

Industrial ★ SALE & LEASE

LanCarteCRE.com

4116 COCKRELL AVE, FORT WORTH, TX 76133



LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

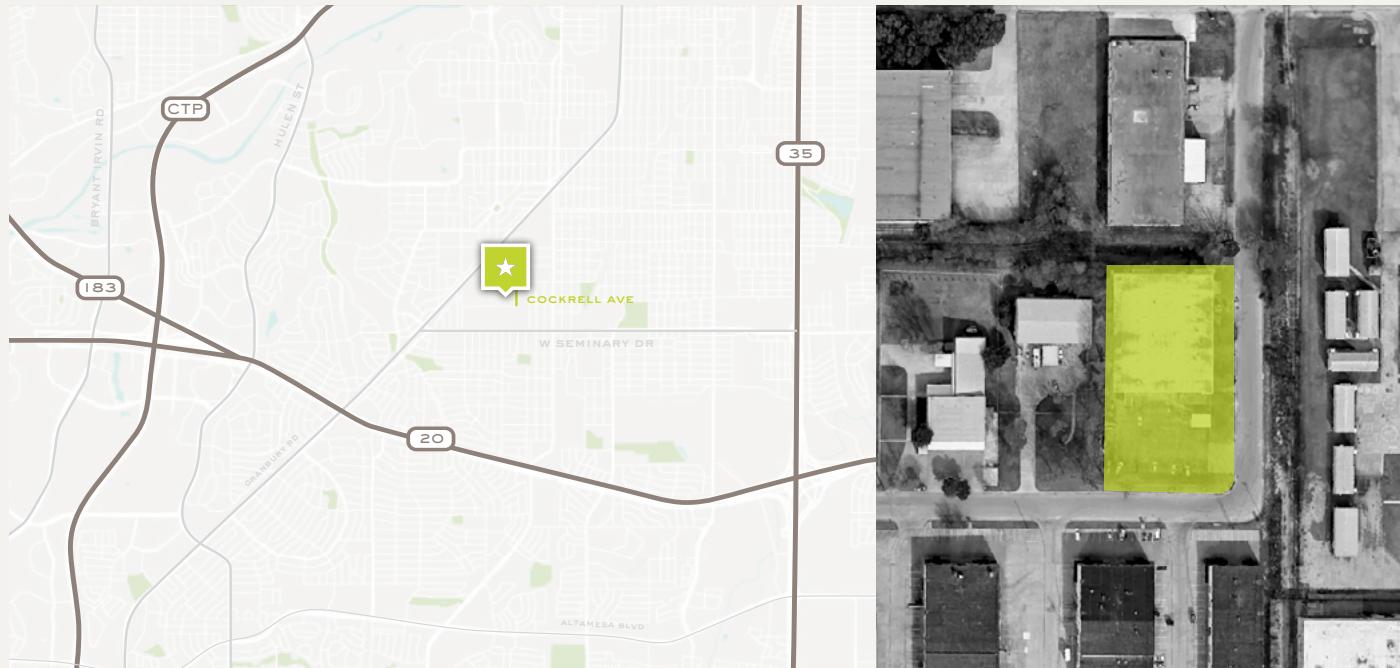
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PROPERTY FEATURES

- +/-21,760 Total SF
- +/- 4,000 SF Newly Renovated Offices w/ New Restrooms
- New LED Lighting Throughout
- 2 Warehouse Restrooms
- 1.21 Acres
- 18' Clear Height
- 480 Volt 3-phase
- 800 amps with the ability to restore to 1600 amps.
- 3 Dock Doors (10'x10')
- 1 Ramp
- Multiple Offices/ Conference/Training Rooms
- Zoning "K" Heavy Industrial
- Secured Outside Storage/Parking
- Electric Gate Access

LOCATION OVERVIEW

Located on Cockrell Avenue just south of TCU off Old Granbury Road. This location provides easy access to all the major highways such as Hwy I-20, Hwy I-30, and the Chisholm Trail Parkway. This property also provides a less than 10 minute drive to Downtown Fort Worth.

SALES PRICE

\$3,264,000 (\$150 PSF)

LEASING STRUCTURE

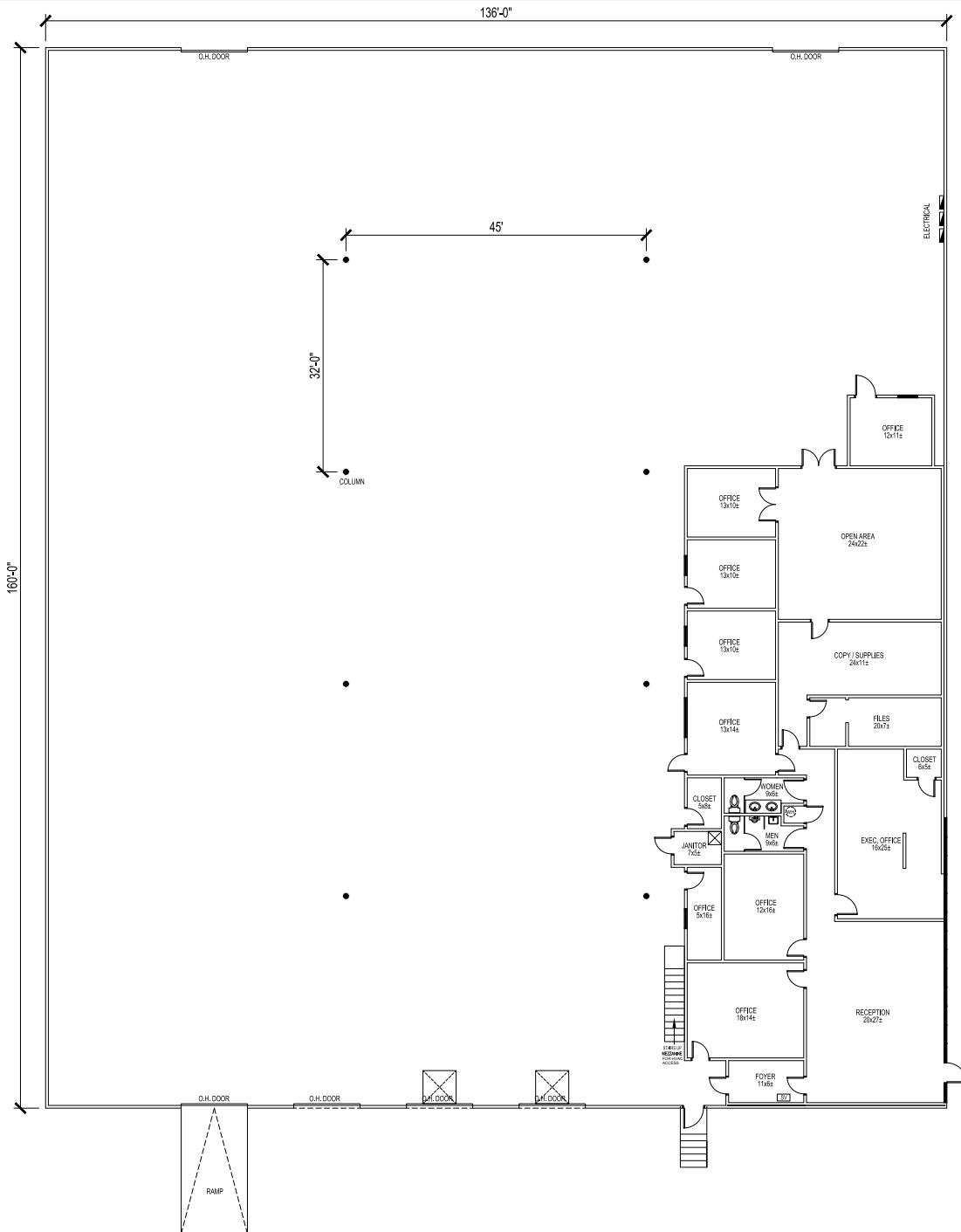
\$8.50 PSF PLUS NETS

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SITE PLAN



FLOOR PLAN - 21,760 S.F.

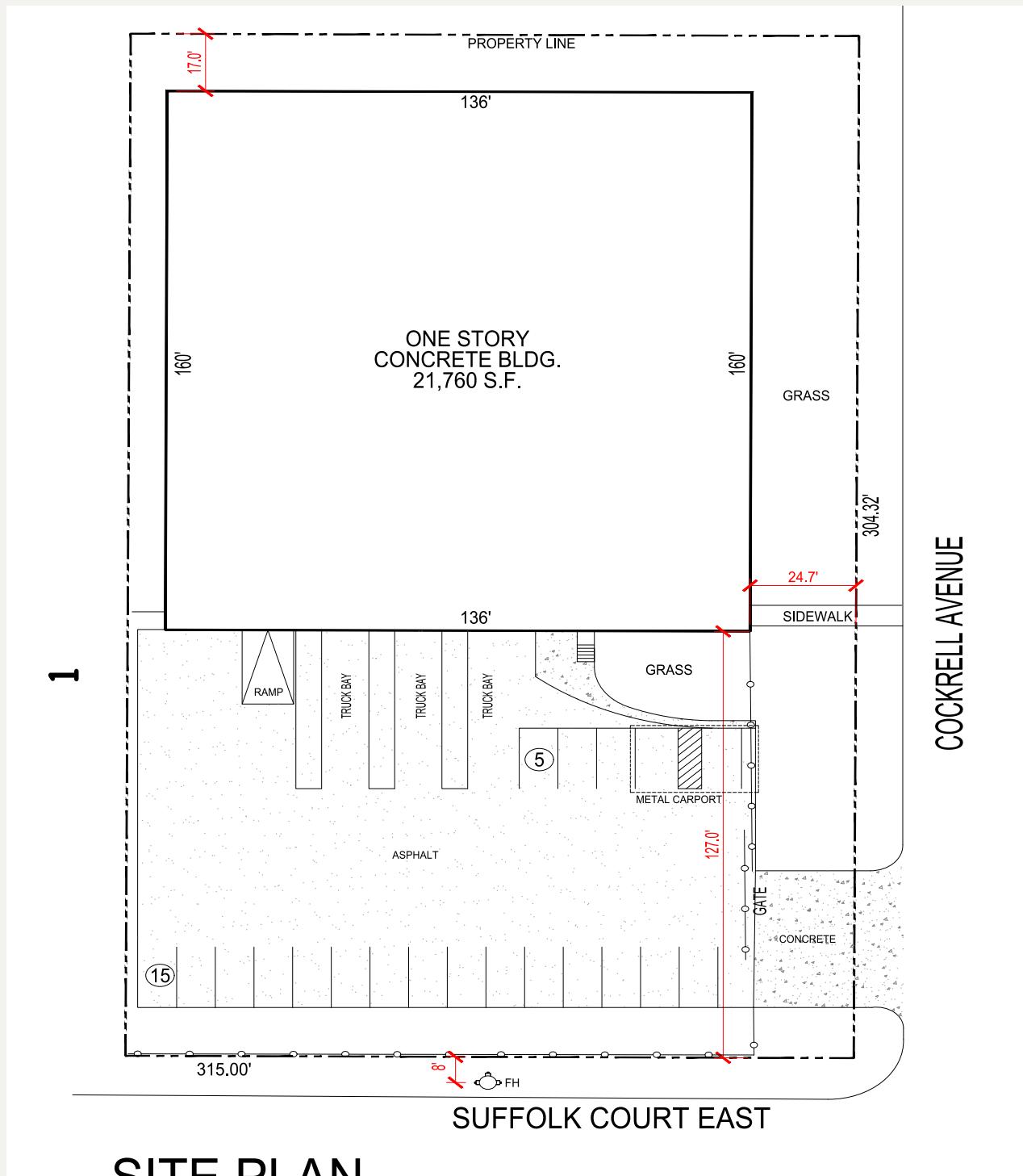
TABULATIONS:	
OFFICE AREA:	3,944 S.F.
WAREHOUSE:	17,816 S.F.
TOTAL:	21,760 S.F.

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Relentlessly Pursuing What Matters

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