

Industrial For Lease with Outside Storage

5651 Mark IV Pkwy
Fort Worth, TX 76131



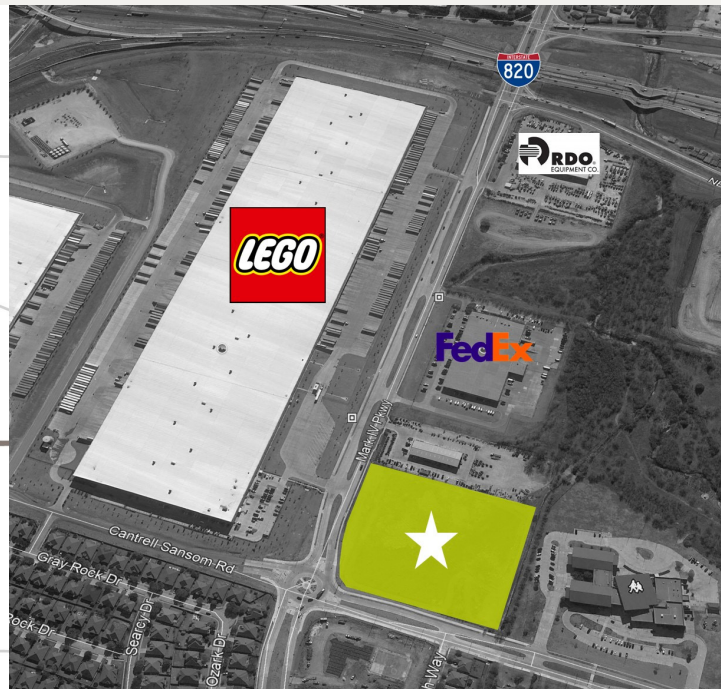
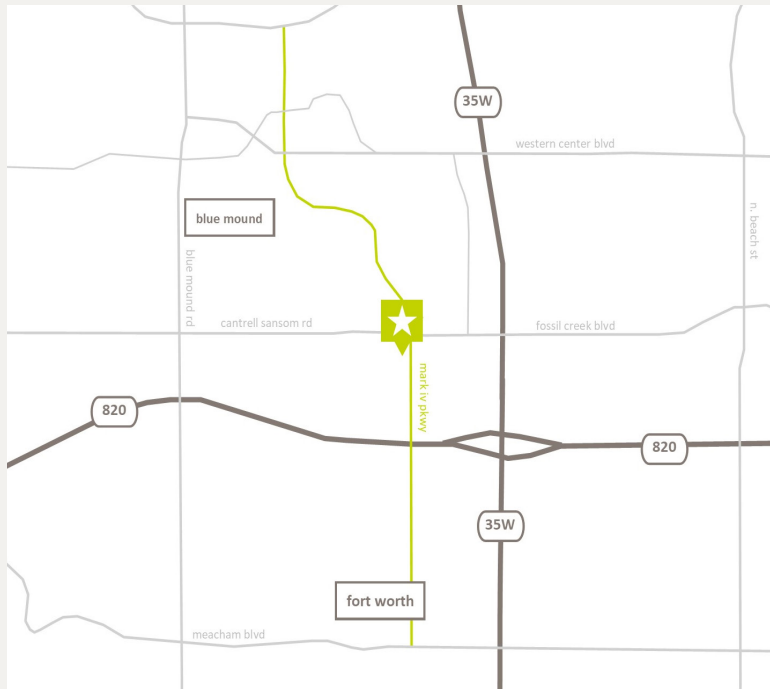
Sarah LanCARTe CCIM, SIOR
sarah@lancartecre.com
817-228-4247

David Corley III
dcorley@lancartecre.com
817-909-0650

LanCARTeCRE.com
209 N. Hampton Street
Fort Worth, TX 76102

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LEASE RATE & STRUCTURE

\$9.75 - \$12.50/ SF NNN

PROPERTY FEATURES

- 13,315 SF - 25,102 SF For Lease
- 1,269 SF of Office
- Lots Ranging From 1 Acre - 3.5 Acres
- Grade and Dock Loading Configuration
- + 24' Clear Height
- Ability to be Crane Served
- Zoned: K - Heavy Industrial
- Estimated Completion Q3 2020

LOCATION HIGHLIGHTS

- Just west of the I-35 W and 820 interchange at the corner of Mark IV Pkwy and Cantrell Sansom Road.
- Easy DFW metroplex access through arterial highway systems.
- 4.5 miles to Meacham Airport and 23 miles to DFW Airport.

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LEASE RATE & STRUCTURE

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AVAILABLE SPACE

Building A:

- 13,315 SF
- 1.45 Acres
- +/- 1,263 SF Office

Building C:

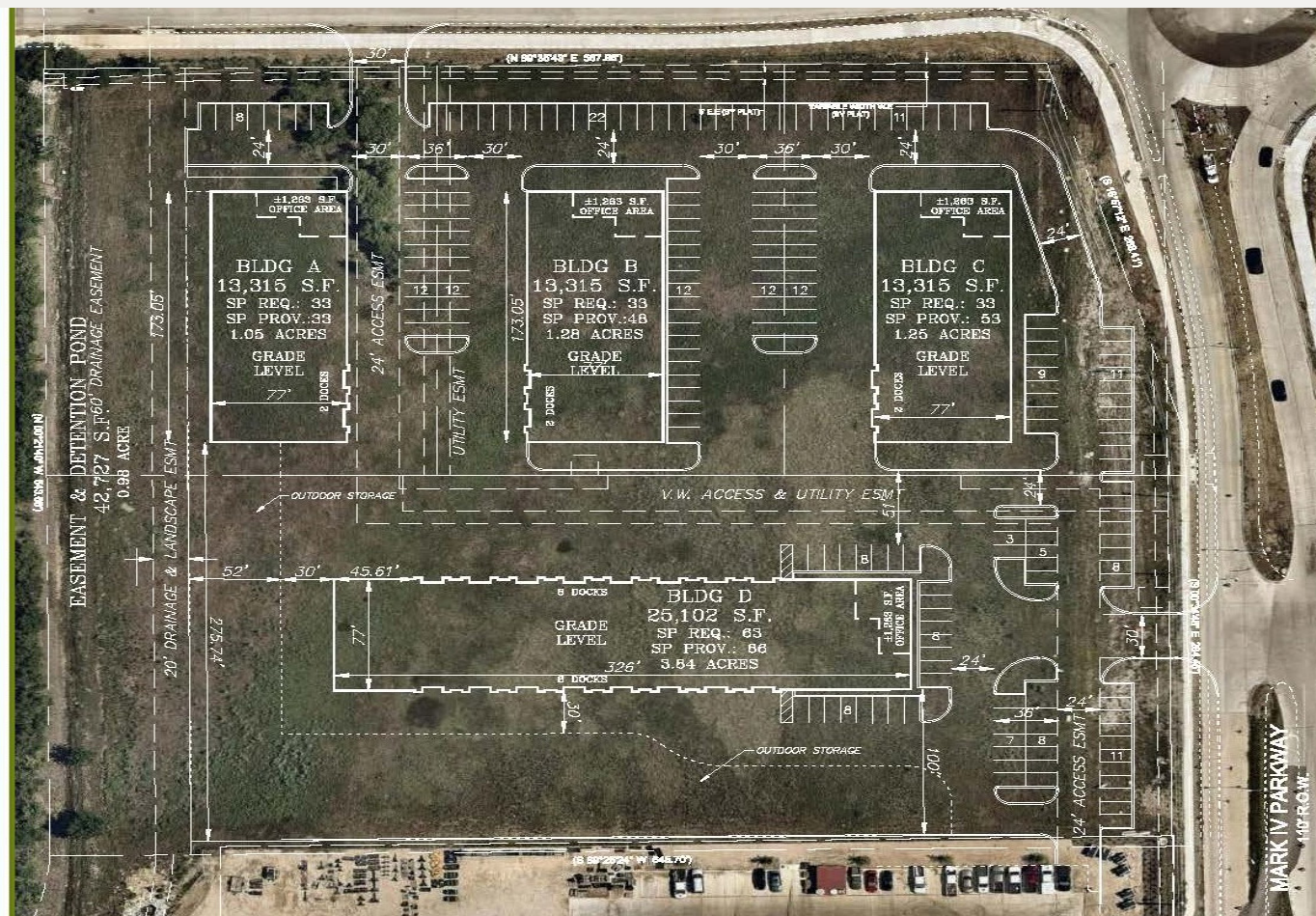
- 13,315 SF
- 1.28 Acres
- +/- 1,263 SF Office

Building B:

- 13,315 SF
- 1.26 Acres
- +/- 1,263 SF Office

Building D:

- 25,102 SF
- 3.84 Acres
- +/- 1,263 SF Office



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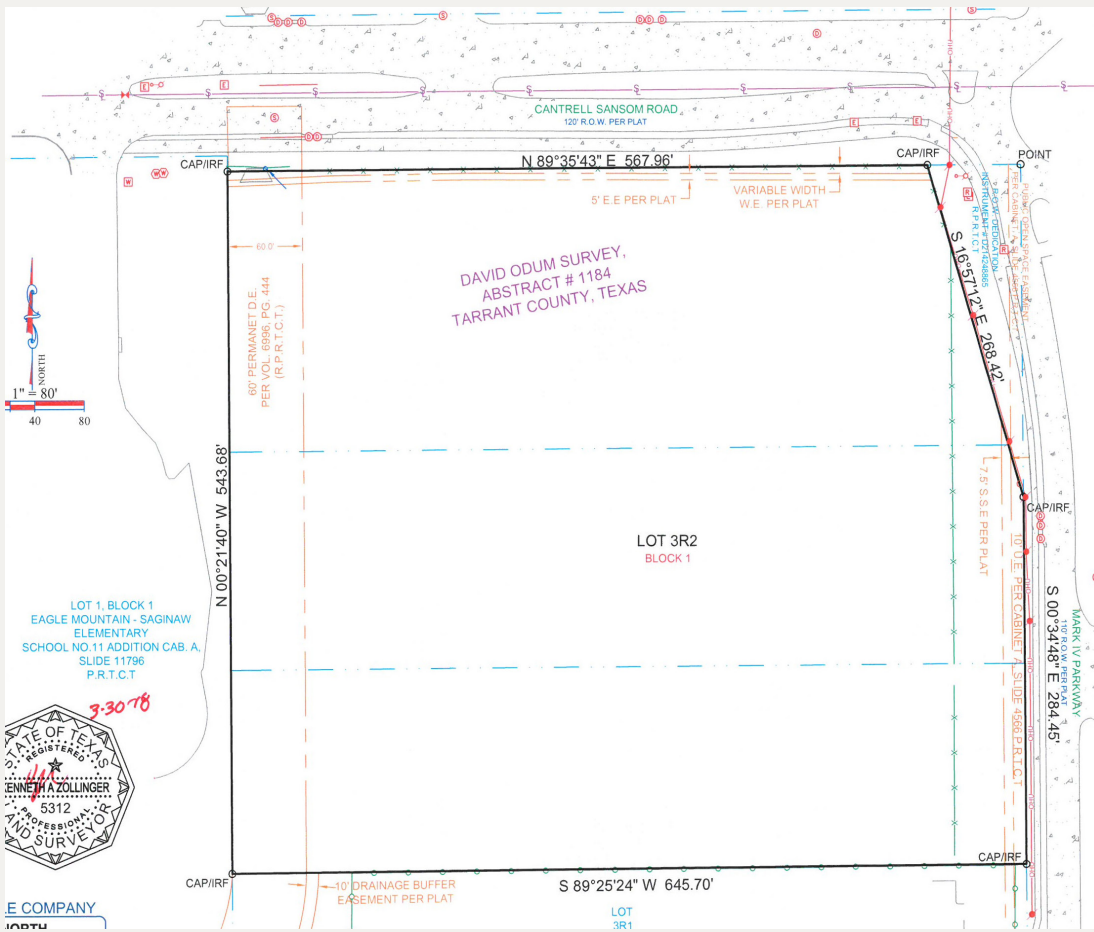
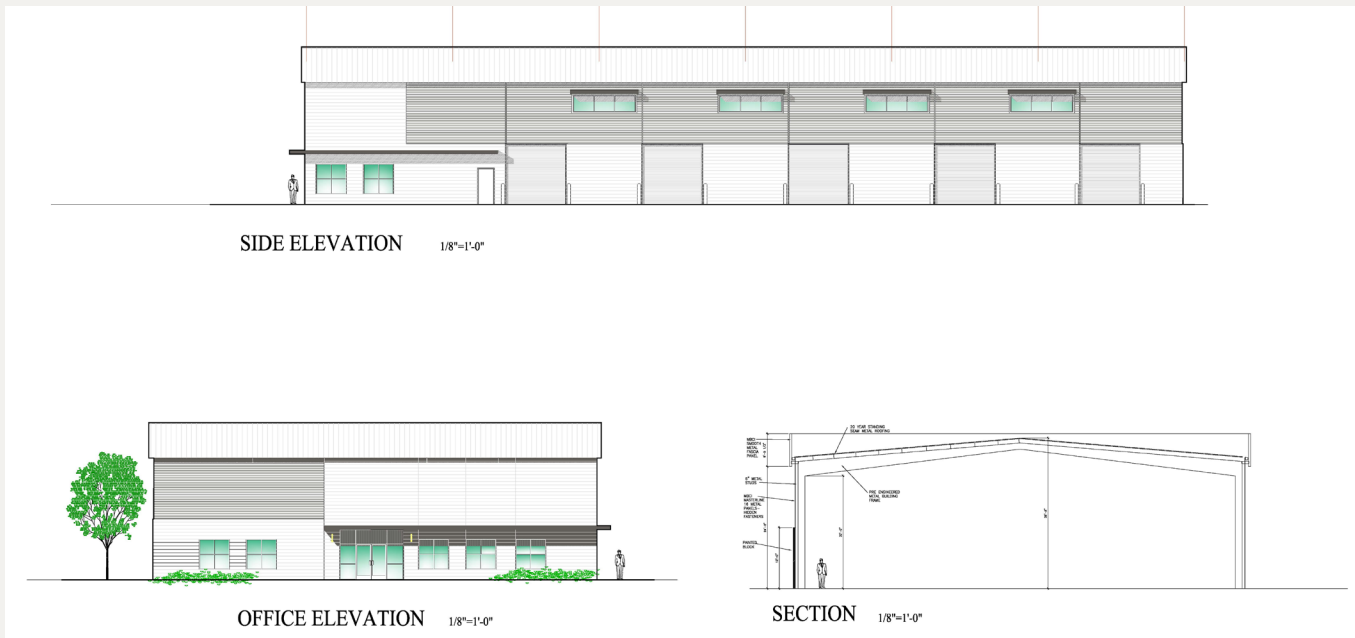
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FLOOD STATEMENT: I have reviewed the F.E.M.A. Flood Hazard Map for the City of Fort Worth, Community Number 480596 effective 11/18/2018. This map indicates as scaled, that this property is within "Non-Special Flood Hazard Areas" determined to be outside the 0.2% annual chance flood zone on Panel 180 K of said map.

NOTE: This survey is certified to North American Title Company, Capital, L.P., 5651 Mark IV, LLC, William E. Stonaker and

NOTE: This survey correctly represents the results of an on-site survey under my direction and supervision on 1-18-2018. There are no known intrusions or protrusions except as shown hereon

NOTE: Only the following easements supplied to me by the City of Fort Worth (GF#14766-17-02788), have been reviewed and approved for this survey.

10(g.) Volume 1596, Page 440 Easement to Texas Electric Company affect by Ingress & egress

10(i.) Volume 6996, Page 444 Drainage Easement in favor of the City of Fort Worth affect as shown.



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LANCARTE

COMMERCIAL

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