

Industrial ★ LEASE

LanCarteCRE.com

566 N BEACH ST, FORT WORTH, TX 76111



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COMMERCIAL

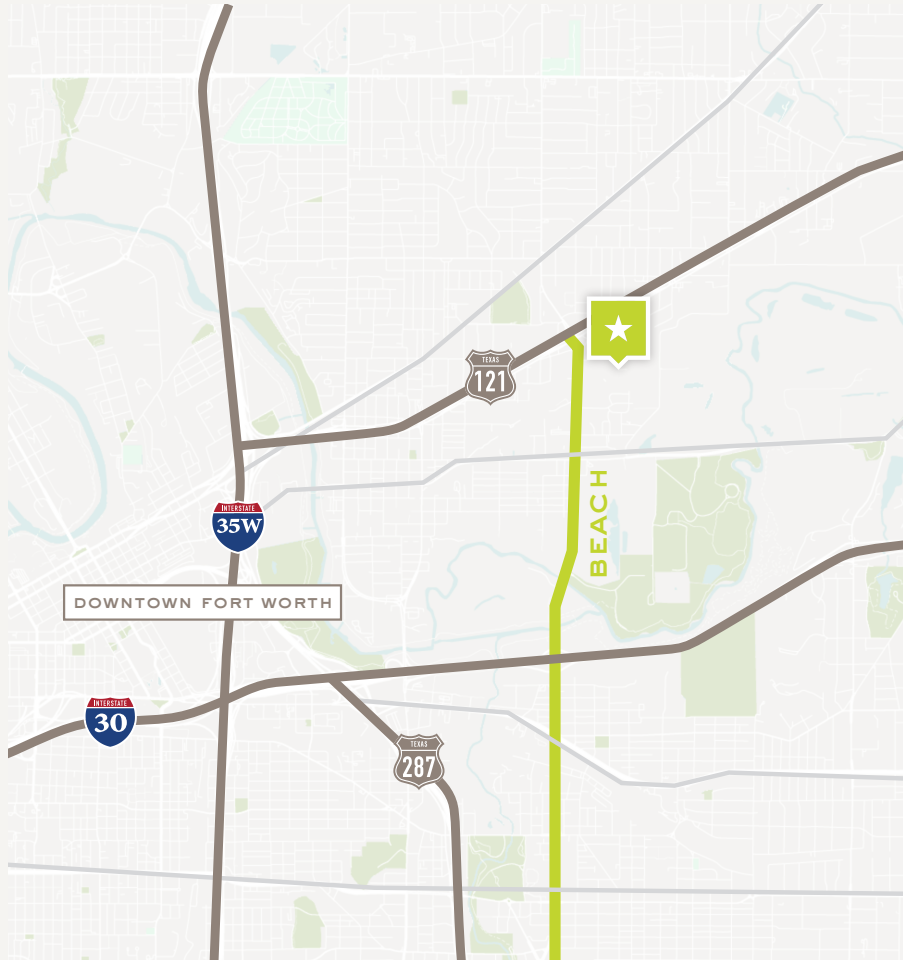
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SUITE 566 FEATURES

- 35,000 SF Building
- Built in 1977
- 6 Dock High Doors
- 1 Ramp
- 24' Clear Height
- Industrial Zoning
- Power: 400 Amp 240v
- Available September 2025

LOCATION OVERVIEW

Melvin Evans Warehouses are strategically located off Hwy 121 and Beach Street in Fort Worth, offering excellent access to I-35W, I-30, Loop 820, and DFW International Airport. Just minutes from Downtown Fort Worth and Meacham Airport, this site is ideal for light industrial, warehousing, and distribution users. The surrounding area features a strong labor pool and convenient nearby amenities. This location offers the connectivity and infrastructure needed for efficient regional operations.

LEASE RATE & STRUCTURE

\$7.50 /SF NNN

(EST OPEX \$1.75/ SF)

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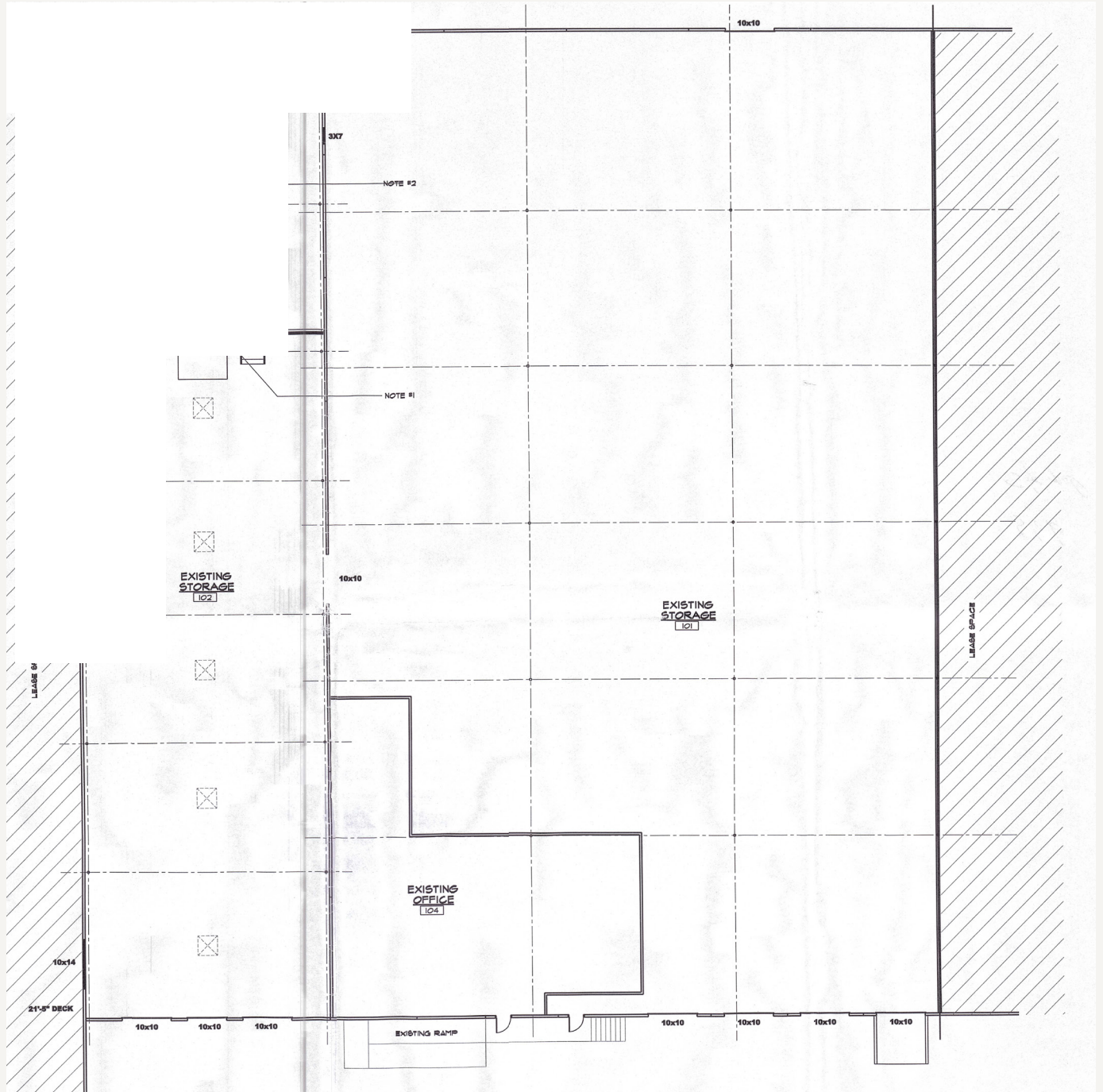
SITE PLAN



EXTERIOR



FLOOR PLAN





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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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