



## Industrial ★ SALE & LEASE

51 US HIGHWAY 380  
BRIDGEPORT, TX 76426

PRICE REDUCED



Sarah LanCarte  
817-228-4247 | [sarah@lancartecre.com](mailto:sarah@lancartecre.com)

Finn Wilson  
817-713-8771 | [fwilson@lancartecre.com](mailto:fwilson@lancartecre.com)



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## PROPERTY FEATURES

- +/- 10,125 SF
- 2.33 Acres
- +/- 2,000 SF of Office Space (4 private offices)
- 5 Grade- Level Doors (12' x 14')
- Fenced, Gravel Yard
- Large Wash Bay
- Paint Booth
- Clear Span Warehouse
- Floor Drains
- "CM" Zoning

## LOCATION OVERVIEW

Located off of Hwy 380, the most heavily trafficked road in Bridgeport, TX. The property is located 50 miles Northwest of Fort Worth. The property benefits from access to DFW International Airport, Alliance Airport, Bridgeport Municipal Airport, Union Pacific Railroad, I-35, and US 287.

## LEASE RATE & STRUCTURE

**\$7.50/SF NNN**

## SALE PRICE

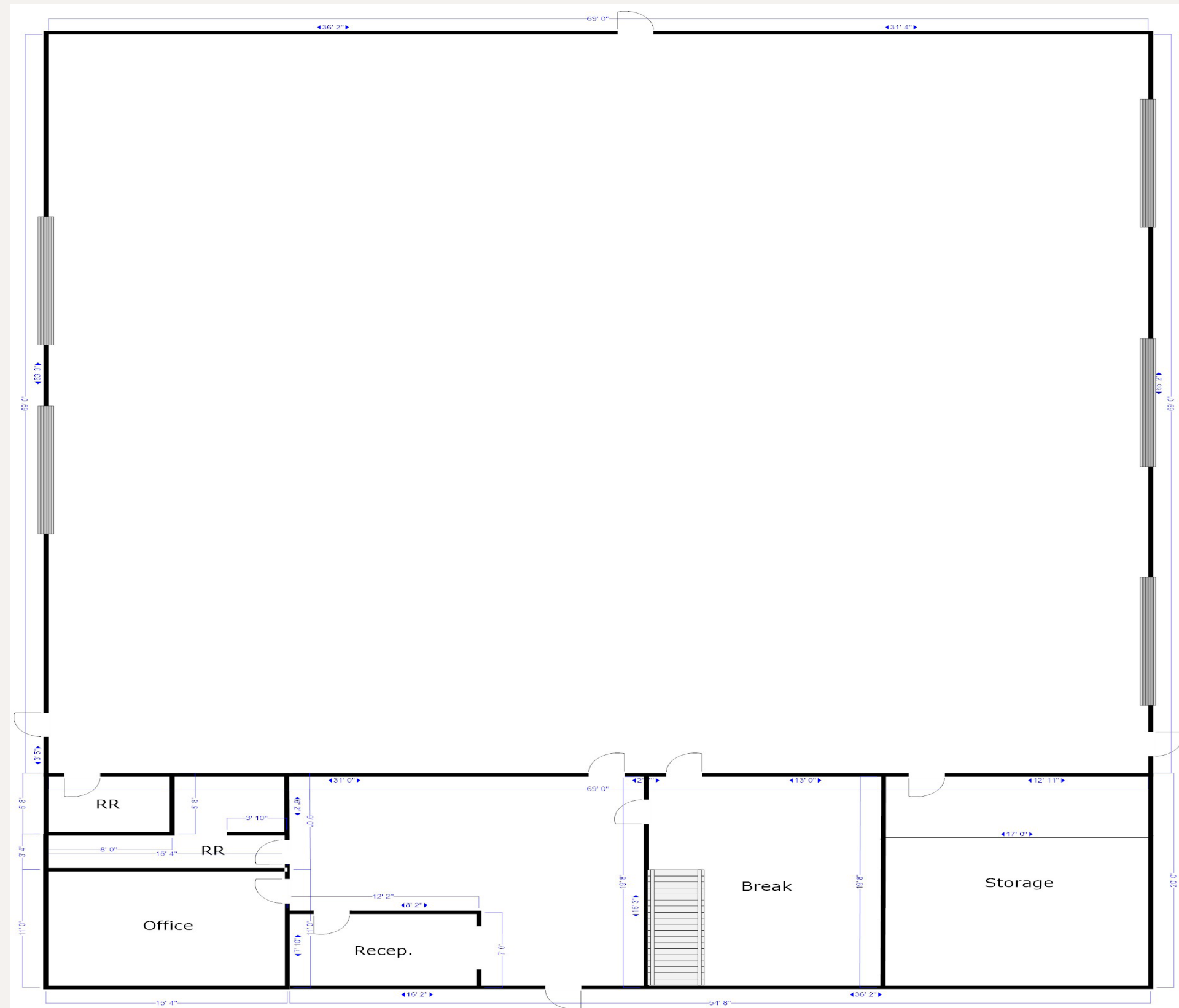
**\$995,000**

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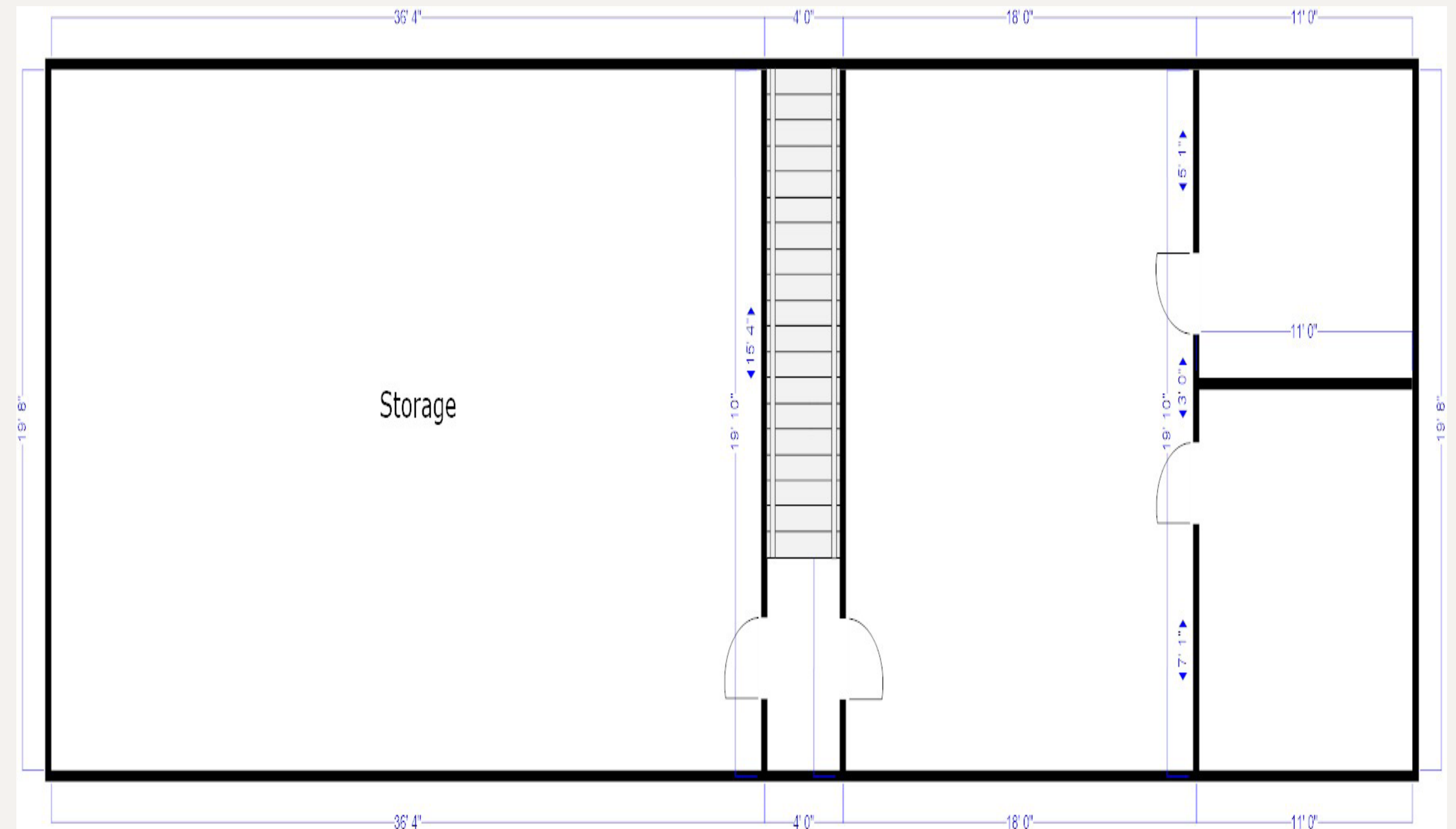
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## FIRST FLOOR



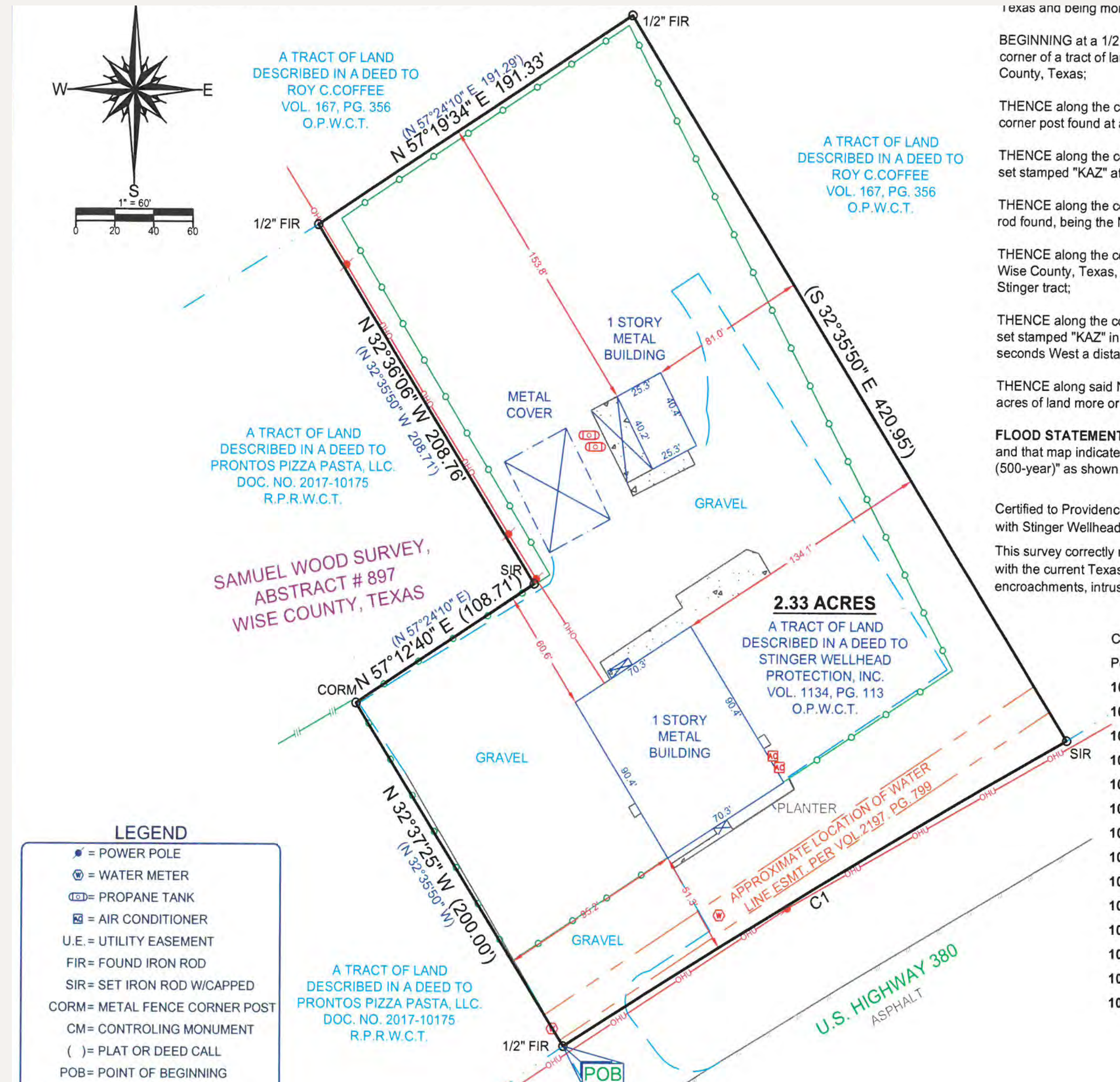
## SECOND FLOOR



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COMMERCIAL

*Relentlessly Pursuing What Matters*

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Sarah LanCarte CCIM SIOR  
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