

# Industrial / Retail For Lease

8120 WEST FREEWAY  
WHITE SETTLEMENT, TX 76108



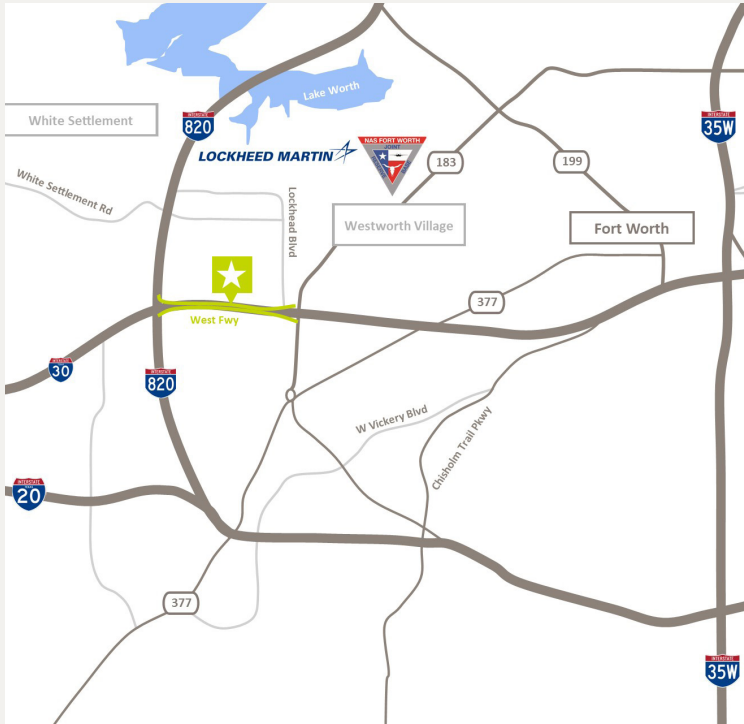
**LANCARTE**  
COMMERCIAL

Sarah LanCarte CCIM, SIOR  
sarah@lancartecre.com  
817.228.4247

LanCarteCRE.com  
2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE **\$12.00 / SF NN**

## PROPERTY FEATURES

- +/- 9,745 Total SF
- 0.80 AC
- 3.33/1,000 SF Parking
- Zoning "CC" Commercial
- 1 Loading Platform
- Freeway Visibility
- Dedicated Turn Lane
- Approximately 50% of the Property is Air Conditioned

## LOCATION OVERVIEW

Located on Hwy I-30, with an average traffic count of around 98,330 vehicles daily. This location provides easy access to all the major highways such as Hwy I-20, Hwy I-30, Loop 820, and Hwy -1-35. This property also provides a less than 10 minute drive to Downtown Fort Worth.



RELENTLESSLY PURSUING WHAT MATTERS.

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## EXTERIOR PHOTOS



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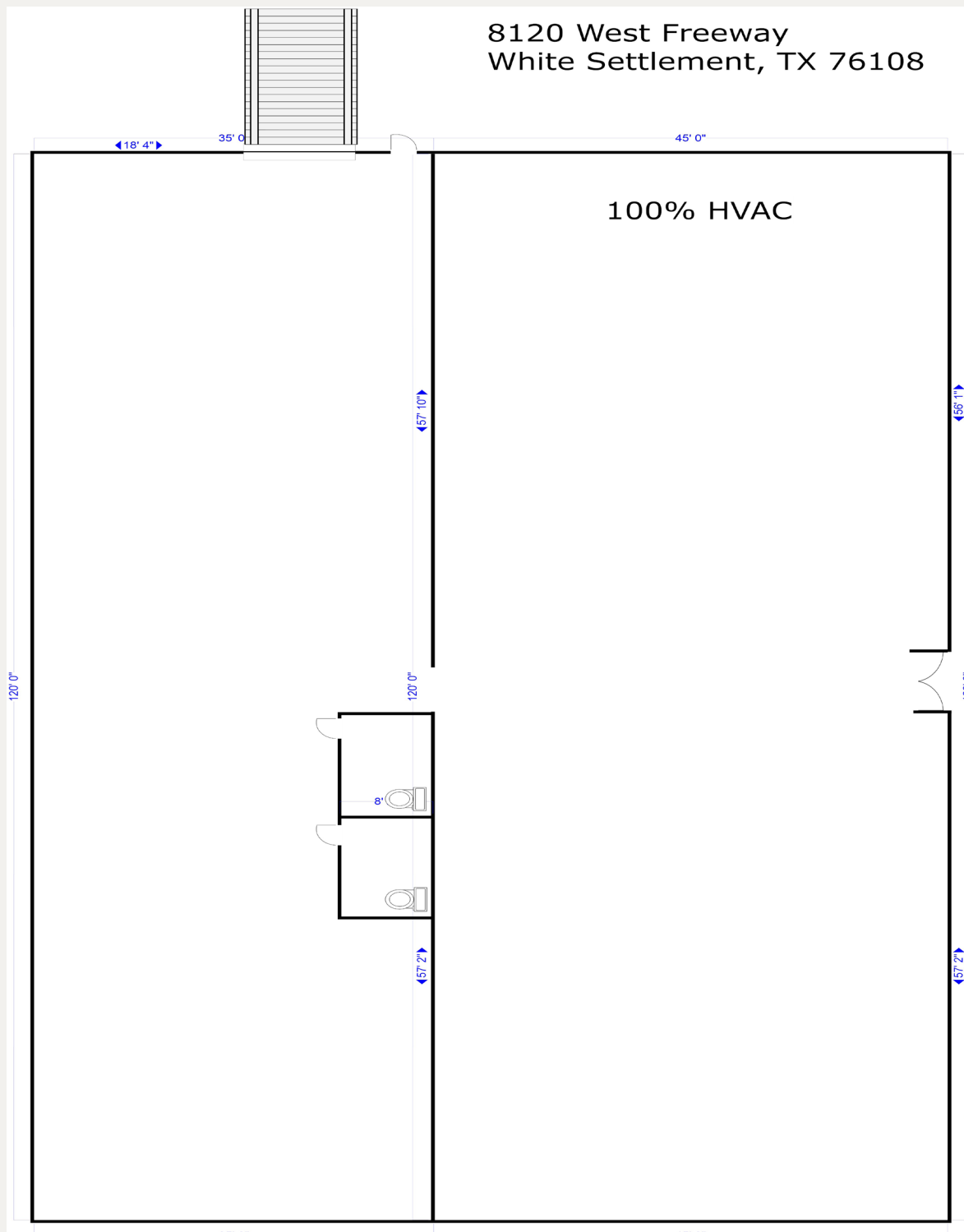
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## FLOOR PLAN



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## INTERIOR PHOTOS



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