

# Industrial For Lease with Outside Storage

5111 E. California Parkway  
Forest Hill, TX 76119

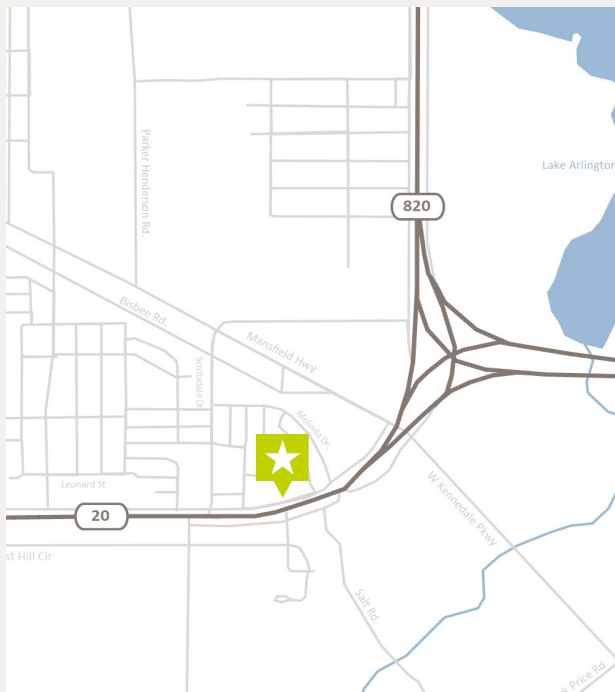


Daniel Shelley  
dshelley@lancartecre.com  
512-461-5363

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

# Industrial For Lease with Outside Storage

5111 E. California Parkway  
Forest Hill, TX 76119



## LEASE RATE & STRUCTURE

**\$5.00/ SF NNN**

## PROPERTY FEATURES

- 100% Wet Sprinkler
- Material Storage Shed
- 3 Phase 480 Volt
- 20' x 20' Paint Booth
- 5,024 SF Office
- Fenced Yard

## AVAILABLE SPACE

- 29,161 SF
- 2.55 Acres
- 16' Clear Height
- 1 Dock Door
- 2 Ramps with 12' Doors

## LOCATION HIGHLIGHTS

- Easy Access off I-20 Frontage
- Excellent Labor Force

Daniel Shelley  
dshelley@lancartecre.com | 512-461-5363

LanCarteCRE.com  
209 N. Hampton Street | Fort Worth, TX 76102

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2020 LanCarte Commercial Real Estate, Inc.

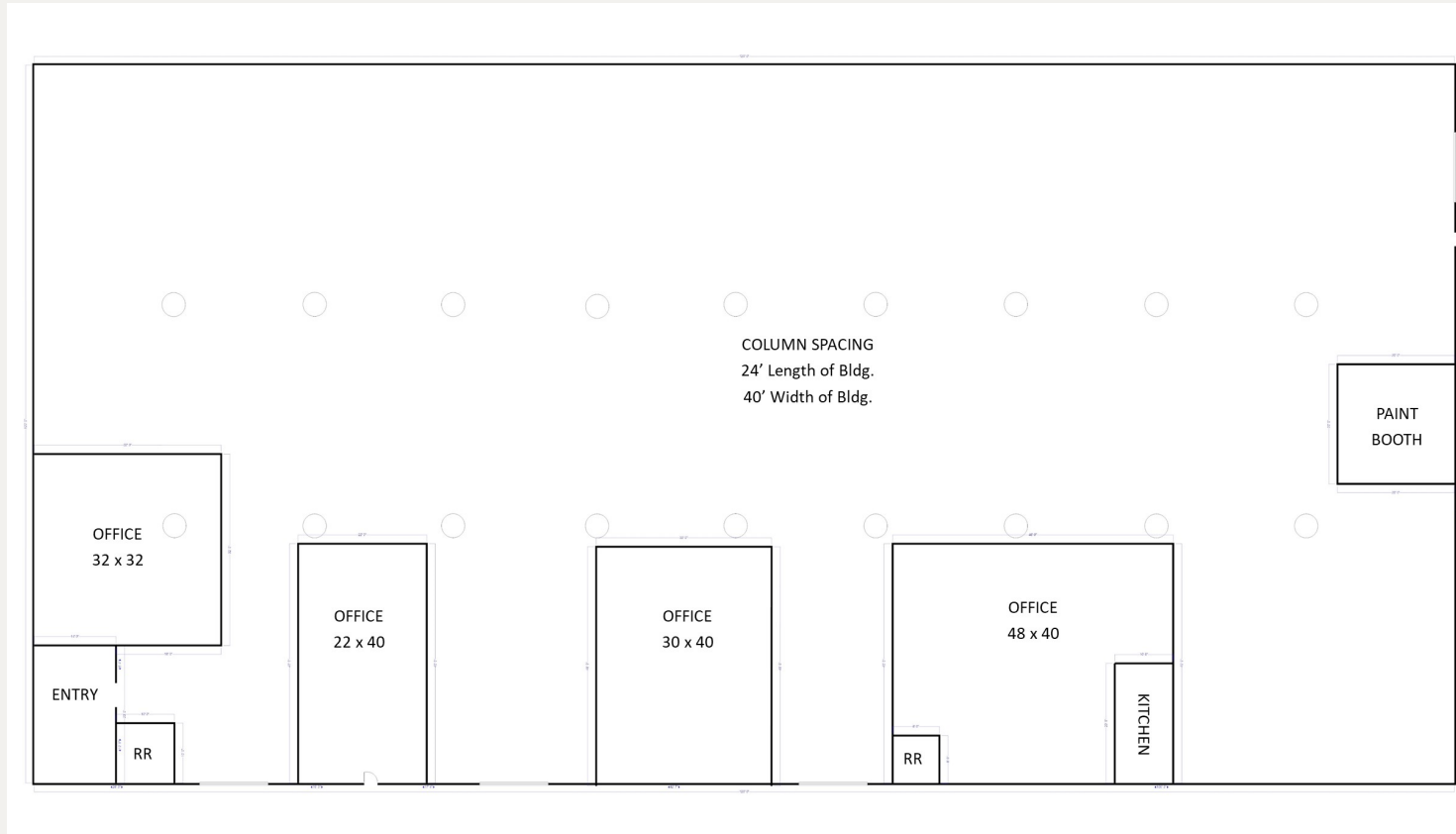


# Industrial For Lease with Outside Storage

5111 E. California Parkway  
Forest Hill, TX 76119

LEASE RATE & STRUCTURE

## \$5.00/ SF NNN



Daniel Shelley  
dshelley@lancartecre.com | 512-461-5363

LanCarteCRE.com  
209 N. Hampton Street | Fort Worth, TX 76102

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2020 LanCarte Commercial Real Estate, Inc.





# LANCARTE

## COMMERCIAL

Daniel Shelley  
dshelley@lancartecre.com | 512-461-5363

LanCarteCRE.com  
209 N. Hampton Street | Fort Worth, TX 76102

The information provided herein was obtained from sources believed to be reliable. However, LanCarte Commercial makes no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright 2020 LanCarte Commercial Real Estate, Inc.

