

Industrial/Flex ★ LEASE

LanCarteCRE.com

5950 PARK VISTA CIRCLE FORT WORTH, TX 76244

KELLER PARK VISTA CENTER - NEWLY RENOVATED



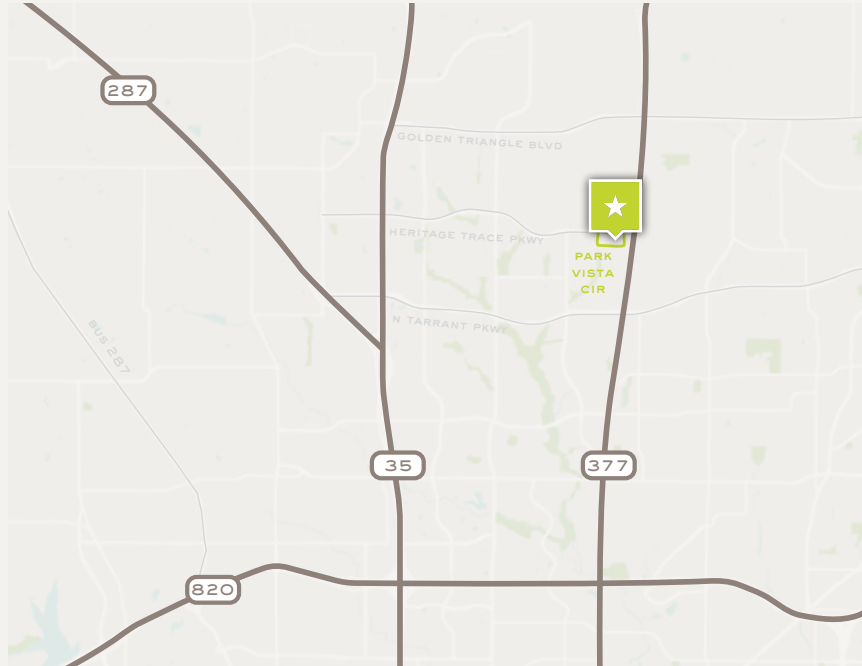
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PROPERTY FEATURES

- 32,803 SF Total
- 1.79 Acres
- 18' - 22' Clear Height
- Grade Level Doors (10' x 14')
- Zoning: Light Industrial (LI) / Retail
- Warehouse/ Office Finished out
- 100% HVAC
- 82 Parking Spaces

LOCATION OVERVIEW

Located on Park Vista Cir, directly off Denton Hwy (377), this property sits in a prime location near Watauga Towne Center and Alliance Town Center. The site offers easy accessibility to Denton Hwy and I-35W. This flex building provides opportunities for multiple usages in varying industries.

LEASING STRUCTURE

CONTACT BROKER

SPACES AVAILABLE

SUITE 120 +/-4,000 SF

- New Renovated Warehouse Area
- +/-3,000 SF of Warehouse (Fully Air Conditioned)
- +/-1,000 SF of Office Space
- 1 Grade Level Door (10'x14')

SUITE 130 +/-5,000 SF

- 924 SF of Office
- 4,076 SF of Warehouse (Fully Air-Conditioned)
- 2 Grade Level Doors (10' x 14')

**Suites can be combined to make +/- 9,105 SF*

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EXTERIOR



DEMOGRAPHICS

	WITHIN 1 MILE	WITHIN 3 MILES	WITHIN 5 MILES
POPULATION	51K	286K	751K
MEDIAN AGE	35.6	35.9	36.4
	WITHIN 2 MILES	WITHIN 5 MILES	WITHIN 10 MILES
EMPLOYEES	13K	65K	271K
INCOME	\$133	\$121k	\$115k



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Relentlessly Pursuing What Matters

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