

Industrial For Sale or Lease

1440 MARKUM RANCH RD
FORT WORTH, TX 76126



LANCARTE
COMMERCIAL

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2627 Tillar Street, Suite 121
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LEASE RATE & STRUCTURE
SALES PRICE

\$14.50/Gross
\$3,710,600.00

PROPERTY FEATURES

- 18,553 Total SF
- 1.428 Acres with Fenced Outside Storage
- Dock High Doors (10'x10')
- (5) Grade Level Doors; 4 (14'x12'), 1 (12'x22')
- 20' Clear Height
- Built in 2016
- ETJ Zoning
- Parking: 25 Spaces

LOCATION OVERVIEW

Markum Business Park is located South of Interstate 20 and west of Markum Rd. in Fort Worth ETJ. The location provides quick access to Hwy I-20, Loop 820, I-30 and an easy 15 minute drive to Downtown Fort Worth.

AVAILABLE FOR LEASE

- 6,362 Total SF
- 1,427 SF of Office
 - 3 Private Offices
 - Conference / Bullpen Area
- (2) Grade Level Doors; (12'x22') & (14'x12')
- 3 Phase

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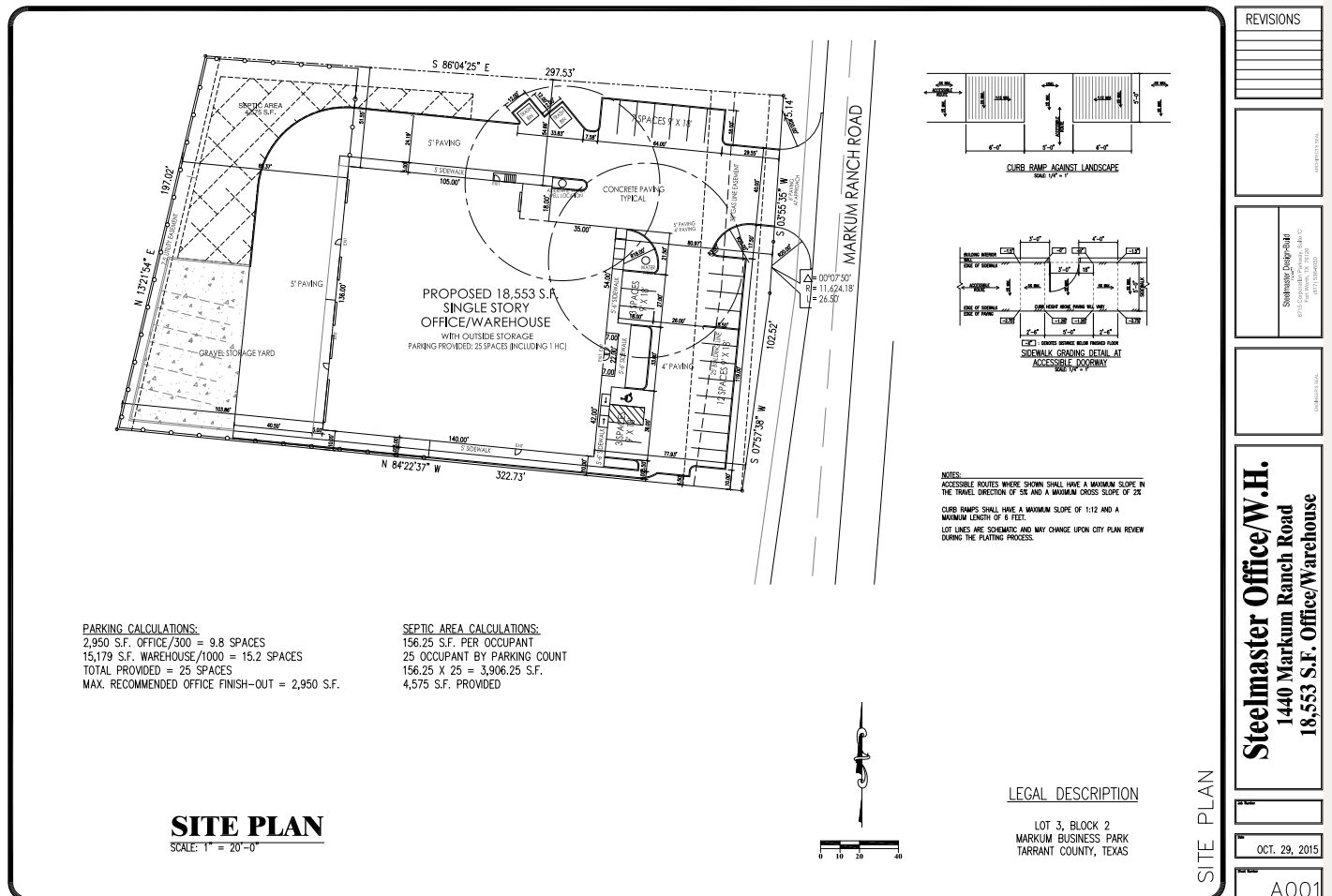


RELENTLESSLY PURSUING WHAT MATTERS.

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SITE PLAN



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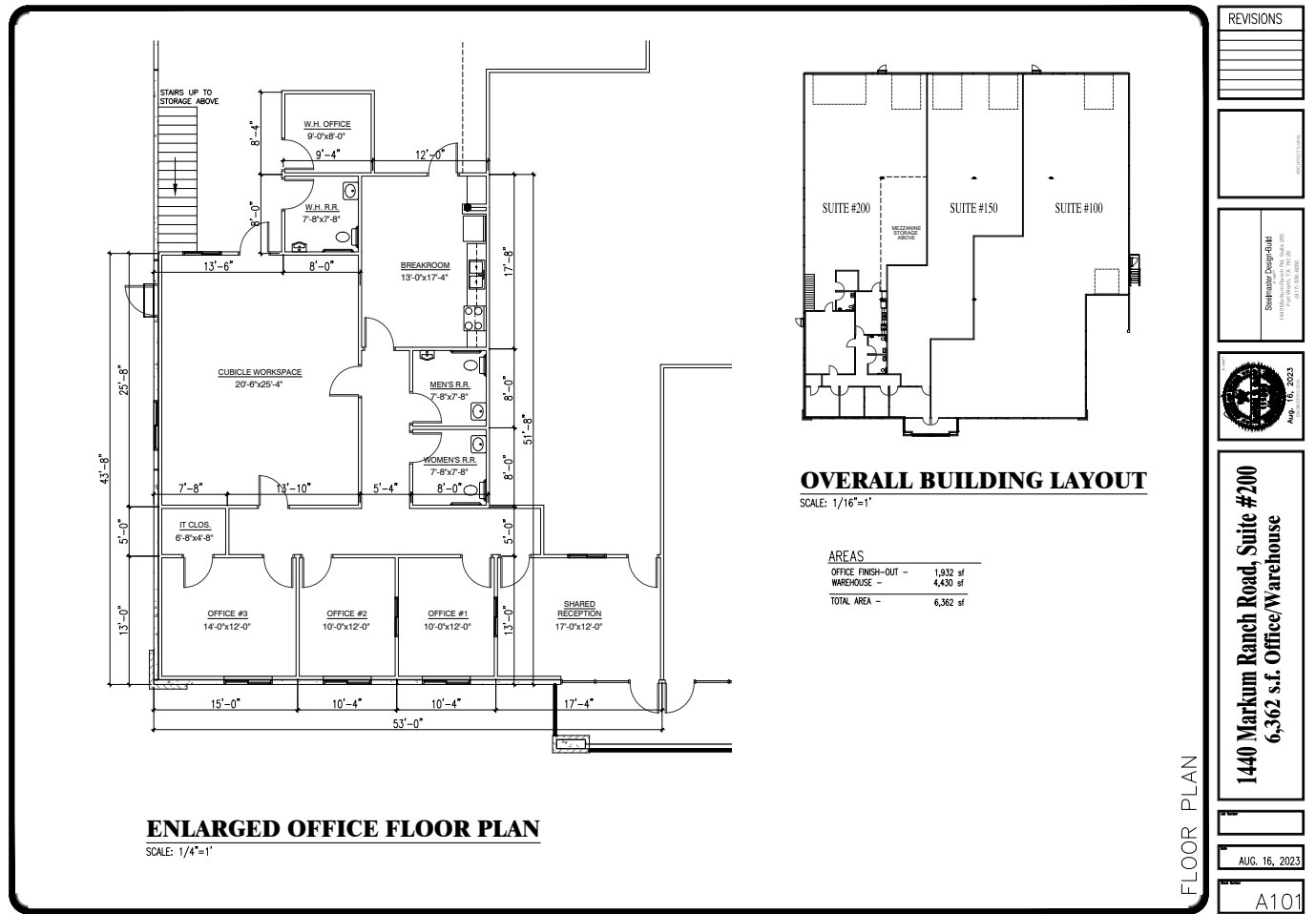


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FLOOR PLAN



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EXTERIOR PHOTOS



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