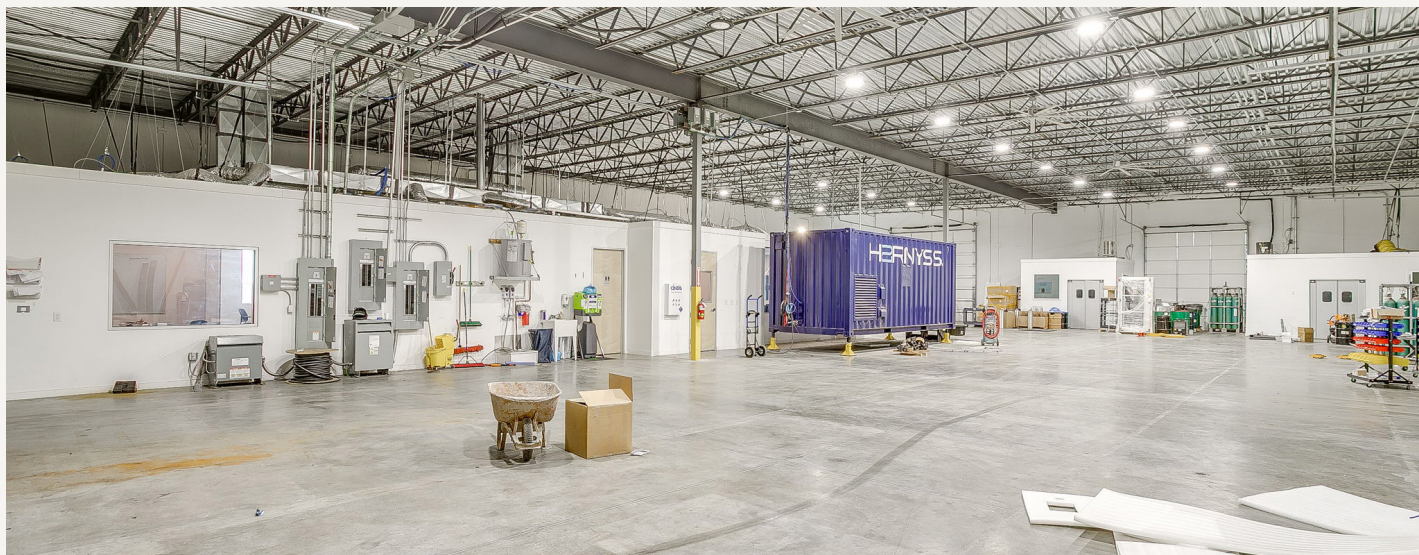


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PHOTOS





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Relentlessly Pursuing What Matters

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