

# Industrial For Lease

7501-7573 CALMONT AVE  
FORT WORTH, TX 76116



**LANCARTE**  
COMMERCIAL

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2627 Tillar Street, Suite 121  
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE **\$9.50 / SF NNN**

## PROPERTY FEATURES

- +/-34,800 Total SF
- 2.18 AC
- 14' Clear Height
- 0.51/1,000 SF Parking Ratio
- Spinklered
- Dock & Grade Level Loading
- Zoning "I"Light Industrial
- Built in 1985
- Tilt Wall Construction
- Located in High Growth Corridor
- Previously Occupied for 10+ Years by Lockheed Martin

## LOCATION OVERVIEW

Located on Calmont Avenue near Hwy I-30, with an average traffic count of around 55,000 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.

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## FLOOR PLAN



### Suite

7501 Calmont Ave, Suite E:

7501 Calmont Ave, Suite F:

### Square Footage

+/- 5,160 SF

+/- 6,300 SF (Fully Air-Conditioned)

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## EXTERIOR PHOTOS



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