

FOR SALE/FOR LEASE

LOW COVERAGE WAREHOUSE - IOS OPPORTUNITY

1751 & 1815 EAST HICKS FIELD ROAD | Fort Worth, TX 76179

IOS / ISF Property
± 15,000/sf
± 9.264 acres

Zoning
K - Heavy Industrial

Complete an NDA

Contact Broker for Price

CONTACTS

Justin Owen, Sr. Vice President
214.253.0797
jowen@dominuscommercial.com

Wesley Newton, Associate
214.730.6253
wnewton@dominuscommercial.com

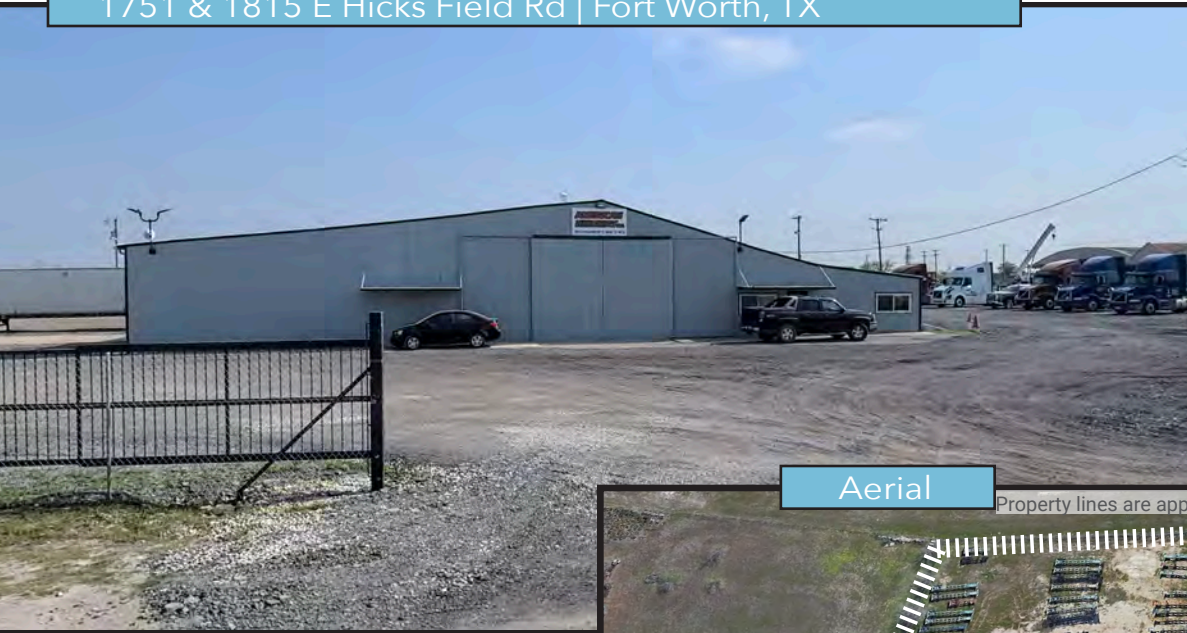
IRVING
+1 214.941.9500
600 E Last Colinas Blvd, Suite 130

FORT WORTH
+1 817.242.2361
909 W Magnolia Ave, Suite 2

Property Lines are approximate © CoStar



1751 & 1815 E Hicks Field Rd | Fort Worth, TX



Aerial



RARE INVESTMENT OPPORTUNITY

IOS rents advanced by nearly 30% on average since the end of 2019 versus a 24% increase for traditional industrial during the same span.

IOS Assets are set apart by supply and demand dynamics, leading to pricing power with landlords, low capital expenditures and strong tenant profiles.

Property Description

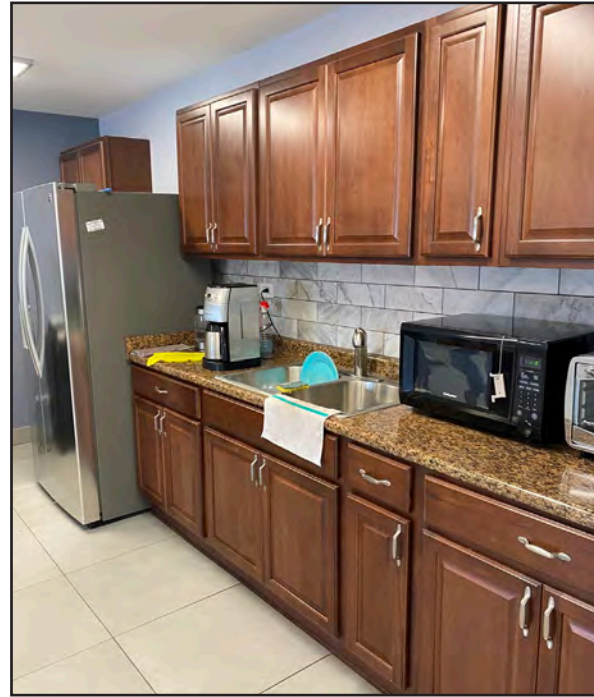
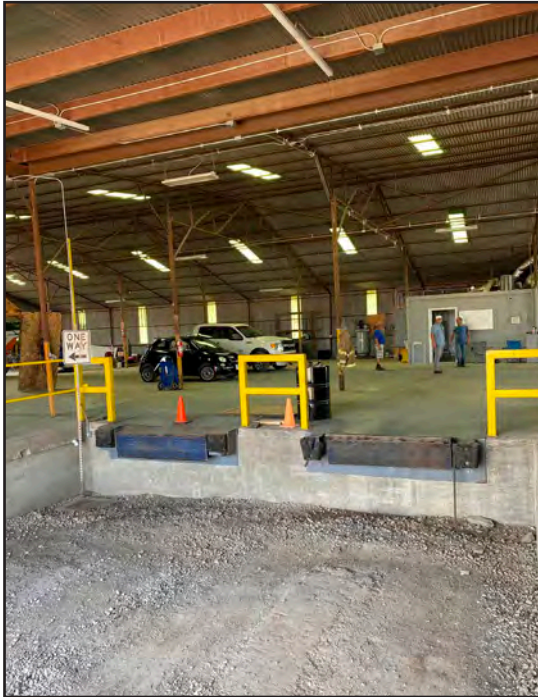
1751 & 1815 E Hicks Field Rd is an industrial property located in the city of Fort Worth. It contains a ± 15,000 sf warehouse on ±9.264 acres making it an ideal opportunity for owner-users.

Property Highlights

OCCUPANCY Vacant

ZONING K (Heavy Industrial)

Zoning provides excellent opportunity for Truck Terminal, Crossdock Facility, Truck Parking, Heavy Equipment or similar outdoor storage use.



1751 & 1815 E Hicks Field Rd

Warehouse	± 15,000 SF
Modular Office	± 1,200 SF
± 9.264 Acre Lot	± 418,498 SF

PRICE

CONTACT BROKER

LOT

- ±9.264 Acres

ZONING

K-Heavy Industrial

CLEAR HEIGHT

- 15'

POWER

- 220 V, 3 phase power

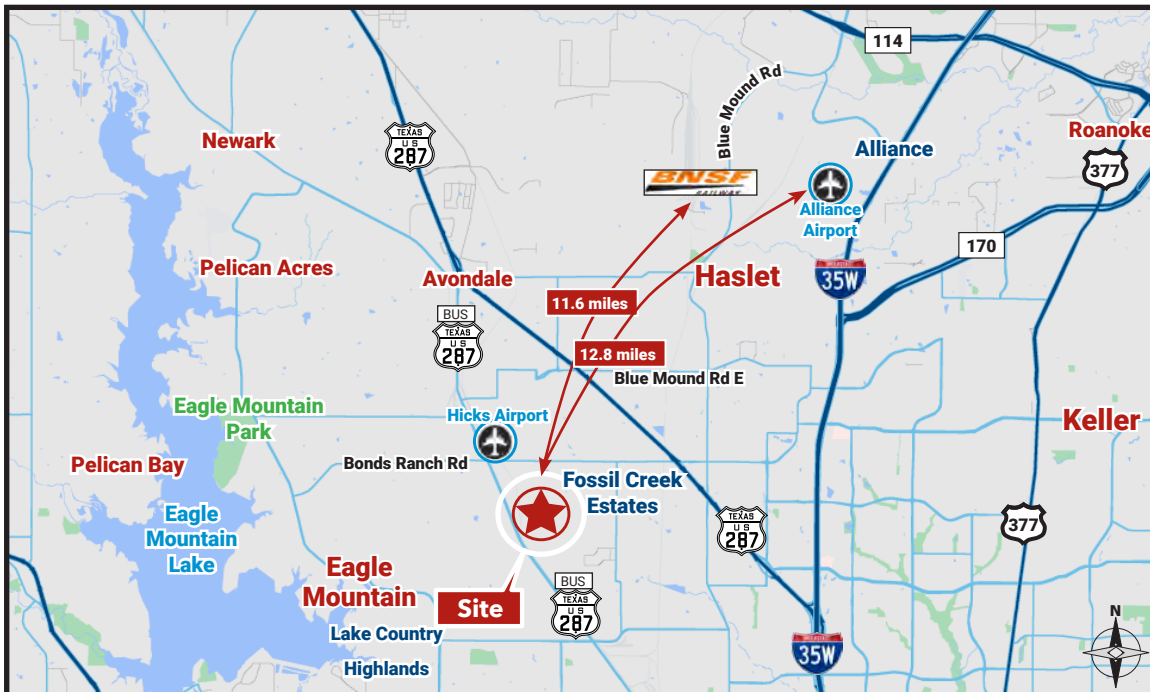
4 INTERNAL DOCK HIGHS DOORS

2 GRADE LEVEL DOORS

FULLY FENCED

IMPROVEMENTS SINCE 2018

- Thick recycled asphalt base across entire yard
- NEW gates and repaired fences
- NEW office interior and bathrooms in main warehouse
- NEW lighting around main warehouse
- NEW plumbing
- NEW HVAC (3 years old)
- NEW 1,200 modular office (elec + city sewage)



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Dominus Commercial || 214.941.9500
600 E Las Colinas Blvd, #130 || Irving, TX 75039



My Information About Brokerage Services

Dominus Commercial || 817.242.2361
909 W Magnolia Ave, #2 || Fort Worth, TX 76104