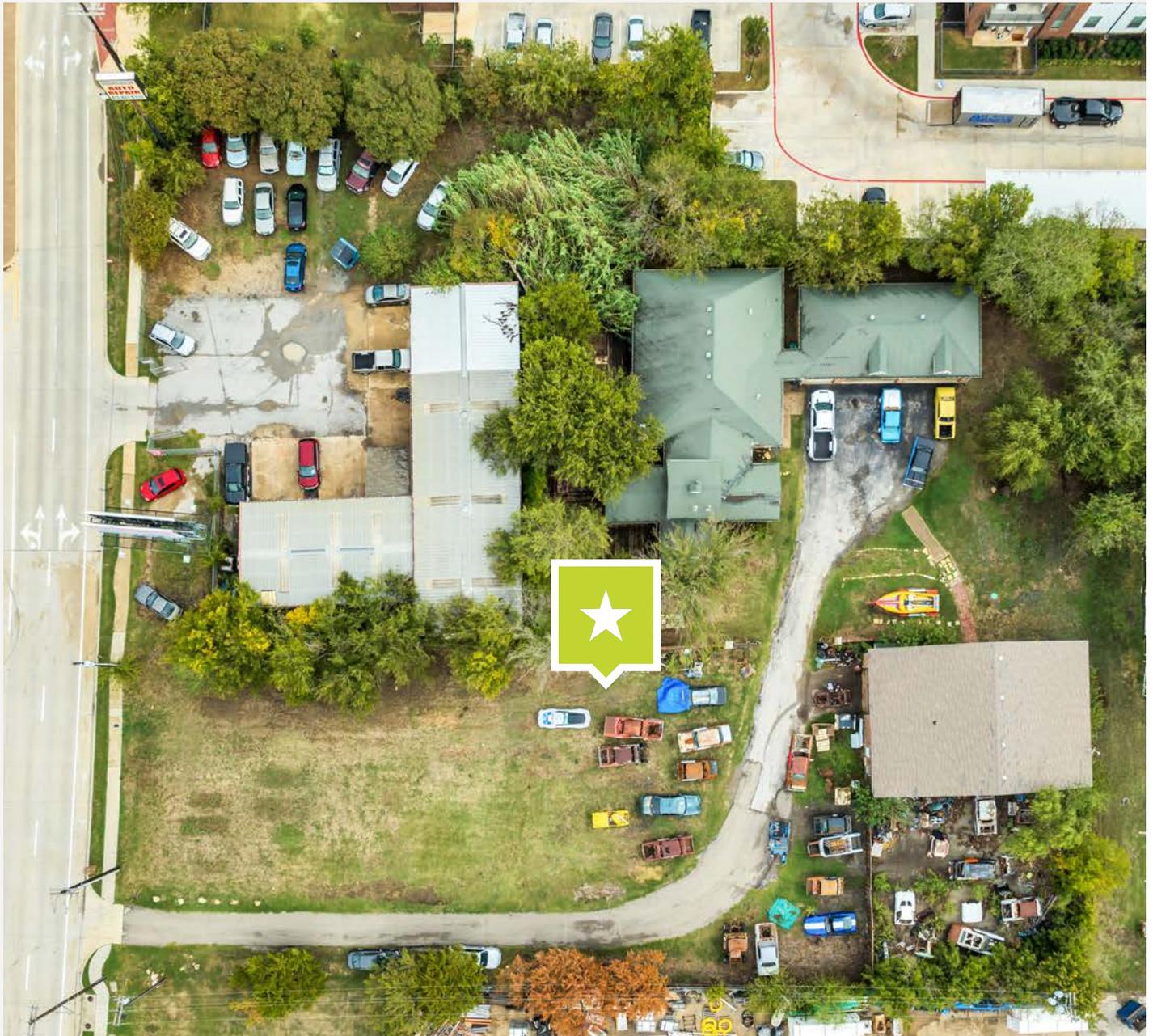


# Industrial ★ SALE

LanCarte.com

4116 & 4124 KELLER HICKS RD, FORT WORTH, TX 76244



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COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

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# Industrial ★ SALE

4116 & 4124 KELLER HICKS RD

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## PROPERTY FEATURES

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- Two buildings totaling +/- 7,450 SF
- +/- 1.10-acre
- Zoned "I" – Light Industrial
- Paved access and fenced yard
- Separate structure with potential office conversion (subject to city approval)
- 3 - 12' x 12' roll up doors
- Level site, outside flood zone

## SALE PRICE

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Contact Broker

## LOCATION OVERVIEW

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Located along Keller Hicks Road in North Fort Worth, this 1.10-acre light industrial property offers excellent frontage and accessibility on a four-lane thoroughfare. Zoned "I" – Light Industrial, the site supports a wide range of industrial and flex uses.

The property includes two buildings totaling approximately 7,450 SF, featuring warehouse/shop space with office, multiple roll-up doors, and a separate structure that could be converted to office use (subject to city approval). The site is level, outside the flood zone, and includes paved access and a fenced yard.

Ideal for an owner-user, investor, or redevelopment opportunity.

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SHOP WITH OFFICE



# Industrial ★ SALE

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HOME/FUTURE OFFICE





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*Relentlessly Pursuing What Matters*

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