

# Industrial ★ LEASE

LanCarte.com

3488-3550 E LONG AVE, FORT WORTH, TX 76137



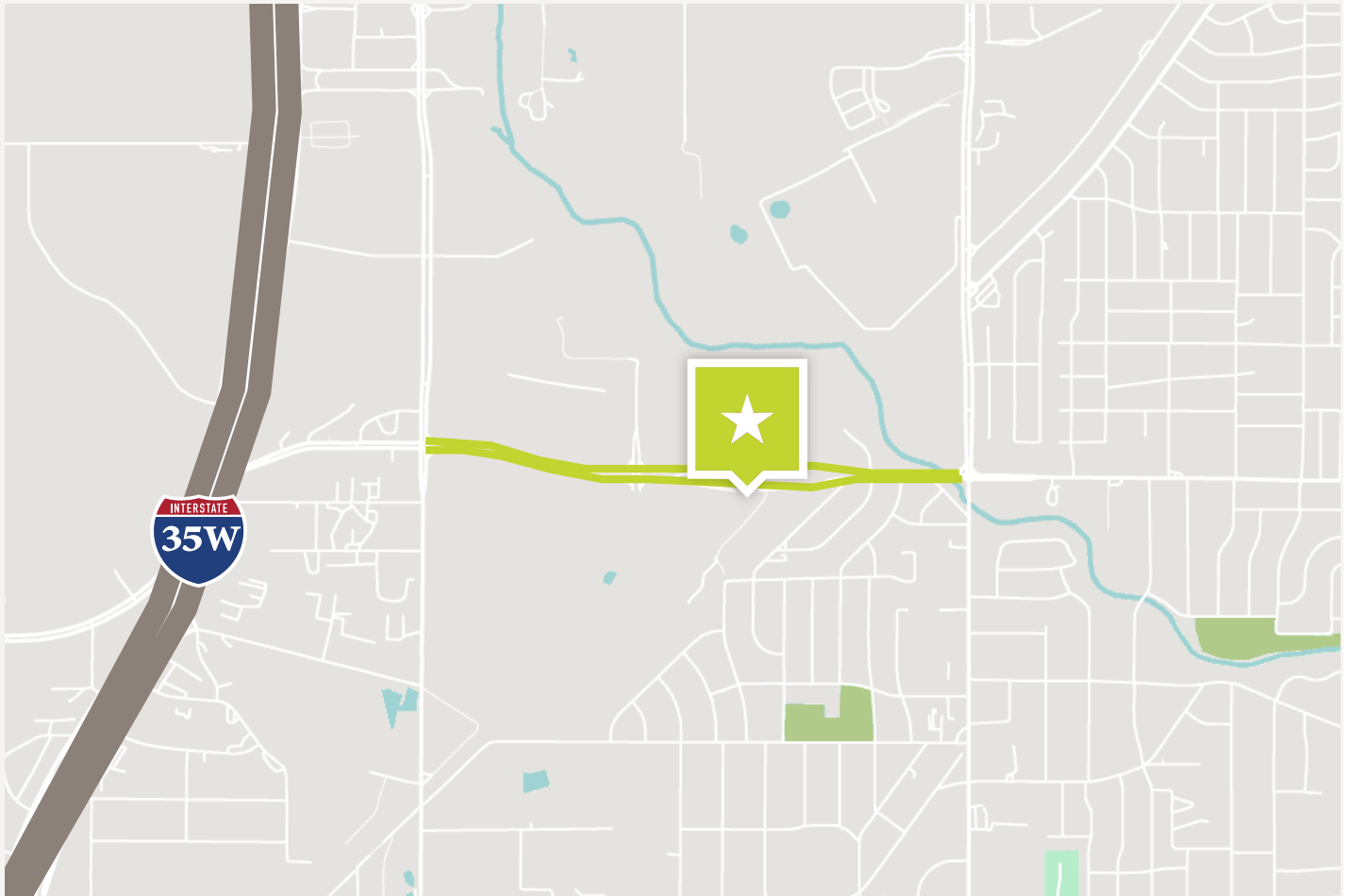
Riley Dow  
817-681-2022  
rdow@lancarte.com

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

# Industrial ★ LEASE

3488-3550 E LONG AVE

LanCarte.com



## PROPERTY FEATURES

- 2,000 - 10,000 SF available
- Dock and Grade Level loading
- Clear Height: 23'
- Sprinklered
- 3 phase power
- LED Lights

## LOCATION OVERVIEW

This industrial space for lease is positioned in a prime Fort Worth industrial corridor along E Long Ave. It provides convenient access to major routes, including Highway 287 and I-35 W, enabling smooth connectivity for regional and local distribution. The property is surrounded by established industrial and commercial operations, making it an appealing option for businesses seeking strong visibility, logistical, convenience, and reliable access within a growing industrial submarket,

## LEASE RATE & STRUCTURE

## CONTACT BROKER

# Industrial ★ LEASE

3488-3550 E LONG AVE

LanCarte.com

## AVAILABLE SUITES



### SUITE 108

---

- Total: 8,000 SF
- 4,000 SF Office
- 1 Dock Door
- 1 Ramp
- 2 Grade Level Doors

### SUITE 120

---

- Total: 4,000 SF
- 1 Dock Door
- 1 Grade Level Door

### SUITE 128

---

- Total: 6,000 SF
- 2 Dock Doors
- 1 Grade Level Door

# Industrial ★ LEASE

3488-3550 E LONG AVE

LanCarte.com

## AVAILABLE SUITES



### SUITE 144

---

- Total: 2,000 SF
- 1 Grade Level Door
- 1 Office

### SUITE 148

---

- Total: 6,000 SF
- 2 Dock Doors
- 1 Grade Level Door

### SUITE 150

---

- Total: 2,000 SF
- 1 Grade Level Door
- 1 Office

**Industrial ★ LEASE**  
3488-3550 E LONG AVE

LanCarte.com

**EXTERIOR**



**Industrial ★ LEASE**  
3488-3550 E LONG AVE

LanCarte.com

**INTERIOR**





LANCARTE  
COMMERCIAL  
BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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

Riley Dow  
817-681-2022  
rdow@lancarte.com

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 2026 LanCarte Commercial Real Estate, LLC.