

Prime Infill Industrial Space | For Lease TVCRE.com

3400-3446 May Street, Fort Worth, TX 76110



This versatile in-fill industrial building offers excellent functionality and convenience in a prime Fort Worth location. Situated just south of downtown with quick access to I-35W and major thoroughfares, this property is ideal for a wide range of light industrial, warehouse, or service-related uses and formerly served as a cabinet/furniture production company.

Prepared by:



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Property Features

36,606 SF (+/-) of rentable space. The property is constructed of concrete tilt wall panels with an 18' clear height. There are multiple dock high doors, several ramps and rear grade level loading. 1200 amps of 240 Volt three phase power are spread across multiple sub panels. The property also features plenty of concrete paved parking and storage area.

Property Overview/Details

- Suite 3408: 36,606 SF (+/-)
- Excellent central Fort Worth location
- Easy highway access to serve DFW metroplex and beyond
- Nearby amenities for workforce convenience

Lease Rate

Suite 3408: \$6.50 PSF + NNN

Demographics

	2 Mile	5 Mile	10 Mile
Population	60,807	285,462	829,685
Avg. HH Inc.	\$65,734	\$79,817	\$81,234
Daytime Employment	32,568	205,149	403,798

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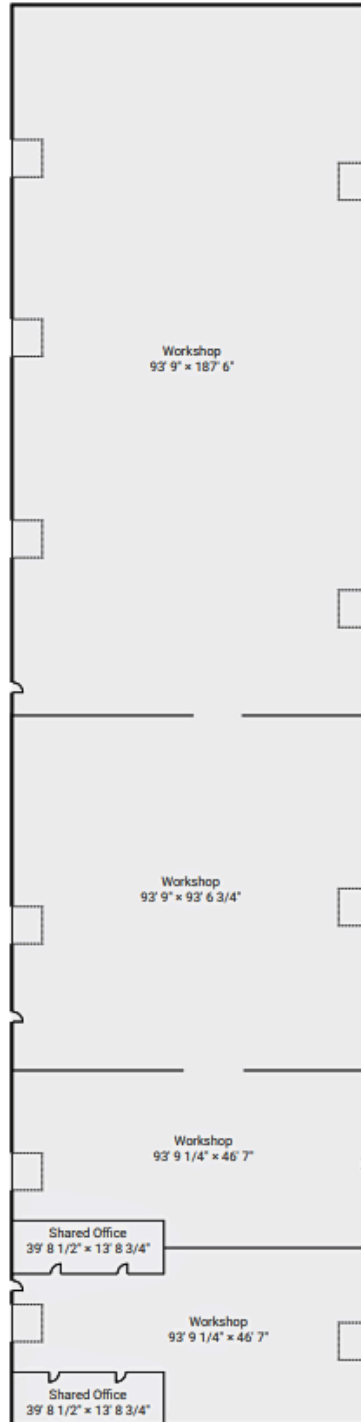
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FLOOR PLAN - SUITE 3408

▼ Ground Floor

ROOMS: 6



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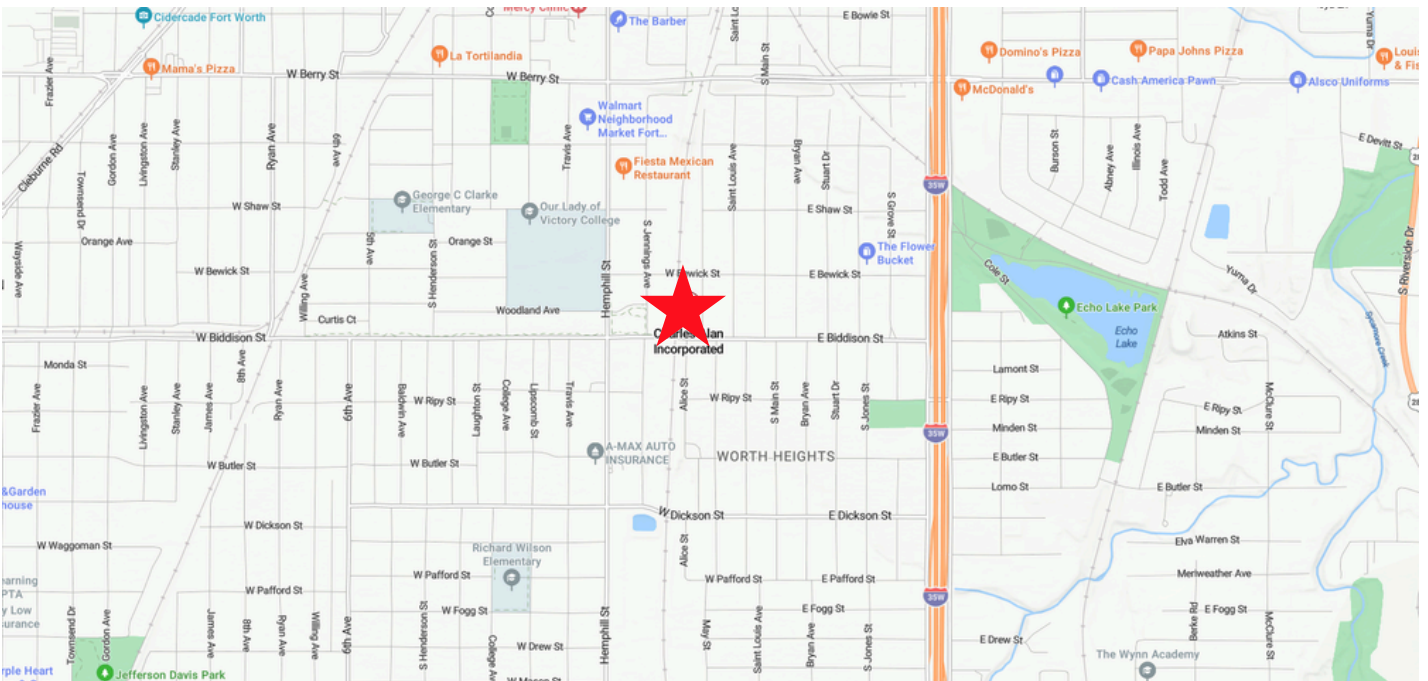
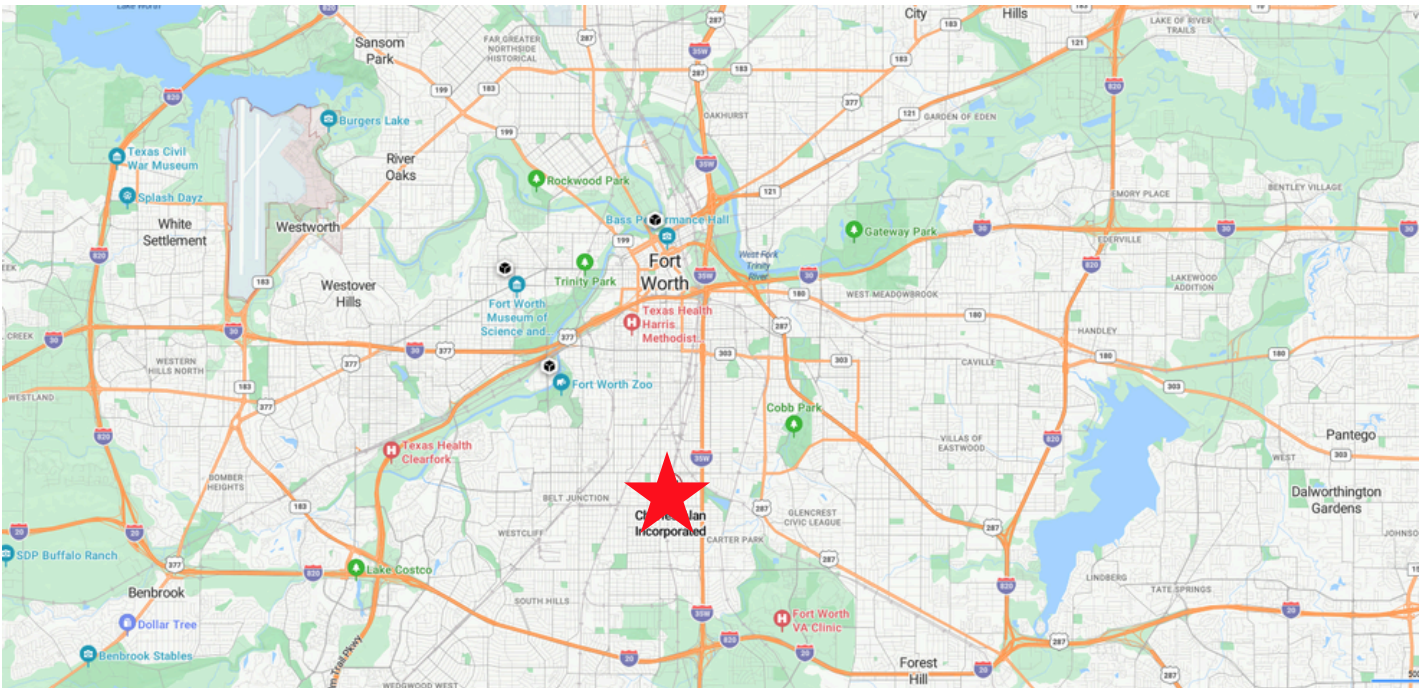
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LOCATION MAPS



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