

Industrial ★ SALE

LanCarte.com

MARKUM BUSINESS PARK

1420 MARKUM RANCH RD E FORT WORTH, TX 76126



LANCARTE
COMMERCIAL

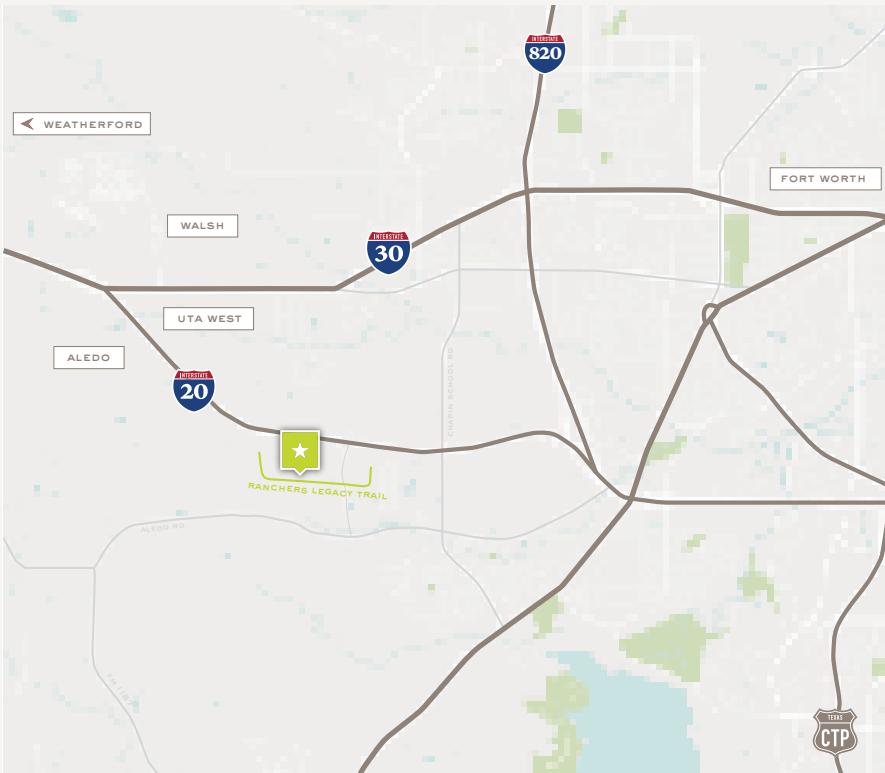
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PROPERTY FEATURES

- 18,500 SF Total Building
- 2.04 AC
- 5 Grade Level Doors (12 x 12')
- 20' Clear Height
- Fenced Gravel Yard

PROPERTY OVERVIEW

1420 Markum Ranch Road offers a rare opportunity to acquire a high-quality industrial building with functional yard space in one of Fort Worth's fastest-growing submarkets. Formerly occupied by DK Haney Roofing, which was recently acquired, the property will be delivered vacant, allowing for immediate occupancy or value-add leasing. The building is well-suited for a single-user seeking a professional facility with outdoor space, while also offering strong investment and owner-user flexibility with the ability to demised into two approximately 9,250 SF suites, creating the potential for additional rental income or dual-tenant leasing in a high-demand market.

LOCATION OVERVIEW

The property is located within the Markum Business Park directly off Interstate 20 in the rapidly growing West Fort Worth / Parker County submarket, one of the fastest-expanding areas in North Texas driven by strong population growth and new residential and commercial development. Positioned adjacent to the Walsh Ranch master-planned community, the site benefits from excellent regional connectivity to I-35W, Loop 820, and the greater DFW Metroplex, making it highly attractive for service, distribution, and light industrial users seeking access to a growing workforce and major transportation corridor.

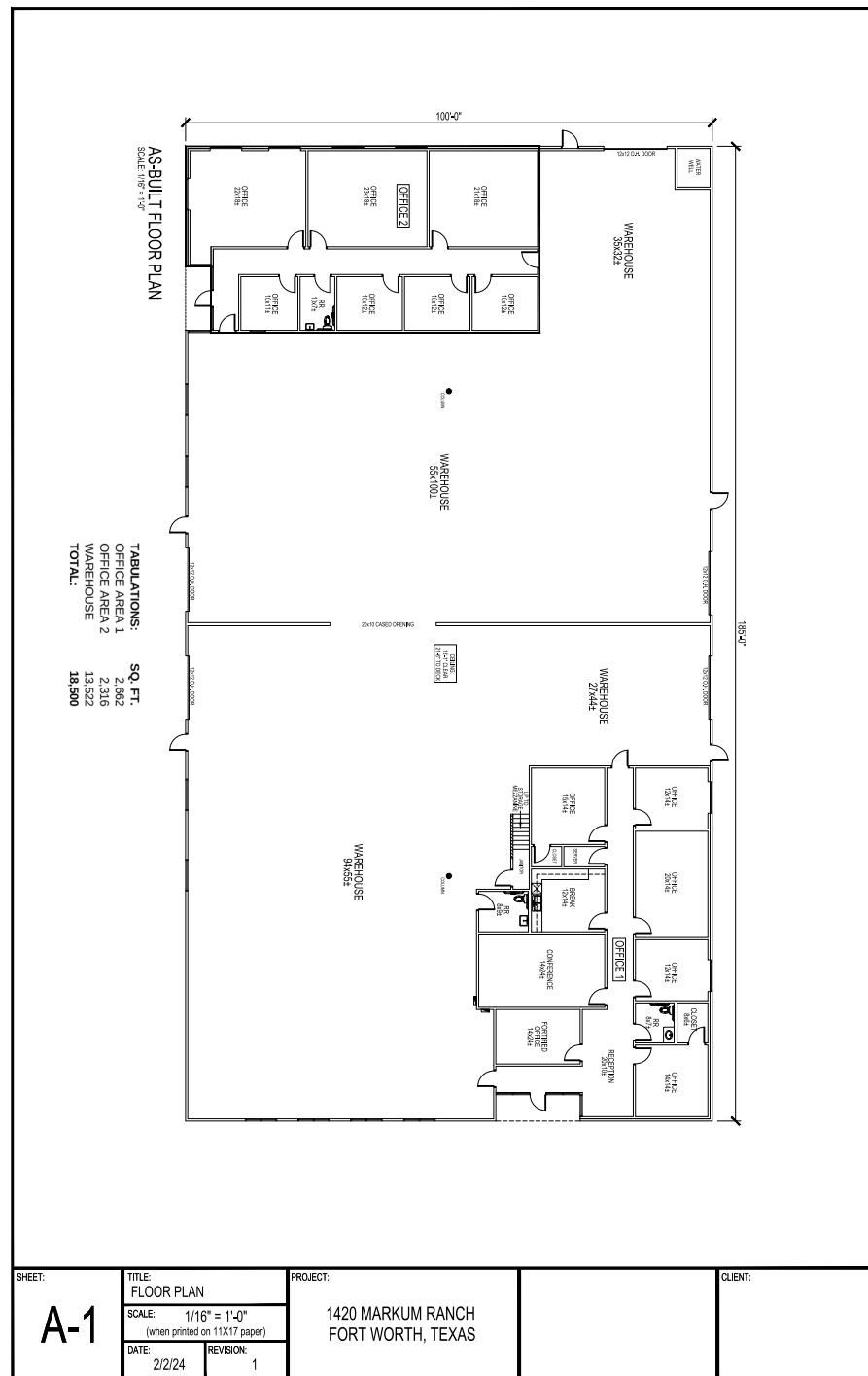
SALE PRICE

CONTACT BROKER

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SITE PLAN

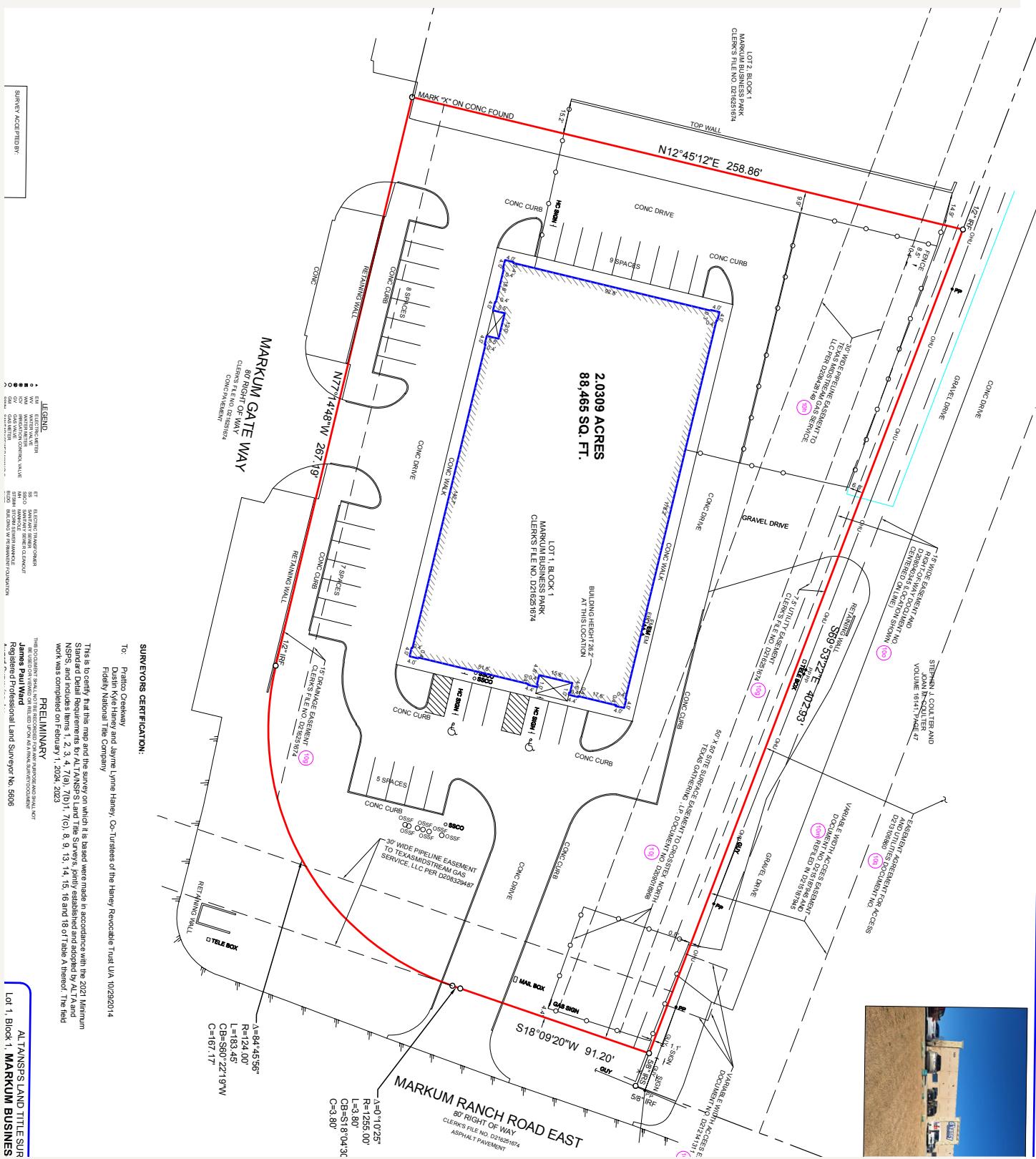


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SURVEY



Lot 1, Block 1, MARKUM BUSINES

Registered Professional Land Surveyor No. 56

DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHOULD NOT BE USED OR REFERRED TO OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
James Paul Ward
The work was completed on February 1, 2024, 2022

This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minnesota Statewide Land Survey Standards for ALTA/NSPS Land Title Surveys, jointly established and adopted by the ALTA and NSPS, and includes items 1, 2, 3, 4, 7a, 7b(1), 7c(1), 8, 9, 13, 14, 15, 16 and 18 of Table A thereof. The field work was completed on February 1, 2024, 2023

CV GAS VALVE
GM GAS METER
GNDL GATE VALVE
STSMH STORM SEWER MANHOLE
BUDG BUILDING W PERMANENT FOUNDATN

<u>LEGEND</u>	
E M	ELECTRIC METER
E W	ELECTRIC WATER VALVE
I C V	INDIVIDUAL CONTROL VALVE
S S C	SANITARY SEWER CLEANOUT
M M C	MANHOLE COVER
E T	ELECTRIC TRANSFORMER
S S C	SANITARY SEWER

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SURVEY ACCEPTED BY:

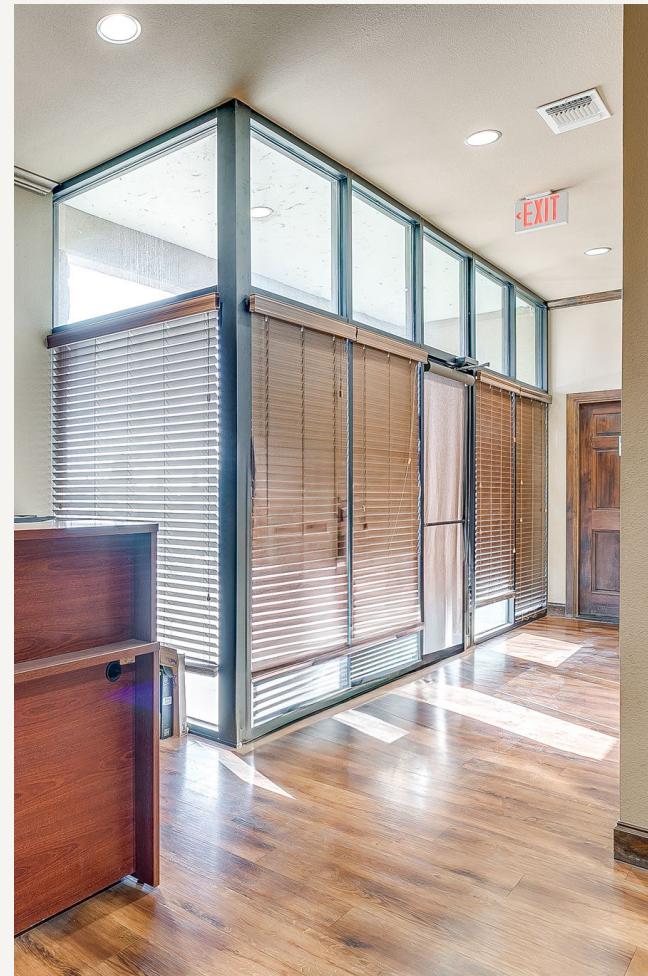
CHARTER AND BY-LAWS

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INTERIOR PHOTOS



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PHOTOS





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Relentlessly Pursuing What Matters

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