

Industrial ★ LEASE

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600 S CHERRY LN WHITE SETTLEMENT, TX 76108



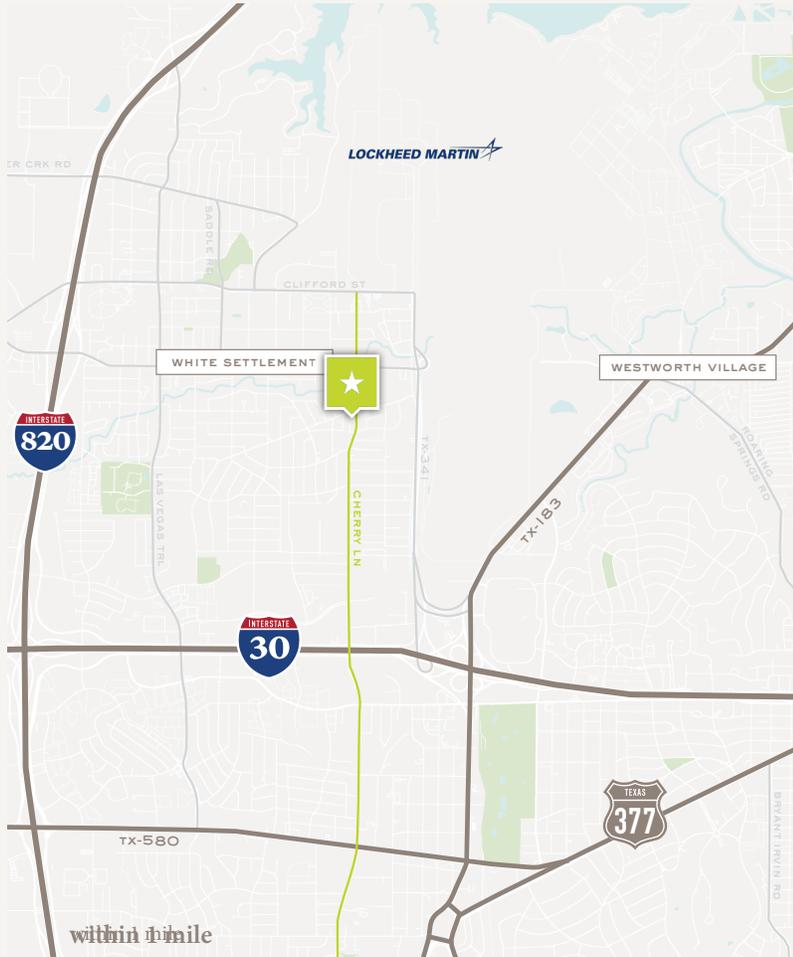
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PROPERTY FEATURES

- Grade Level Doors (10'x10')
- 20' Clear Height
- 3 Phase Power
- Water Included

AVAILABLE SPACES

SUITE B **1,500 SF**

SUITE C **1,500 SF**

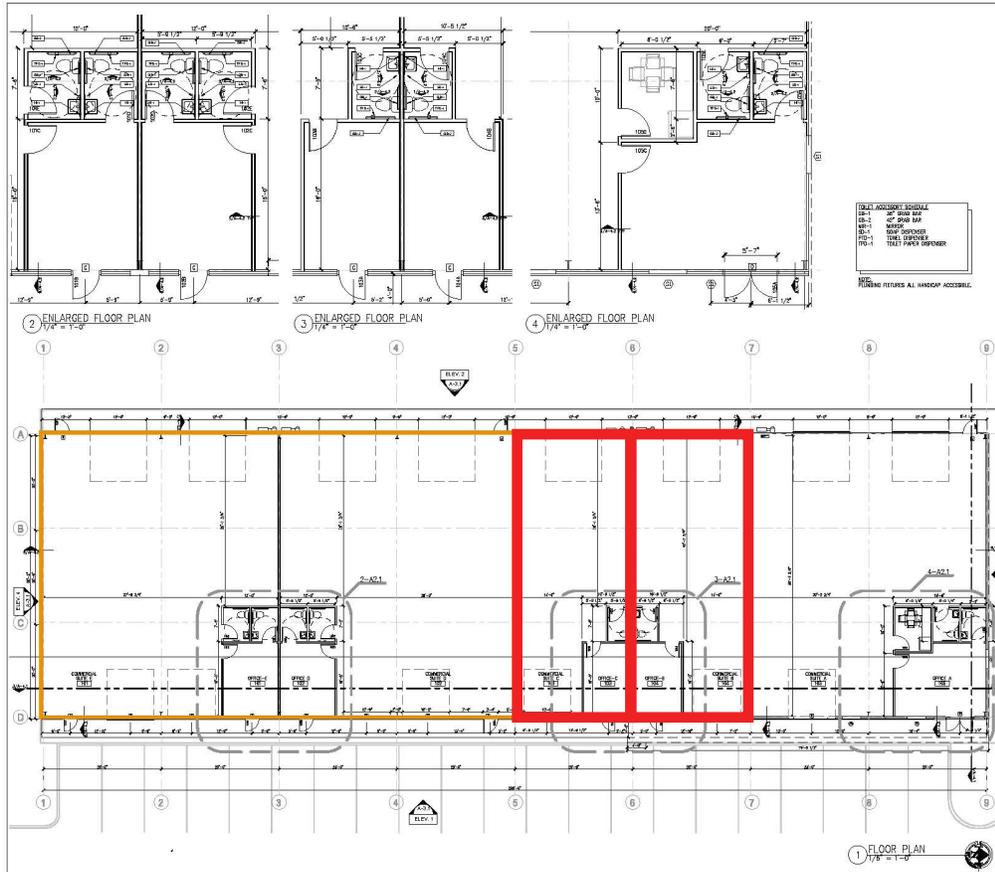
LOCATION OVERVIEW

Located at 600 S Cherry Ln in White Settlement, TX, this property offers strategic positioning with immediate access to major transportation routes, including I-30 and Loop 820. The site is situated in a high-traffic area, enhancing visibility and accessibility for businesses. Proximity to Fort Worth's central business district and nearby commercial developments makes this location ideal for logistics, distribution, or light manufacturing operations.

LEASE RATE & STRUCTURE

CONTACT BROKER

FLOOR PLAN



CONSTRUCTION NOTES

1. REF (S1.0 - S16.4) PRE-ENGINEERED METAL BUILDING DRAWINGS BY JAG METAL S.L.C. FOR STRUCTURAL AND EXTERIOR WALL SHELL ELEMENTS.

FLOOR AREA DATA

AREA	SQ. FT.	PERCENT
GROSS BUILDING AREA	12,000 SQ. FT.	100%
OFFICE, RESTROOMS	1,398 SQ. FT.	27.2%
WAREHOUSE/STORAGE	10,602 SQ. FT.	35.5%

OCCUPANT LOADS
2012 IBC TABLE 1004.1.2

PRIMARY OCCUPANCY
C OCCUPANCY (WAREHOUSE) 10,602 SQ. FT.
1 PER 500 SF — 21 OCCUPANTS

ACCESSORY OCCUPANCY
D OCCUPANCY (OFFICE) 1,398 SQ. FT.
1 PER 500 SF — 28 OCCUPANTS

- NOTES:**
- ALL WALLS ARE 12" UNLESS NOTED OTHERWISE.
 - PROVIDE A FIVE (5) FOOT CLEARANCE OVER ALL DOORS.
 - REF. TO BLUE SECTION FOR LOCATIONS OF RISERS OF CONCRETE WALLS. ALL NEW WALLS SHALL BE 12" UNLESS NOTED OTHERWISE.
 - ALL RISERS SHALL BE 12" UNLESS NOTED OTHERWISE.
 - DO NOT SCALE DRAWINGS.
 - REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL STEEL FRAMING & CONCRETE SLABS AND FOOTINGS.
 - WHERE DIMENSIONS ARE ON FEET ONLY, CONTRACTOR IS TO ASSUME THEY ARE IN U.S. UNITS UNLESS NOTED OTHERWISE.
 - IF DIMENSIONS ARE BETWEEN THE BRACKETS AND THE SPECIFICATIONS, THE CONTRACTOR SHALL DETERMINE THE CORRECT QUANTITY AND TYPE OF MATERIALS.
 - THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS, PRIOR TO COMMENCING WORK.
 - OWNER PROVIDES PROJECT AND SHOWN WITHIN EXISTING CONDITIONS OR SUBSEQUENTLY WITH VARIATIONS AND RECOMMENDATIONS PRIOR TO SUBMITTING SET COST ESTIMATES TO OWNER.
 - WHERE COPIES, ASSEMBLY DRAWINGS OR MEASUREMENTS ARE CALLED FOR ON THE DRAWINGS, CONTRACTOR SHALL VERIFY AND RECHECK ALL DIMENSIONS AND THE PROVISIONS OF ALL RELATED COMPONENTS FOR EXISTING WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY, STABILITY, OPERATION, AND PERFORMANCE OF ALL EXISTING SYSTEMS.
 - WHEREVER MATERIALS ARE SHOWN AT THE BRACKETS, THEY SHALL BE PROTECTED FROM DAMAGE, UNLESS OTHERWISE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING WORK PRIOR TO ANY WORK TO BE PERFORMED THEREON.
 - THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL COMPLETE AND READY TO USE.

LEGAL

LOT 6, BLOCK 7
MIDCANNEL ADDITION
CITY OF WHITE SETTLEMENT,
TARRANT COUNTY, TX
1000 AC. ± 4382 SQ. FT.

PROPERTY ZONED -
COMMERCIAL
C-2 (CORRIDOR
COMMERCIAL)

REVISIONS

BAV SKY
NEW COMMERCIAL SUITES
624 S CHERRY LN
WHITE SETTLEMENT TX

FLOOR PLAN

ECO MODEL DESIGN INC

PROJECT #
2020
FEB. 03, 2021
A-2.1

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600 S CHERRY LN

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EXTERIOR





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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