

FOR LEASE

IMMEDIATE AVAILABILITY

33,664 SF AVAILABLE
3450 Highway 114 Suite 101
Fort Worth, TX
Alliance Submarket

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**33,664-sf
Available**

3450

AVAILABLE
972-934-4000

Stonelake
CAPITAL PARTNERS

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SPACE FOR LEASE – INFORMATION

- **33,664 SF Available**
 - **2,344-SF Office**
 - **31,320-SF Warehouse**
- **32' Clear Height**
- **12 Dock High Doors**
- **1 Drive In Door**
- **2022 Vintage**
- **200 amps, 277/480 Volt, Three Phase Service**
- **ESFR Sprinkler**
- **2025 Make Ready:**
 - **Whitebox Warehouse & LEDs**
 - **Brand New Spec Office**
 - **Exterior Painting**
- **Easy access to Hwy 114 & I-35W**
- **Immediate Availability**

MARKETED BY:

Reid Bassinger

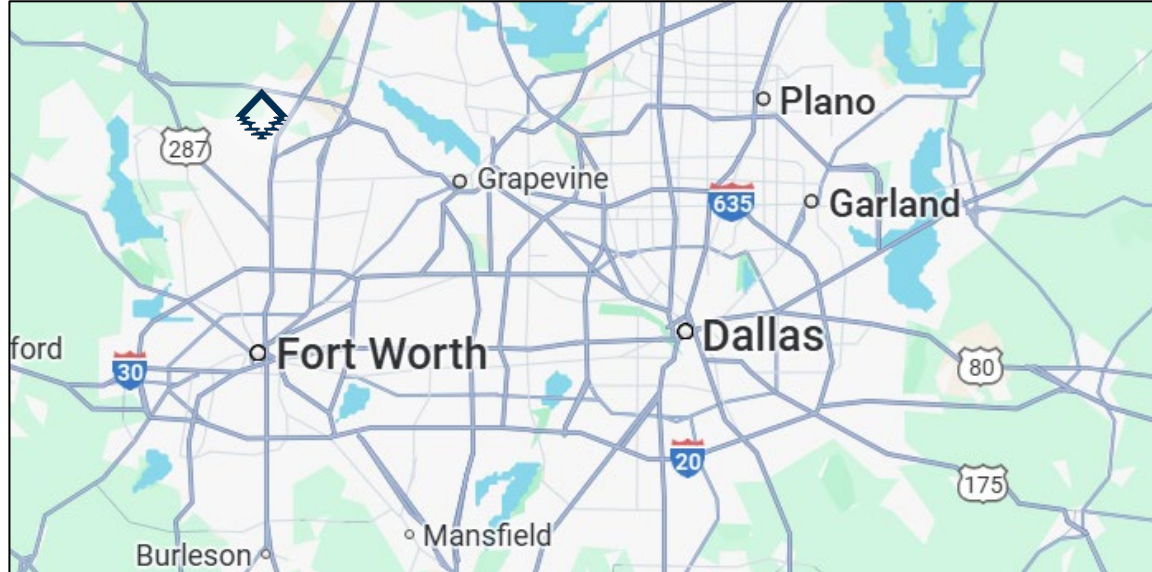
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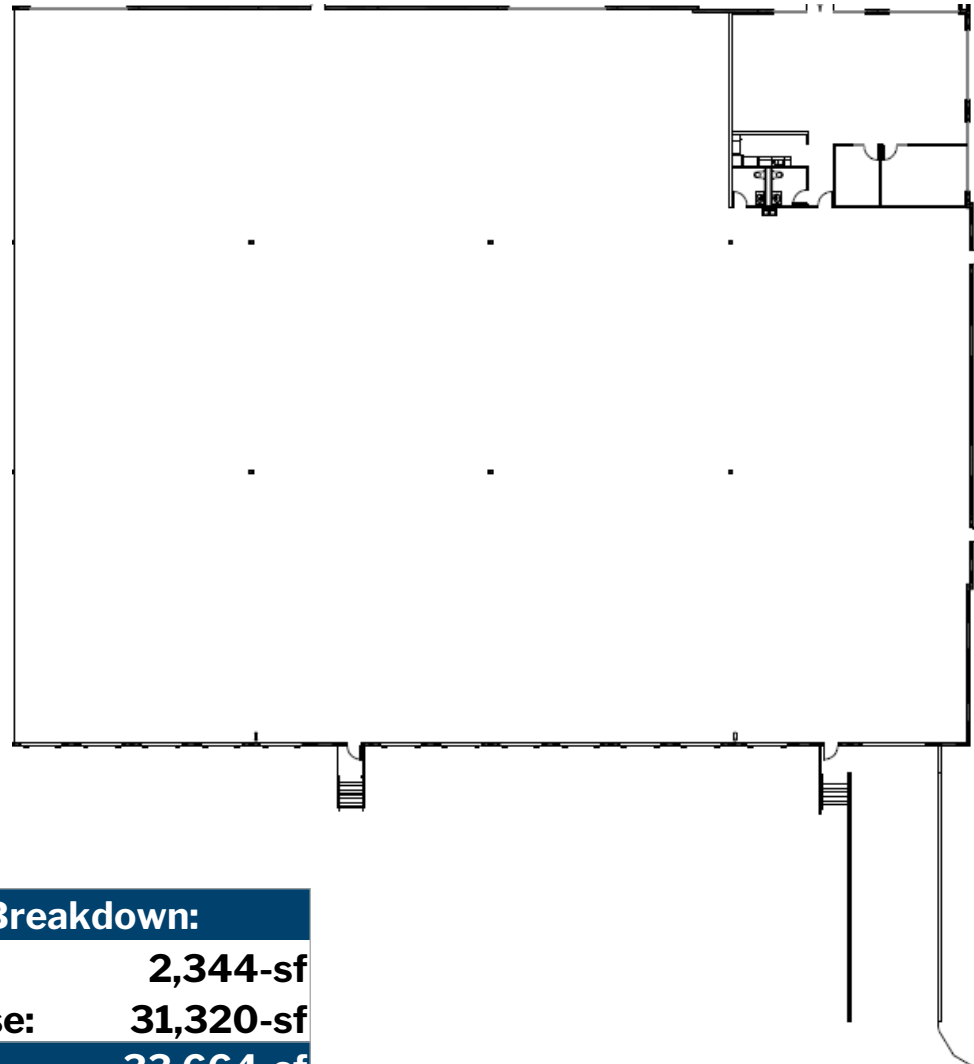


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SF Breakdown:

Office:	2,344-sf
Warehouse:	31,320-sf
Total:	33,664-sf

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Close Proximity to Retail



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114
TEXAS



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New Spec Office



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