

10.07 ACRES (5 +/- CLEARED) WITH IMMACULATE WAREHOUSE/OFFICE
IN CENTRAL LOCATION IN DFW ON THE EAST SIDE OF FORT WORTH

FOR SALE OR LEASE

RARE ACREAGE INDUSTRIAL PROPERTY WITH SECURE OUTSIDE STORAGE

3009 SANDY LANE

Ft. Worth, Texas

CONTACT BROKER FOR PRICING



For Information Contact
Centurion Real Estate Partners, LLC

Kayanne Forney 817-253-1459
ksforney@centurionrep.net

Jack Forney 817-996-7919
jforney@centurionrep.net

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3009 SANDY LANE

EAST OF LOOP 820E AND SOUTH OF I-30, JUST OFF OF 180 IN FT. WORTH

FOR LEASE



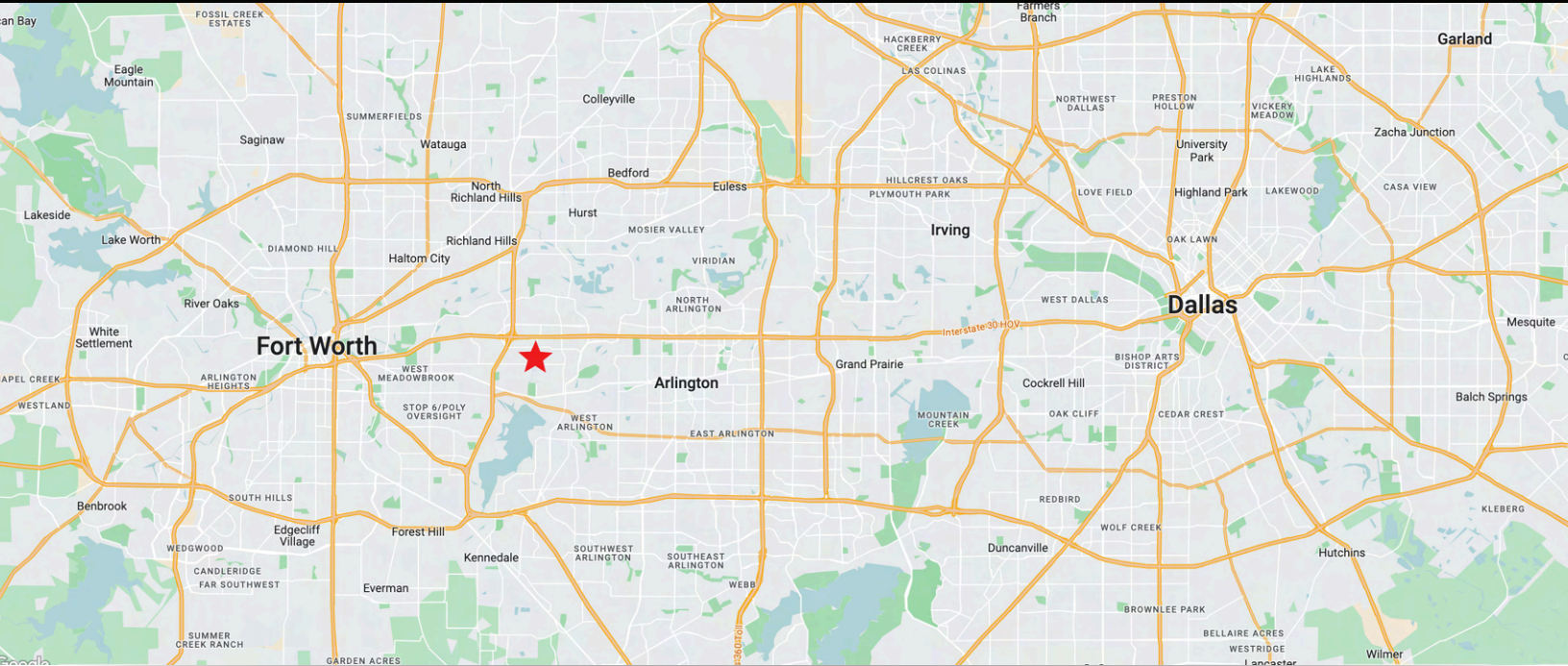
PROPERTY FEATURES:

Highly sought-after, rare industrial property on 10.07 acres with a 6,250 SF office/warehouse

- 10.073 acres (per TAD) in Ft. Worth, TX, close to major highways
- 5 +/- acres are cleared, more land can be cleared if needed
- Graveled outdoor storage and parking
- 6,250 SF flex light manufacturing building includes 3,125 SF of office space, 3,125 SF of warehouse space, and plus a 2,600 SF unfinished mezzanine space with stair access
- Office area has high quality finishes and includes seven offices, a spacious reception area with a vaulted ceiling, a large conference room, a breakroom with sink, and 2 separate restrooms
- 3,125 SF warehouse with a wide, grade level overhead door
- 240 V 3 phase power and 300 amp service
- 8' high wrought iron gate & fence along Sandy Ln.
- Monument Signage
- Concrete drive entrance and parking lot in the front

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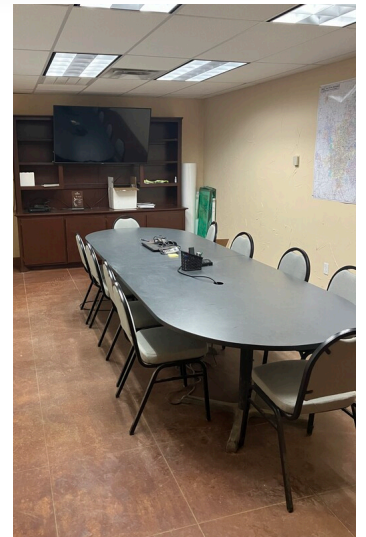
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