

Industrial ★ LEASE

LanCarte.com

117 BENNETT HILLS DR WEATHERFORD, TX 76088



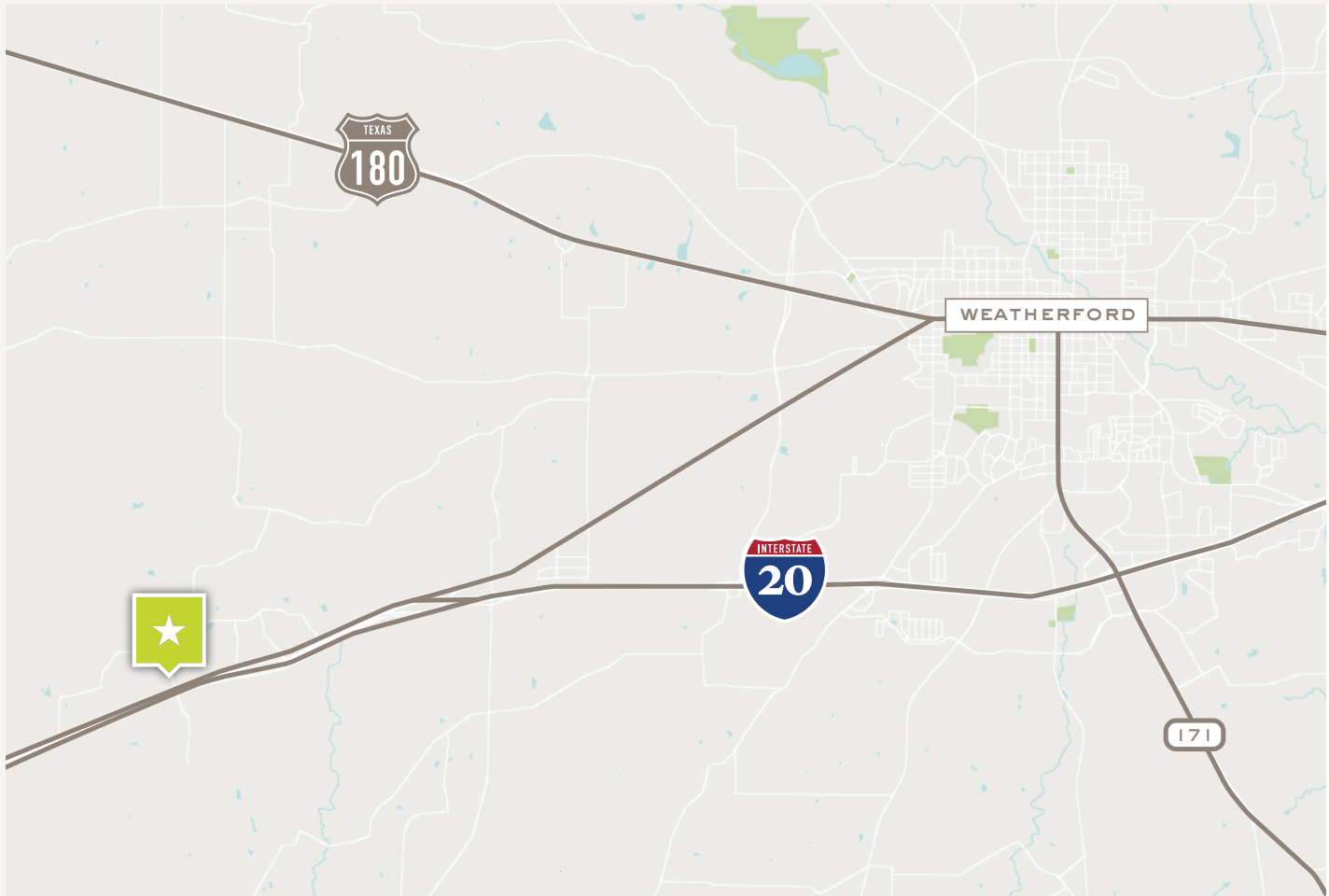
Brandon Alexander
817-504-8474
balexander@lancarte.com

Kristen Fegley
214-668-2607
kfegley@lancarte.com

Industrial ★ LEASE

117 BENNETT HILLS

LanCarte.com



PROPERTY FEATURES

- 2 spaces available – 3,600 SF each
- 400 SF of Office with HVAC and kitchenette
- Suites can be combined to 7,200 SF
- 12' x 14' roll up door
- Clear Height - 16' - 21' at the roof
- 60'x60' warehouse
- Easy access and sightlines to I-20
- Built in 2024
- Insulated Metal building with some outside storage
- Ample parking

LOCATION OVERVIEW

This property offers excellent visibility with sightlines to I-20 and convenient access to major transportation routes throughout Parker County and the greater DFW area. The property is surrounded by established industrial parks, providing a strong base of neighboring businesses and a proven environment for industrial and flex users. With no zoning restrictions, the property offers added flexibility for a variety of uses, including construction, automotive, equipment, contractor, warehouse, and other service-oriented businesses.

LEASE RATE & STRUCTURE

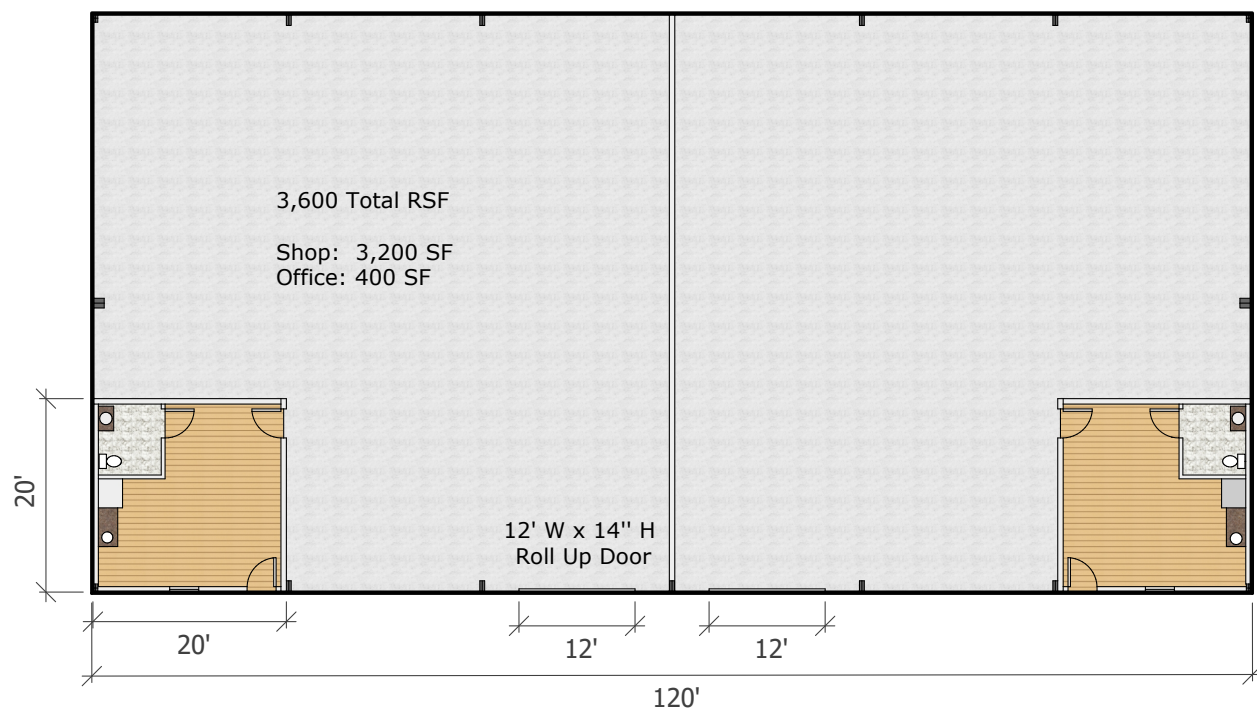
\$13.50/ SF gross or \$4,050/ unit per month

Industrial ★ LEASE

117 BENNETT HILLS

LanCarte.com

FLOOR PLAN



Industrial ★ LEASE
117 BENNETT HILLS

LanCarte.com





LANCARTE
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

Brandon Alexander
817-504-8474 | balexander@lancarte.com

Kristen Fegley
214-668-2607 | kfegley@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.