

# Industrial ★ SALE

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MARKUM BUSINESS PARK  
1420 MARKUM RANCH RD E FORT WORTH, TX 76126



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COMMERCIAL

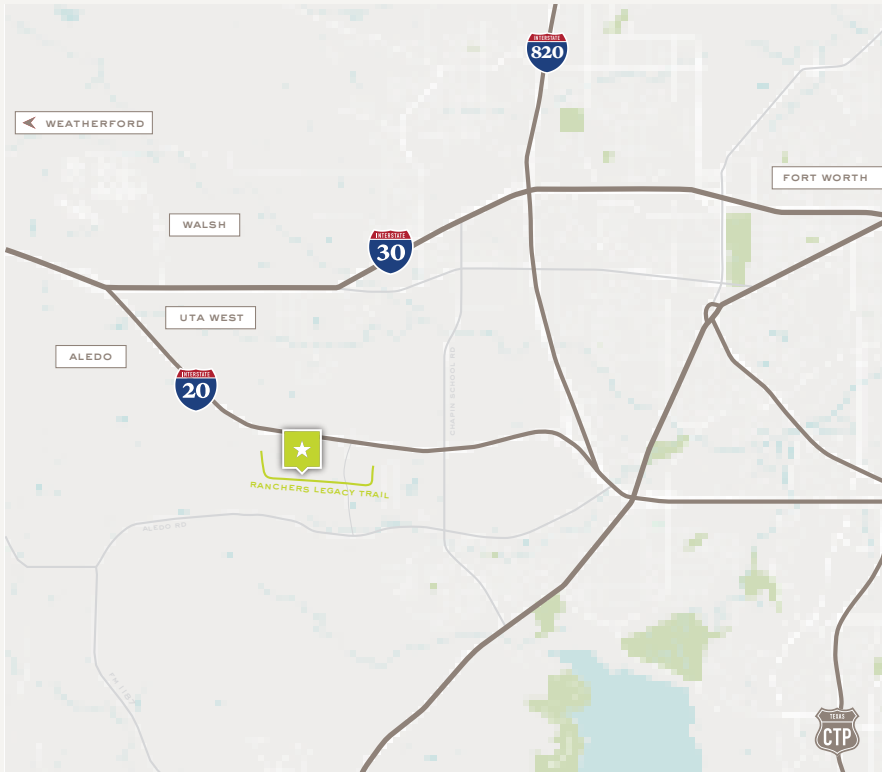
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### PROPERTY FEATURES

- 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

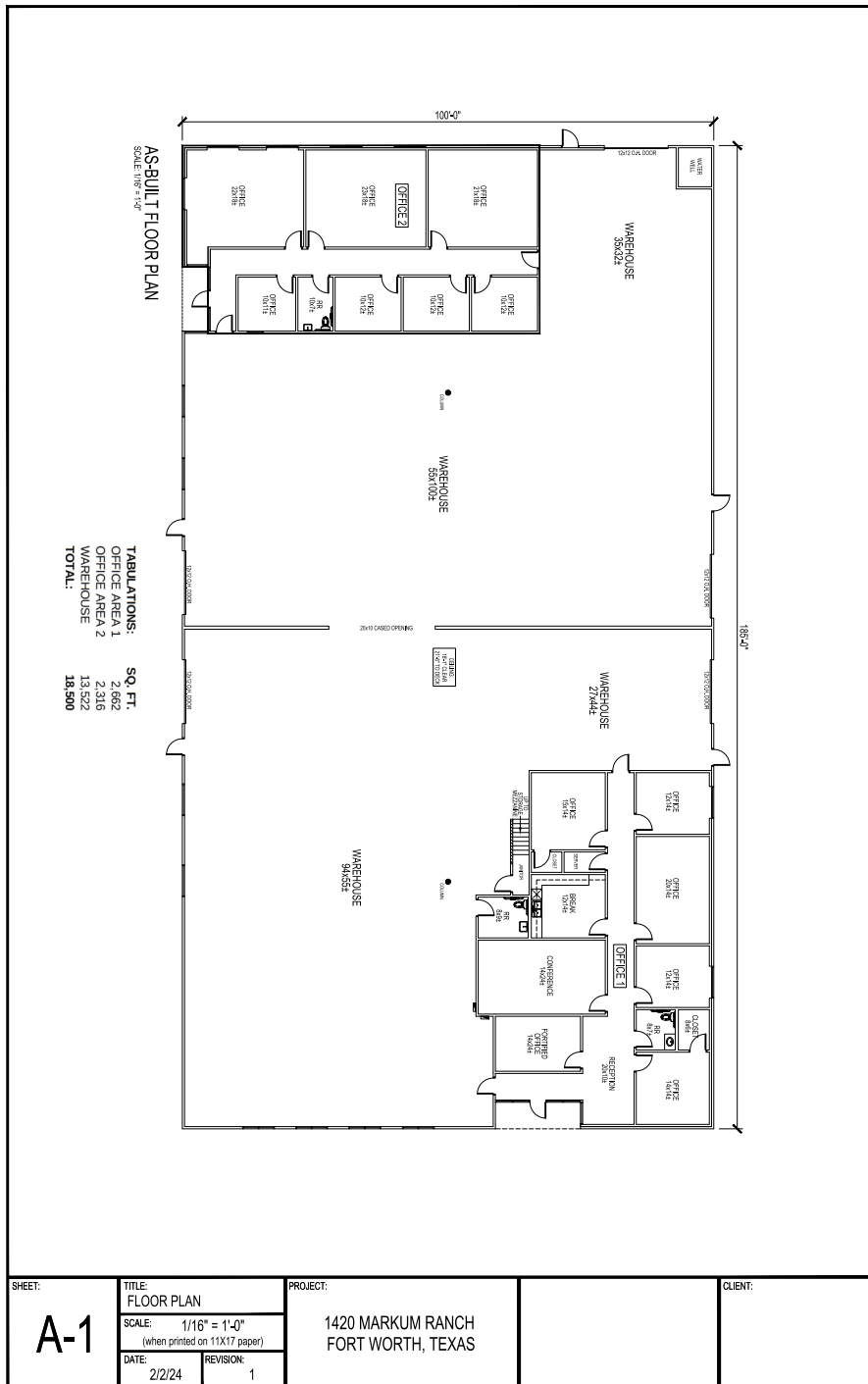


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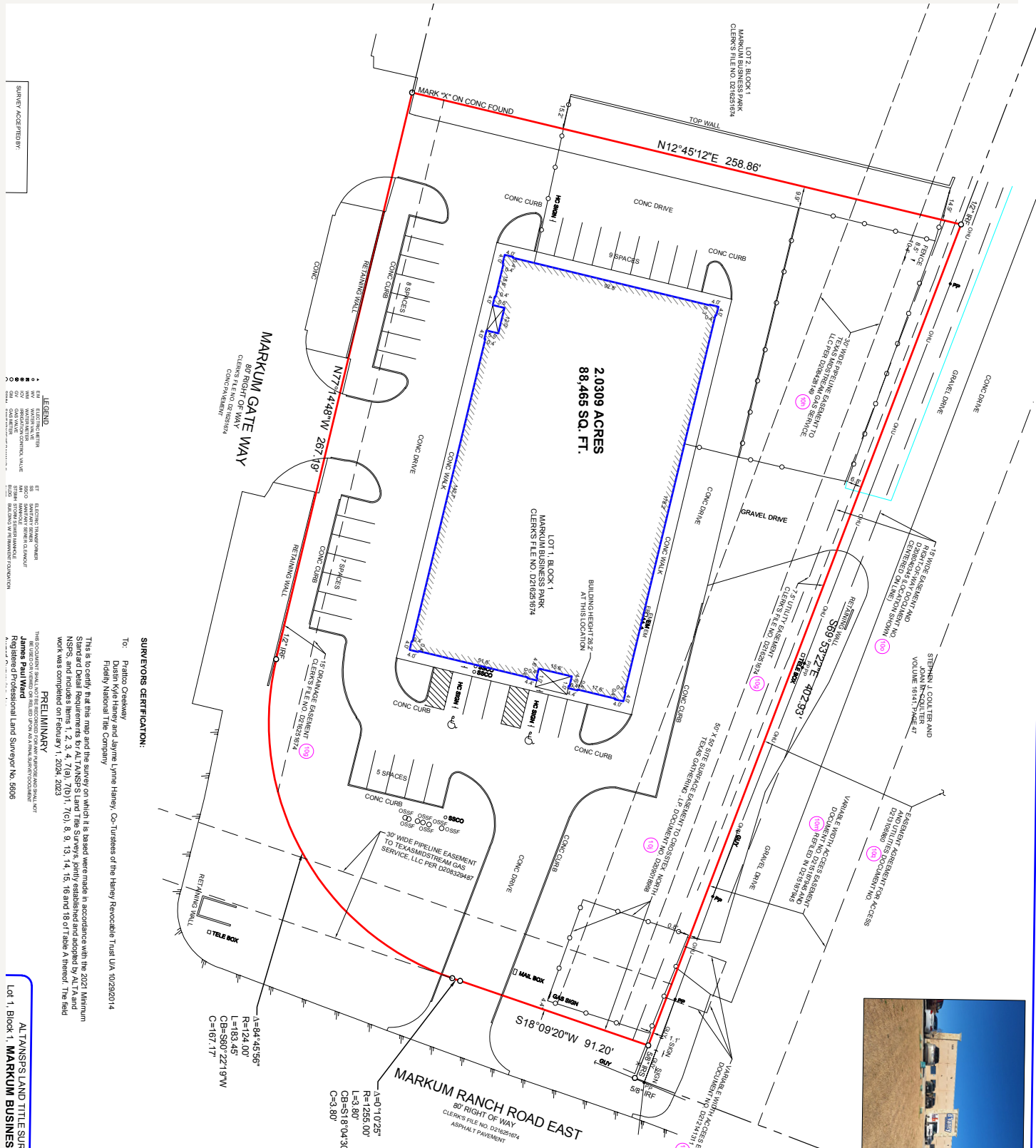
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## SITE PLAN



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## SURVEY





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## INTERIOR PHOTOS





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## PHOTOS







# LANCARTE

## COMMERCIAL

*Relentlessly Pursuing What Matters*

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