

INDUSTRIAL SPACE FOR LEASE • HALTOM CITY, TX

4212 GARLAND DR

Haltom City, TX 76117

3,600 - 9,400 SF

\$11.50 /SF/YR

AVAILABLE NOW

LEASE RATE

\$11.50 /SF/YR

SPACE AVAILABLE

9,400 SF max

LOT SIZE

0.92 AC

CLEAR HEIGHT

14 FT

DRIVE-IN BAYS

2

POWER

200A 120/240V

● AVAILABLE NOW

EXTERIOR — WAREHOUSE

200A PANEL

OFFICE INTERIOR

WAREHOUSE INTERIOR

COVERED STORAGE

PROPERTY OVERVIEW

TURNKEY INDUSTRIAL. YARD INCLUDED.

This fully renovated industrial facility offers one of the most complete and move-in ready setups in the North Fort Worth/Haltom City submarket. With 3,600 to 9,400 square feet of flexible space, a fully finished office suite, an expansive concrete yard, covered outdoor storage, and a secured gated perimeter — this property has everything a contractor, trades company, fleet operator, or light industrial business needs to operate from day one.

The Warehouse has been freshly renovated with new paint throughout, a utility sink, a dedicated full restroom with tile flooring, and direct access to both the office suite and the yard. Two drive-in bays provide easy equipment and vehicle entry. The space is powered by 200-amp service with 120/240V and dedicated 220V outlets — ready for heavy tools, compressors, and equipment.

The Office Suite was built out in 2024 and shows like new. It features luxury wood-look tile flooring, drop ceilings with LED panel lighting, fresh paint, two private offices, a pass-through window overlooking the warehouse floor, and a private restroom. Your team can be up and running immediately.

The Yard is where this property truly stands out. A massive concrete apron comfortably accommodates semis, flatbeds, and heavy equipment. The rear yard includes a large open-sided covered storage structure — ideal for parking trucks, trailers, or storing materials out of the elements. The entire yard is enclosed by chain-link fencing with a rolling security gate.

At **\$11.50/SF/YR** on M2-zoned land, this is a rare opportunity to secure a fully equipped, turnkey industrial facility in one of DFW's most accessible industrial corridors. Lease terms are negotiable.

PROPERTY SPECS

BUILDING SIZE	MIN DIVISIBLE
9,400 SF	3,600 SF
LOT SIZE	CLEAR HEIGHT
0.92 AC	14 FT
DRIVE-IN BAYS	POWER
2	200A
ZONING	RENOVATED
M2	2025
CONSTRUCTION	TERM
Masonry	Negotiable

HIGHLIGHTS

- 2024 fully finished office — move-in ready
- Dedicated 220V outlets in warehouse
- Full restroom in warehouse & office
- Utility sink in warehouse
- Large covered outdoor storage structure
- Massive concrete apron — semi accessible
- Fully fenced + rolling security gate
- 2 drive-in bays, no dock delays
- M2 Heavy Industrial zoning
- Quick access to Loop 820 & I-35W

CONTACT LISTING BROKER

GURMEET VARAICH

Prime Hub Investment Group

(972) 670-3211

OUTDOOR STORAGE + TRUCK COURT

**FENCED YARD. COVERED STORAGE.
CONCRETE APRON. ALL INCLUDED.**



2024 OFFICE SUITE



WAREHOUSE RESTROOM



OFFICE SUB-PANEL

4212 Garland Dr • Haltom City, TX 76117

LoopNet ID: 40666329 • Prime Hub Investment Group

Lease rate does not include utilities, property expenses, or building services. All information deemed reliable but not guaranteed. Please contact your broker to verify all details.

M2 • HEAVY INDUSTRIAL