

# Industrial ★ LEASE

LanCarte.com

6225 E HIGHWAY 114, RHOME, TX, 76078



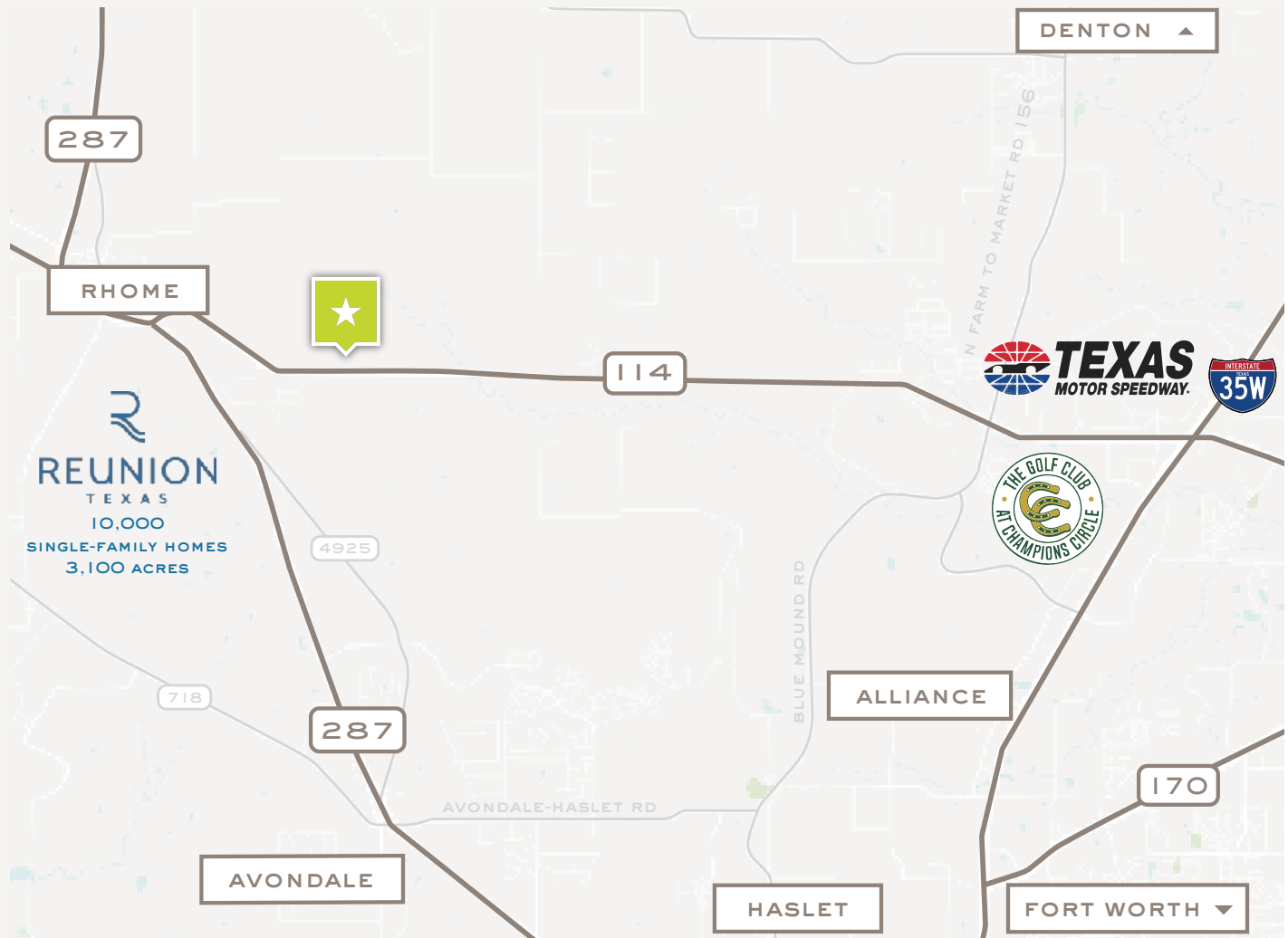
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## PROPERTY FEATURES

- 2 spaces available
- 2,500 & 3,750 SF
- Zoning: ETJ
- Building Size: 51,027 SF
- Built in 2014
- 6.91 AC
- Grade Level Loading
- 2+ Grade Level Ramps
- Clear Height +/- 18'

## LEASE RATE & STRUCTURE

## CONTACT BROKER

## LOCATION OVERVIEW

Ideally positioned along Highway 114 with exposure to over 18,000 vehicles per day, this property offers excellent visibility and accessibility in the rapidly growing North Fort Worth industrial corridor. Located just minutes from Alliance Texas and under 30 minutes from Downtown Fort Worth, Denton, and DFW International Airport, it provides convenient regional connectivity.

## AVAILABLE SPACES

BUILDING 1     **2,500 SF**

BUILDING 2     **3,750 SF**



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## BUILDING 1

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+/- 2,500 SF

- 2 Grade-Level Doors (12'x14')
- One Private Office
- One Conference Room
- One Restroom
- Epoxy Floors

## BUILDING 2

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+/- 3,750 SF

- 2 Grade-Level Doors (12'x14')
- Two Private Office
- One Conference Room
- One Restroom



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## BUILDING 1: 2,500 SF



## BUILDING 2: 3,750 SF







LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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