

# Industrial ★ LEASE

LanCarte.com

2051 FRANKLIN DR, FORT WORTH, TX 76106



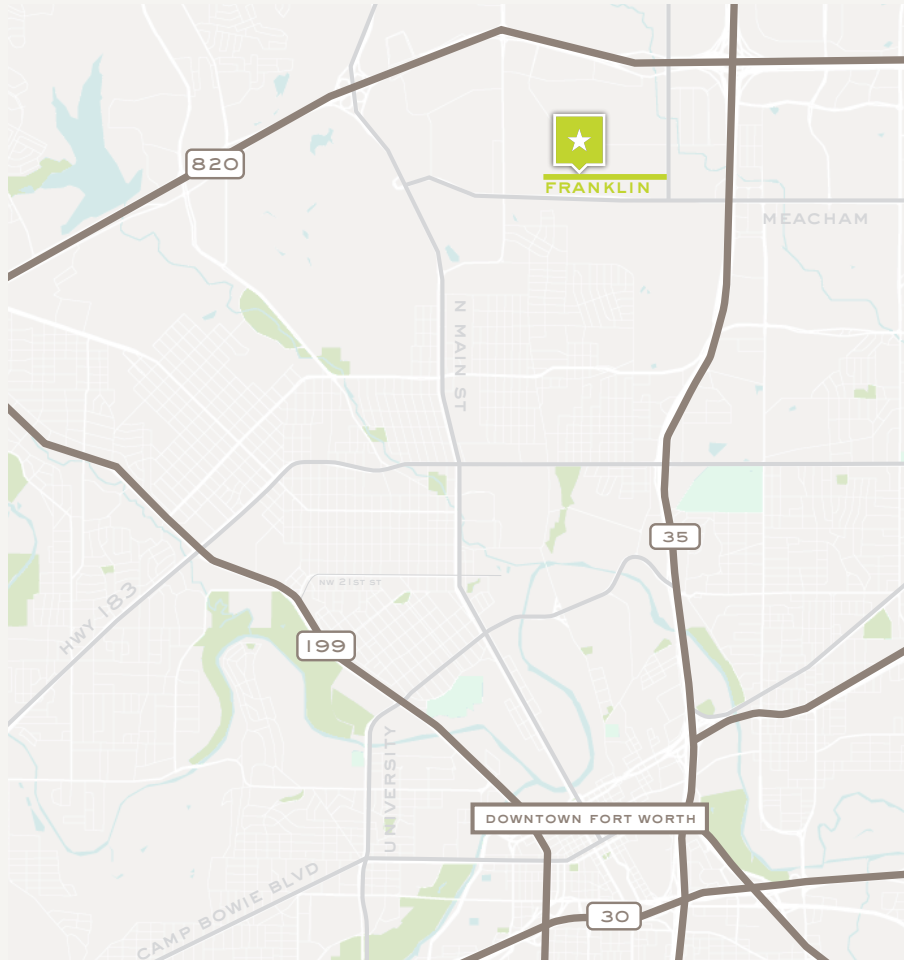
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## PROPERTY FEATURES

- Located just north of Meacham Blvd., in the Mark IV Industrial Park with easy access to both I-35W and NE Loop 820
- 34,874 square foot building
- +/- 4,500 SF office space (+/- 2,500 SF mezzanine office)
- Large warehouse breakroom
- 3-Phase, 240V, 600 Amps
- 1.832 acres
- 20' clear height
- 9 dock doors and 1 grade level door
- +/- 15,000 SF HVAC warehouse
- +/- 15,000 SF hot warehouse
- Zoned "K" Heavy Industrial
- 62 surface parking spaces

## LOCATION OVERVIEW

Located in a prime Fort Worth industrial corridor, 2051 Franklin Drive offers an excellent leasing opportunity for businesses seeking convenient access to major highways and distribution routes. This property provides ample warehouse space, functional layouts for logistics or light manufacturing, and easy truck access. Its strategic location supports efficient operations while keeping your business connected to the DFW metroplex and beyond.

## LEASE PRICE

## CONTACT BROKER

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**LANCARTE**  
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BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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