

# Industrial ★ LEASE

LanCarte.com

3488 E LONG AVE, FORT WORTH, TX, 76137



**LANCARTE**  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

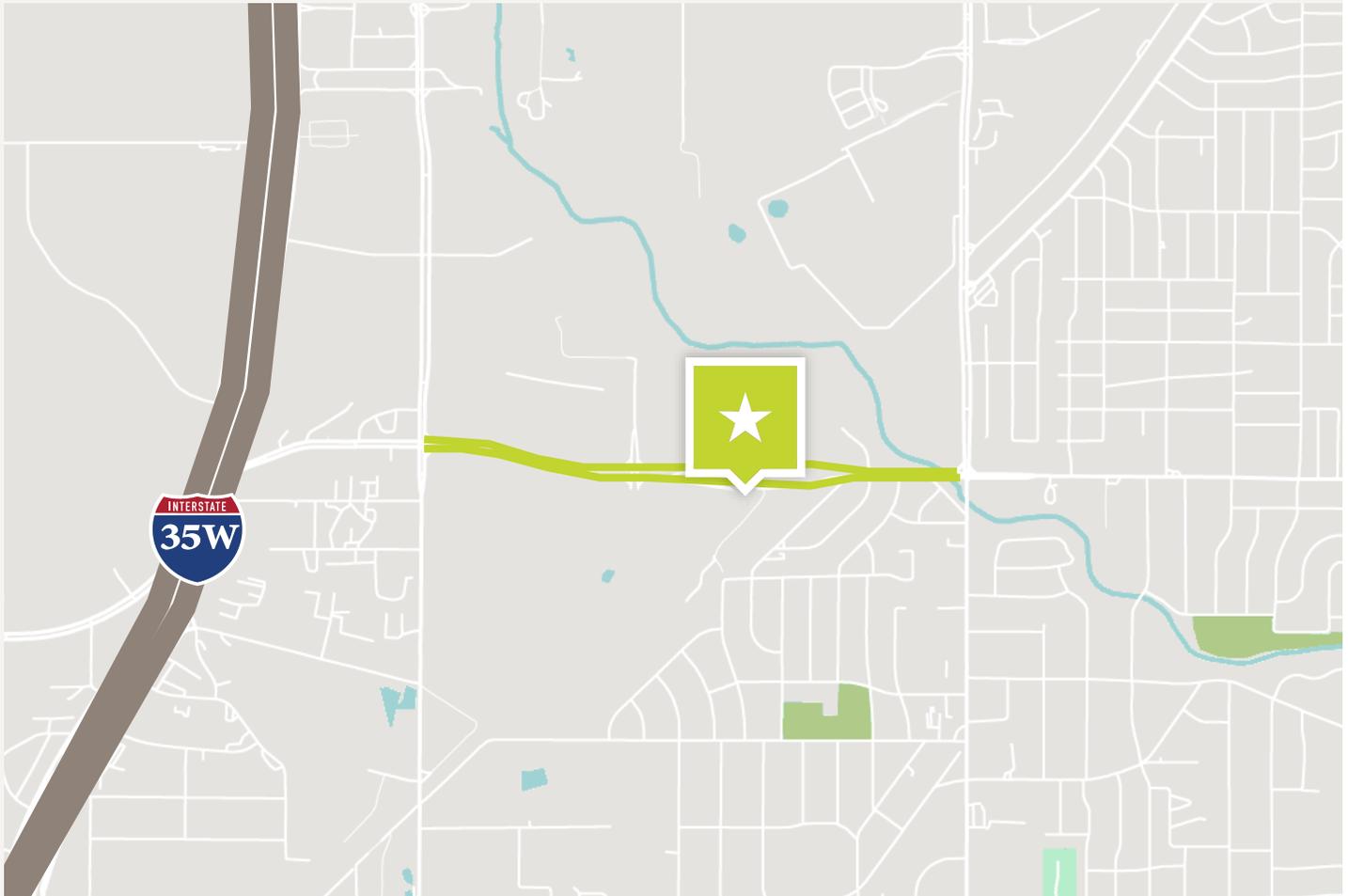
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## PROPERTY FEATURES

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- 4,000 - 10,000 SF available
- Dock and Grade Level loading
- Clear Height: 23'
- Sprinklered
- 3 phase power
- LED Lights

## LEASE RATE & STRUCTURE

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## CONTACT BROKER

## LOCATION OVERVIEW

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This industrial space for lease is positioned in a prime Fort Worth industrial corridor along E Long Ave. It provides convenient access to major routes, including Highway 287 and I-35 W, enabling smooth connectivity for regional and local distribution. The property is surrounded by established industrial and commercial operations, making it an appealing option for businesses seeking strong visibility, logistical, convenience, and reliable access within a growing industrial submarket,

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AVAILABLE SUITES



**SUITE 120**

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- Total: 4,000 SF
- 1 Dock Door
- 1 Grade Level Door

**SUITE 128**

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- Total: 6,000 SF
- 2 Dock Doors
- 1 Grade Level Door

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INTERIOR PHOTOS



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EXTERIOR PHOTOS





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*Relentlessly Pursuing What Matters*

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