

Industrial ★ LEASE

LanCarteCRE.com

189 BEAR CAT RD ALEDO, TX 76008

13K SF WITH +/-5.0 AC OF OUTSIDE STORAGE



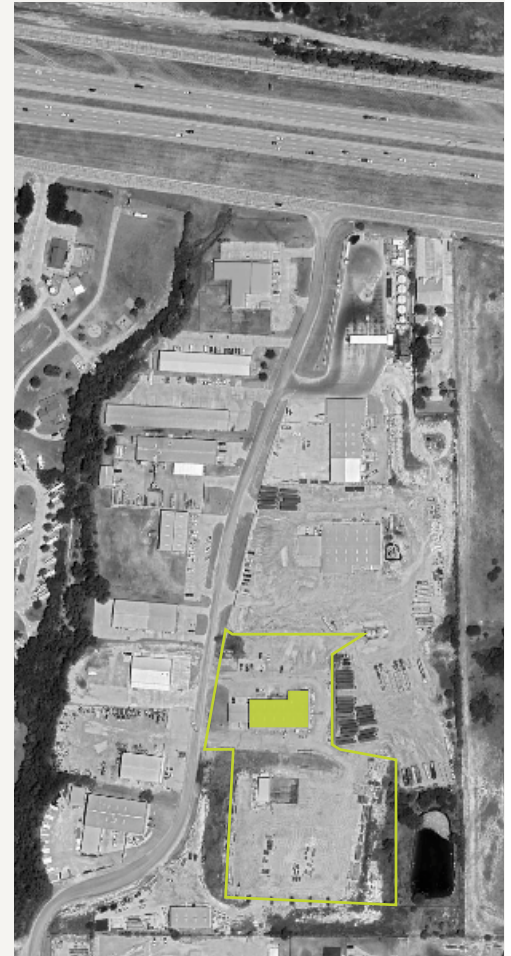
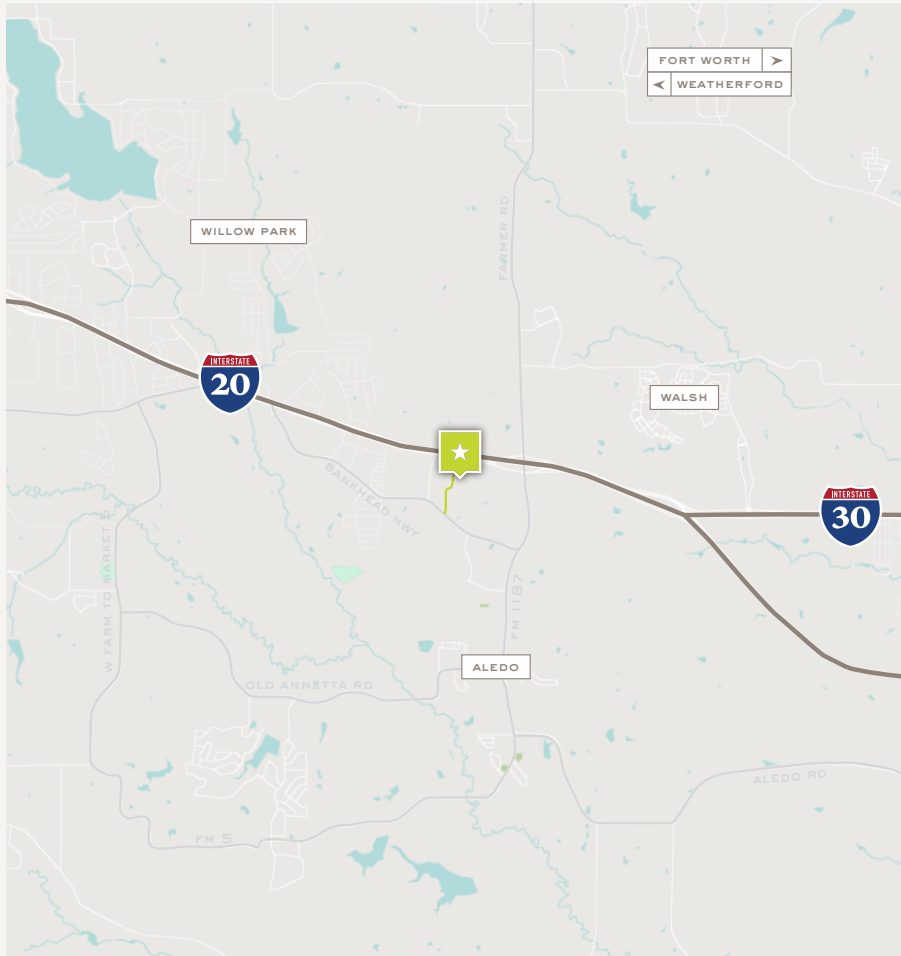
Sarah LanCarte CCIM, SIOR
817-228-4247
sarah@lancartecre.com

Finn Wilson
817-713-8771
fwilson@lancartecre.com

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PROPERTY FEATURES

- 13,092 SF with 5.0 AC Outside Storage
- 1,652 SF Office
- Three (3) 12' x 14', One (1) 12' x 12' Grade Level Loading
- 24' Clear Height
- 3-Phase Power
- ETJ - No Zoning
- Floor Drains, Compressed Air, Gas Lines
- (1) 10 Ton Crane, (1) 5 Ton Crane,
- (1) 2 Ton Crane

LOCATION OVERVIEW

Located at 189 Bear Road, this property has immediate access to Interstate 20, providing direct east-west access across the DFW Metroplex and less than a 2-minute drive to the I-20 & I-30 split, giving efficient routes to Fort Worth, Weatherford, and beyond. With proximity to the major highways and room to operate with ample outside storage, this site is ideal for users seeking operational efficiency in a strategic and accessible part of Parker County.

LEASE RATE & STRUCTURE

Contact Broker

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INTERIOR



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EXTERIOR





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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Finn Wilson
817-713-8771 | fwilson@lancartecre.com

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