

Industrial ★ LEASE

21.057 ACRES - 65,150 SF

LanCarteCRE.com

2400 N CRESSON HWY, CRESSON, TX 76035



RAIL-SERVED TRANSLOAD YARD WITH OUTDOOR STORAGE



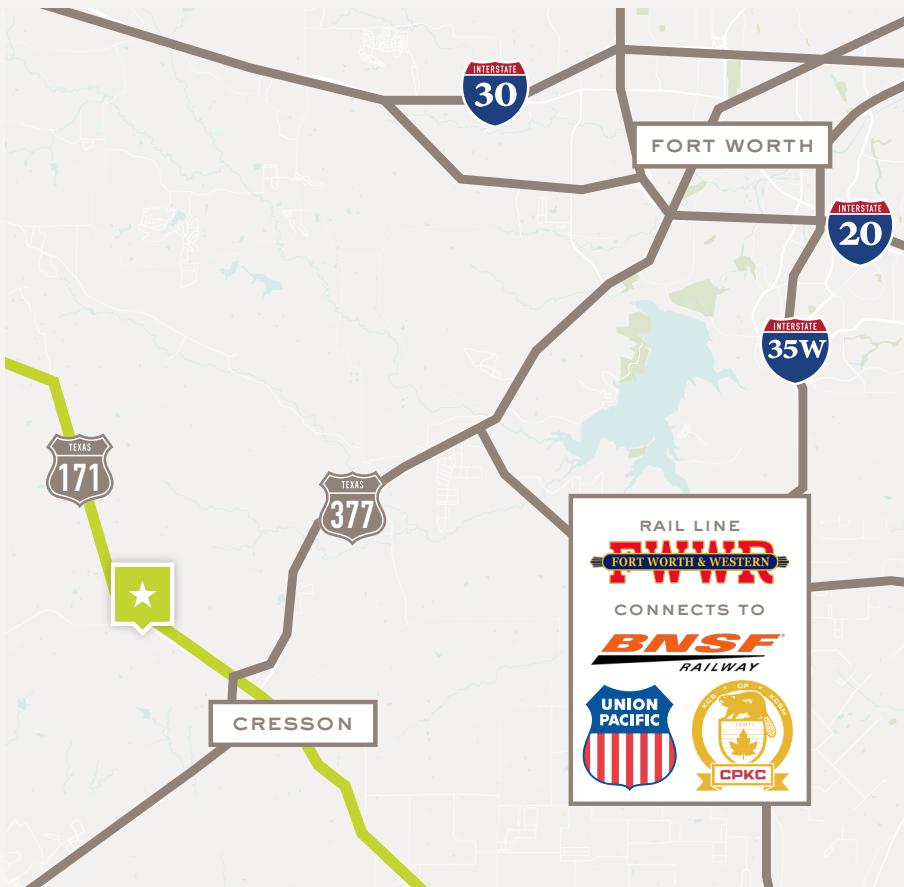
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PROPERTY FEATURES

- 21.057 AC
- 65,150 Leasable SF
- Rail Serviced by the Fort Worth & Western Railroad (FWWR Station #10235 - Track #2222) with rail access to the BNSF, UP and CPKC Railroad.
- Active Rail Spur: 700 FT
- Fully Fenced and Secured
- Industrial Outdoor Storage
- Frontage on Highway 171
- Products recently handled include: Lumber, LVL beams, hardwood plywood, rebar, coiled rebar, plate steel, steel beams, palletized bentonite, crane mats, 4x8 mdf board, and cast iron pipe.

LOCATION OVERVIEW

Located 2.5 miles north of Cresson on Hwy. 171, just 15 minutes from Loop 820 in west Fort Worth.

BUILDING LAYOUTS

- *Building 1* - 50,000 SF building has a 23.0' clear height with two bay doors
- *Building 2* - 8,000 SF
- *Building 3* - 8,000 SF of which 4,000 is fully enclosed with four bay doors.
- *Building 4* - 6,450 SF of which there is a 900 SF air-conditioned office with a restroom.

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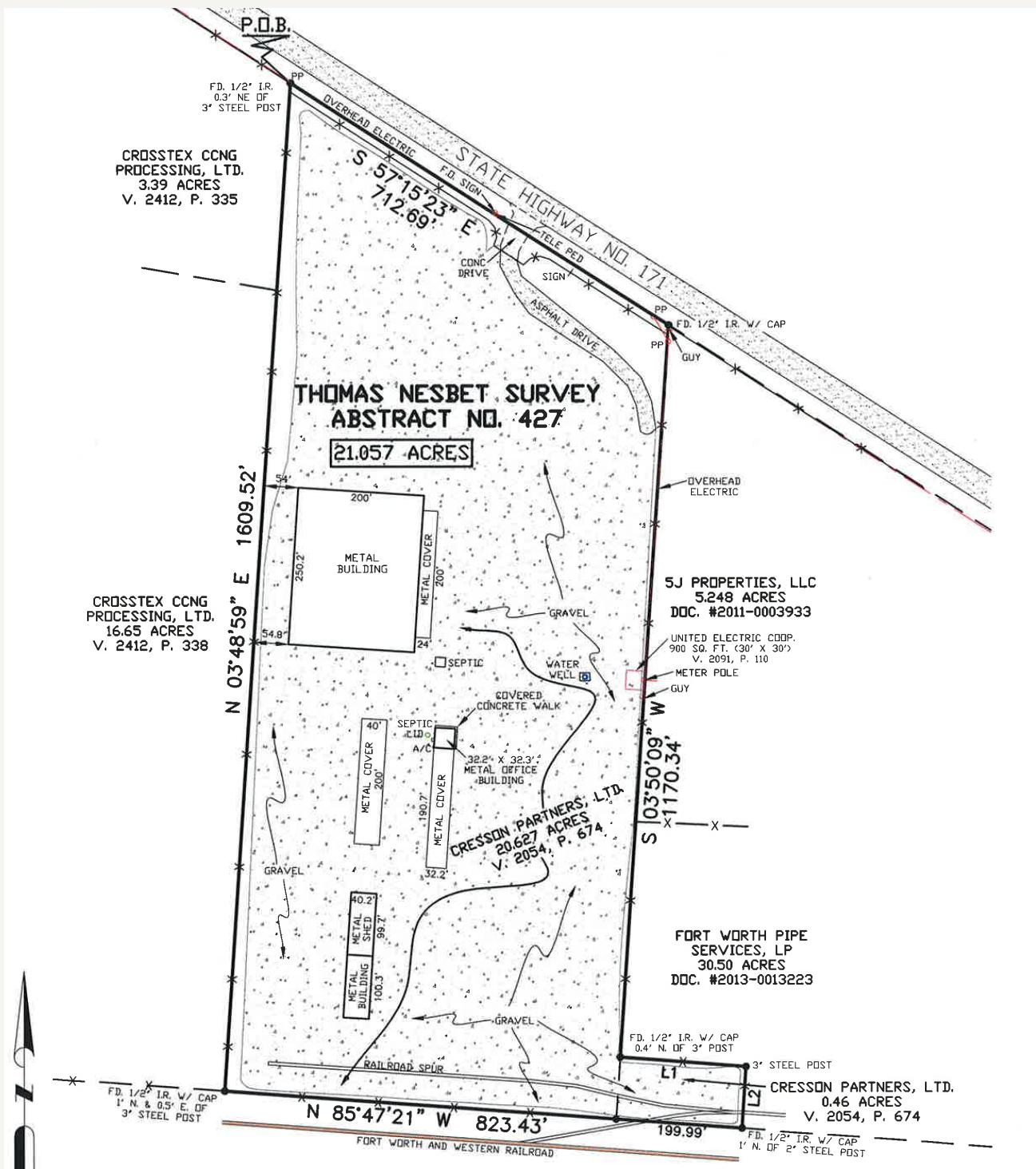


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SURVEY



0 200 400 600

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 85°42'09" E | 199.99' |
| L2 | S 03°47'18" W | 98.44' |



LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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