



Newly Renovated Industrial-Flex Building

3115 Sabine St, Forest Hill, TX 76119



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Newly Renovated Industrial-Flex Building

\$8.50 /SF/YR

Position your business for success in this newly renovated industrial flex building located in the thriving Forest Hill submarket of Fort Worth. Zoned Heavy Industrial (I), this property is designed to support a wide range of operations, from manufacturing and distribution to logistics and specialized trades.

Property Highlights

Total Size: 6,200 SF

Warehouse: 5,200 SF of open, versatile space with high ceilings and wide clear spans

Office: 1,000 SF of modern office build-out, ideal for administrative or customer-facing needs

Zoning: Heavy Industrial – maximum flexibility for industrial users

Condition:....



Rental Rate: \$8.50 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 6,150 SF

Year Built: 1968

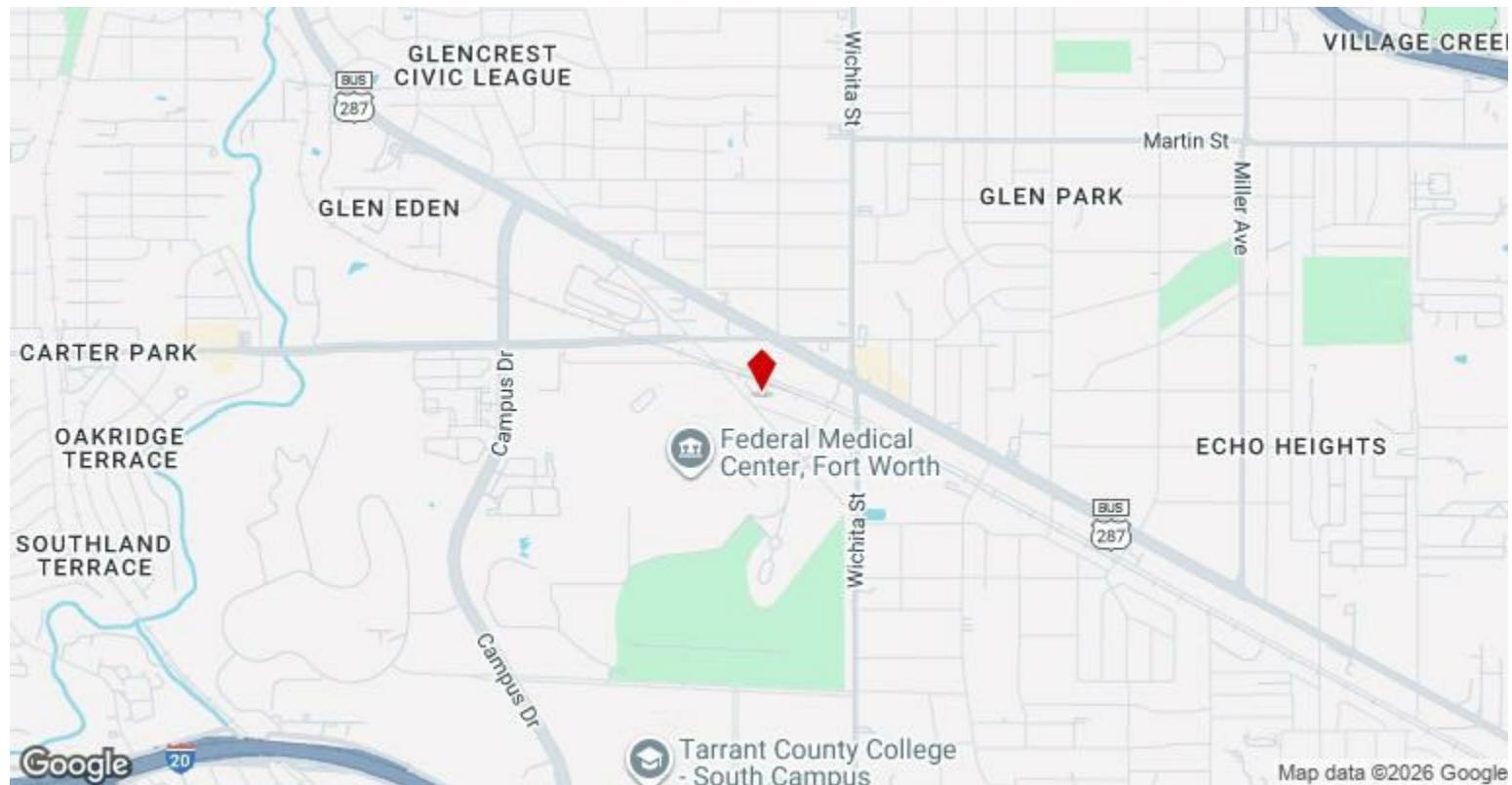
Rental Rate Mo: \$0.71 /SF/MO



1st Floor

1

Space Available	6,150 SF
Rental Rate	\$8.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years



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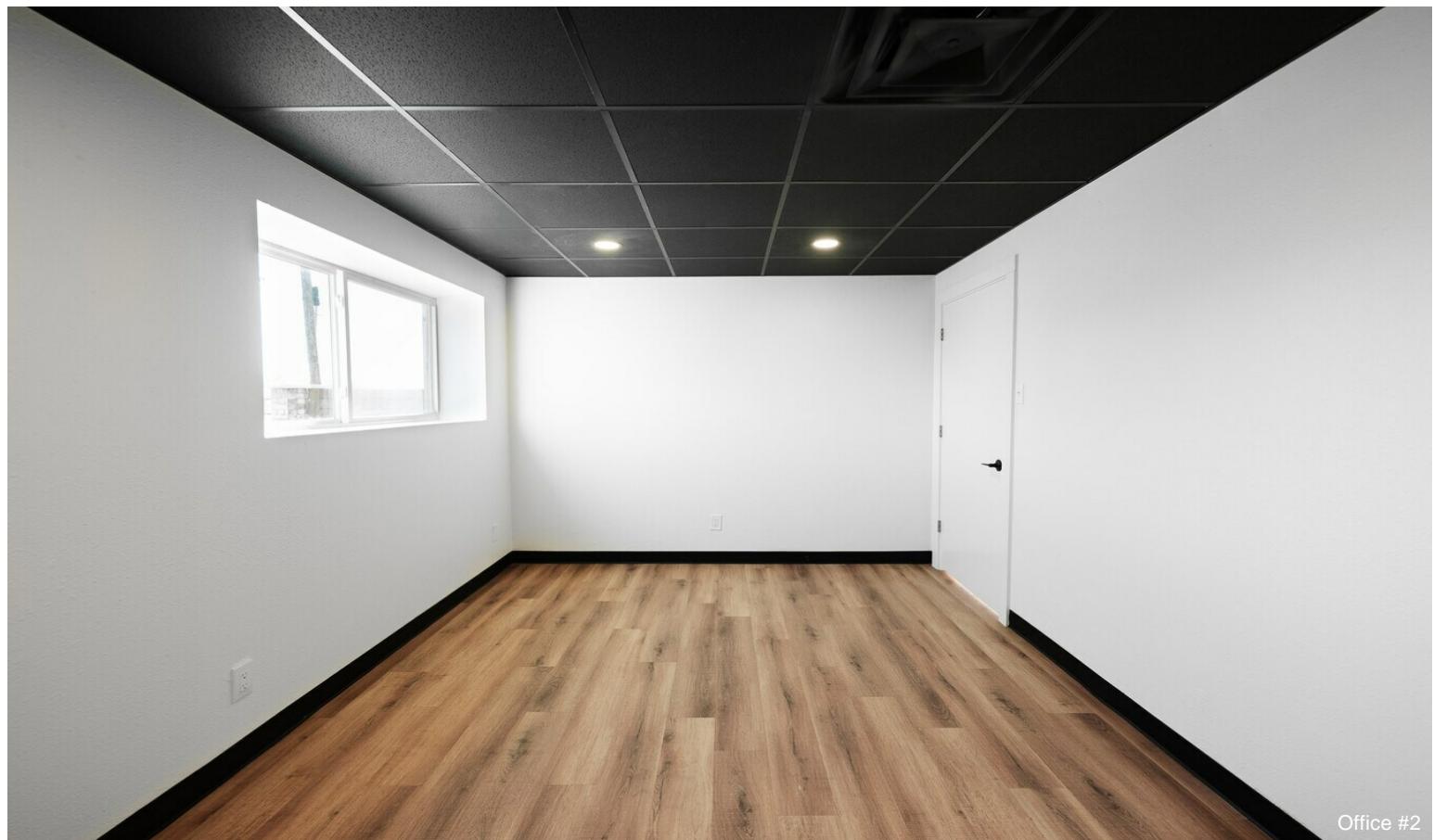
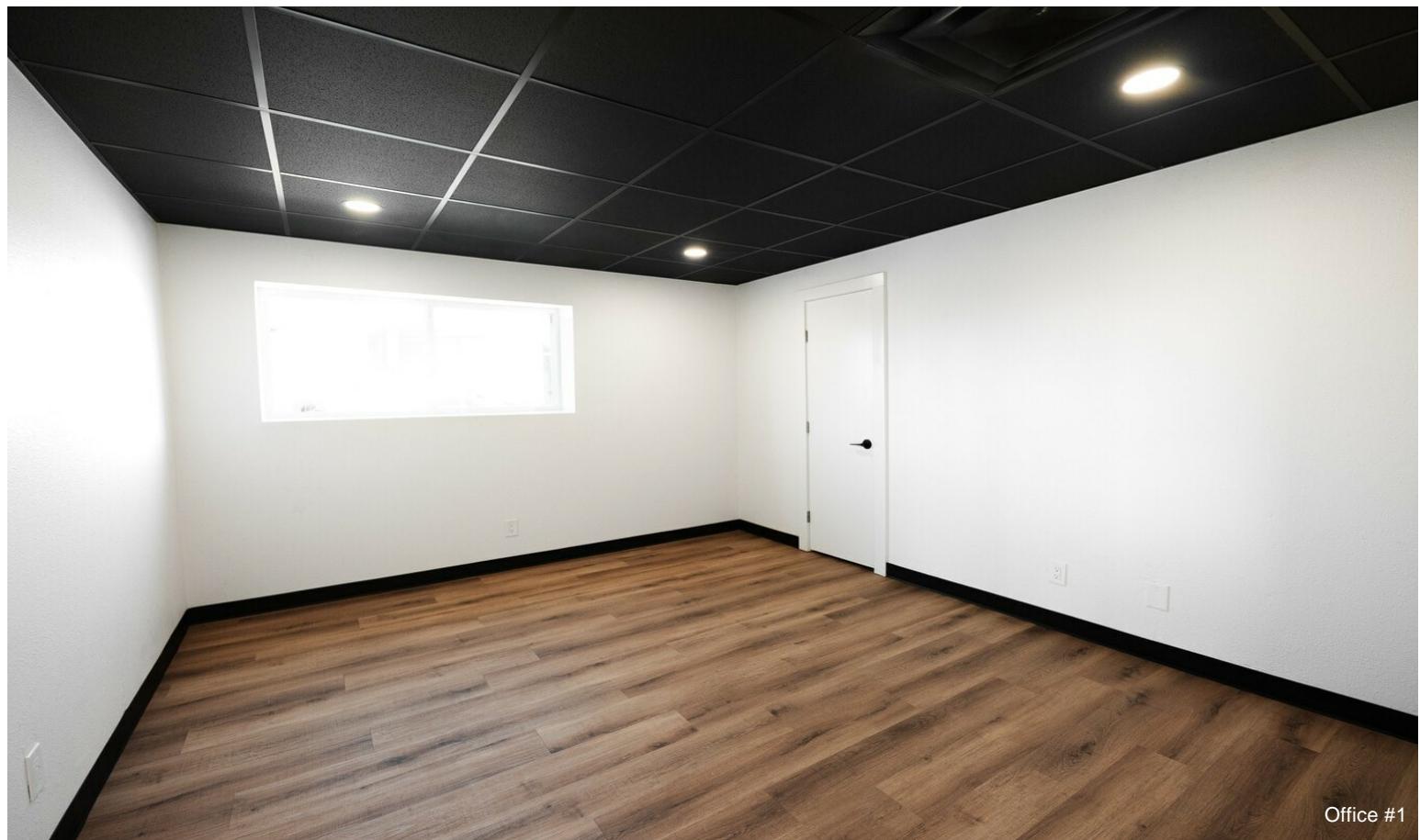
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Condition: Completely renovated with an updated kitchen, bathrooms, flooring, paint, and HVAC system.

Access: Conveniently located near major transportation corridors, ensuring easy access to I-20, I-35, and the greater DFW metroplex

This property combines efficient warehouse functionality with a professional office environment, making it an excellent fit for growing businesses seeking to expand or establish a strategic DFW presence.

Property Photos



Property Photos



Office #3

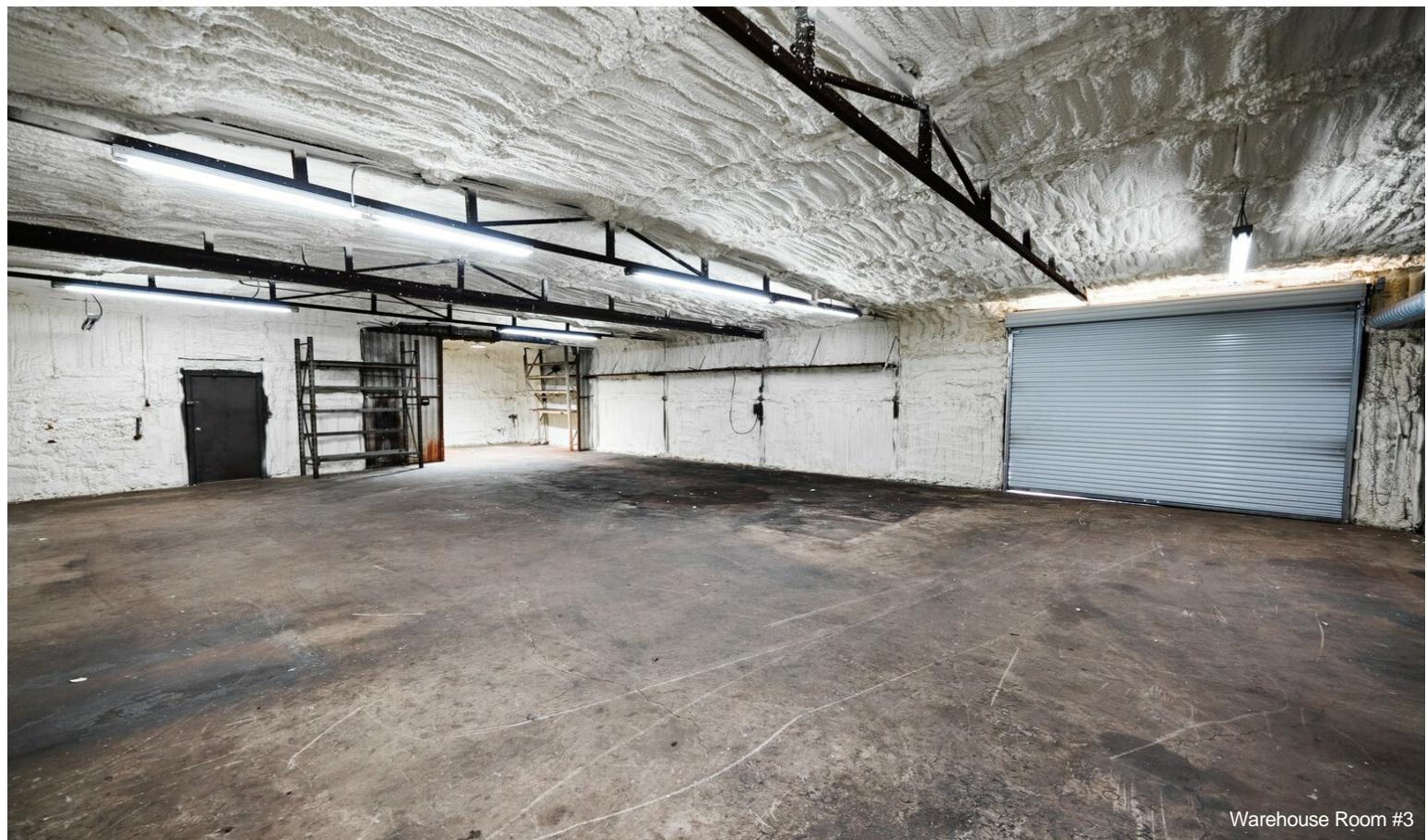


Warehouse Room #1

Property Photos



Warehouse Room #2

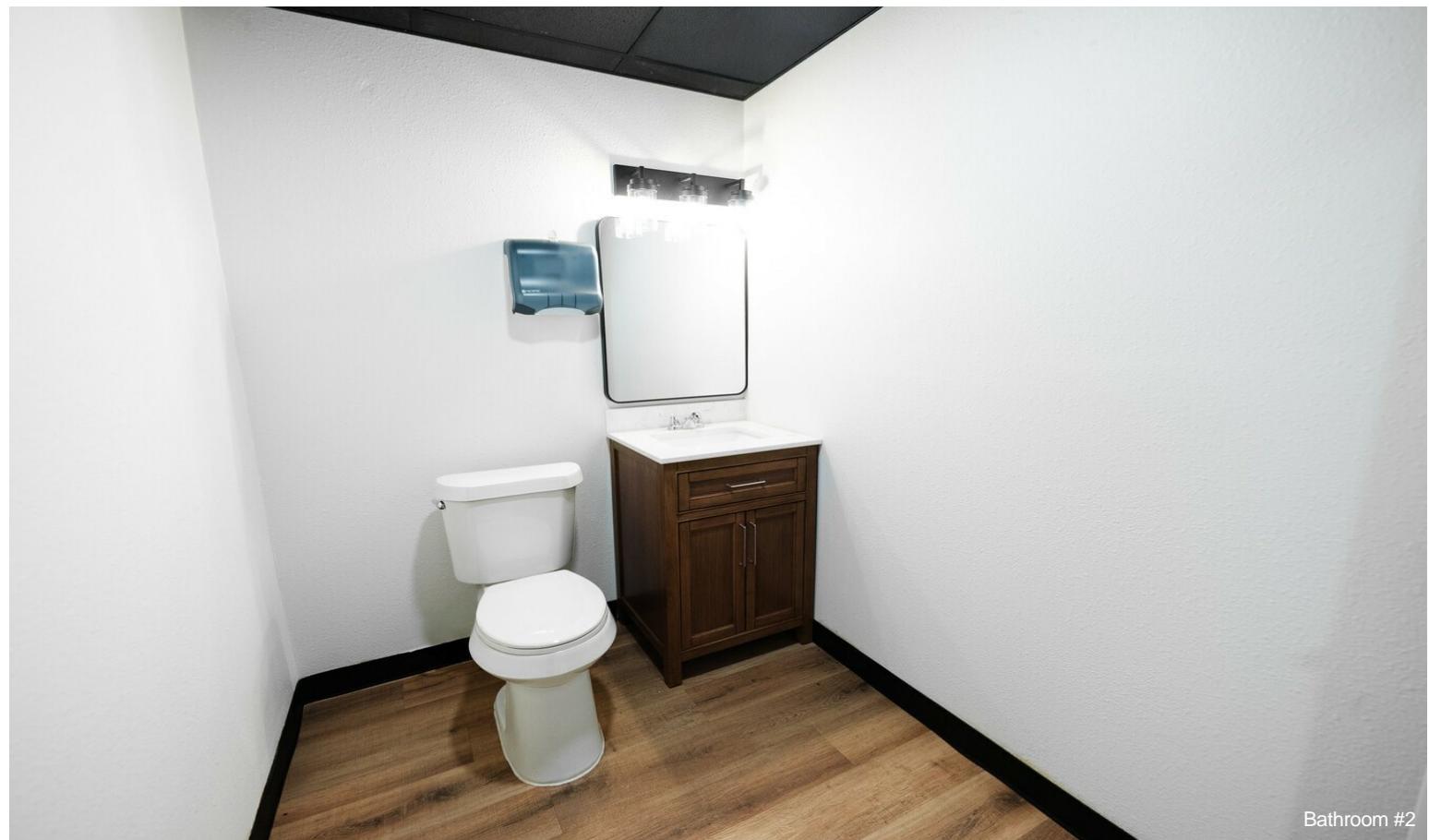


Warehouse Room #3

Property Photos



Bathroom #1



Bathroom #2