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Newly Renovated Industrial Flex Building

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FOR SALE



3115 SABINE ST
FOREST HILL, TX 76119

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3115 Sabine Street

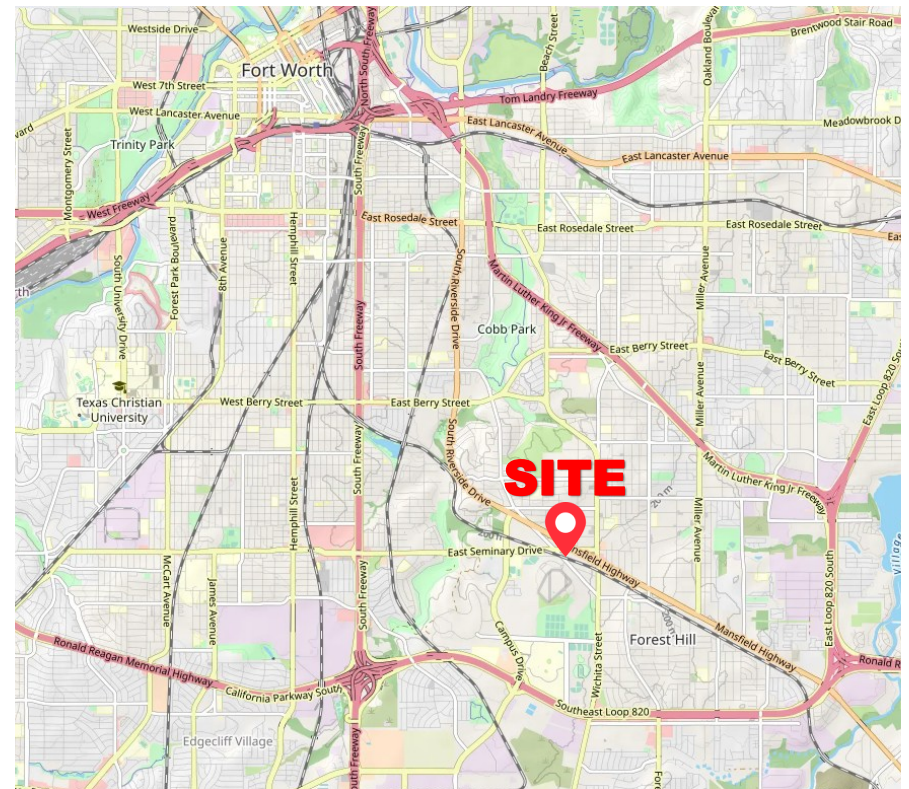
Size	6,150 SF Gross (5,050 SF Warehouse 1,100 SF Office)
Lot Size	0.37 Acres
Building Size	6,150 SF
Parking	4 front of building spaces
Zoning	Heavy Industrial
Clear Height	11' edges / 12'6" center
Roll-Up Door	12' W x 10' H
Electrical	3-Phase Power
Utilities	Gas, Water, Sewer, AC/Heating
Amenities	24 Hour Access, Fenced Lot, Perimeter Security Fence, Reception, Conferencing Facility, Floor Drains, Storage
Price	\$899,999.00



Property Overview

This 6,150 SF flex industrial property combines 5,050 SF of climate-controlled warehouse space with 1,100 SF of finished office, offering a practical, all-in-one solution for industrial users. Originally built in 1968 and fully renovated in 2025, the property is move-in ready with 3-phase power, a 12' W x 10' H roll-up door, and clear heights ranging from 11' to 12'6". A fenced yard and on-site parking add to its functionality.

This property offers a prime heavy industrial opportunity in the Forest Hill / South Tarrant County corridor, with excellent access to I-20, I-35W, and Loop 820. The site is well-suited for industrial users such as contractors, logistics operators, and outside storage, benefiting from flexible zoning and a functional location within an established industrial area.



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3115 SABINE ST
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



South Central Tarrant County Industrial Market Overview

Dallas–Fort Worth, Texas

Located within one of the fastest-growing industrial corridors in North Texas, the South Central Tarrant County submarket continues to benefit from strong tenant demand, strategic highway access, and competitive operating costs.

Strategic Location & Growth Drivers

The submarket is anchored by major logistics corridors including I-35W and I-20, making it highly attractive for distribution, manufacturing, and last-mile users. Abundant flat, developable land and incentives such as triple freeport tax exemptions have fueled significant industrial expansion.

Major national and global users in the area include Alcon, DrinkPAK, HomeGoods, and Ball Corporation—each occupying facilities exceeding 1 million square feet—reinforcing the area’s role as a key logistics hub.

Market Fundamentals

- **Strong Demand:** Over **2.6 million SF** of net absorption in the past 12 months highlights continued tenant expansion and relocation into the submarket.
- **Vacancy:** Current vacancy sits at approximately **8.9%**, below the broader DFW average and stabilizing after a temporary spike in 2022.
- **New Supply:** Approximately **2.8 million SF** delivered over the past year, with **~4.0 million SF** currently under construction.
- **Rental Rates:** Asking rents remain among the **most competitive in DFW**, averaging approximately **\$8.36/SF NNN**, with bulk space trading as low as the mid-\$5/SF range.

Development & Investment Activity

Development activity is concentrated near key interchanges, including major projects at Frontier Commerce Park and Carter Crossing Industrial Park. These projects account for a significant portion of the current construction pipeline and reflect continued confidence in long-term demand.

On the investment side, transaction volume has slowed due to higher interest rates; however, pricing fundamentals remain stable. Recent comparable sales indicate:

- **Average Price:** ~\$87/SF
- **Typical Vacancy at Sale:** ~3.5%
- **Building Sizes:** Averaging ~28,000 SF

Positioning of 3115 Sabine

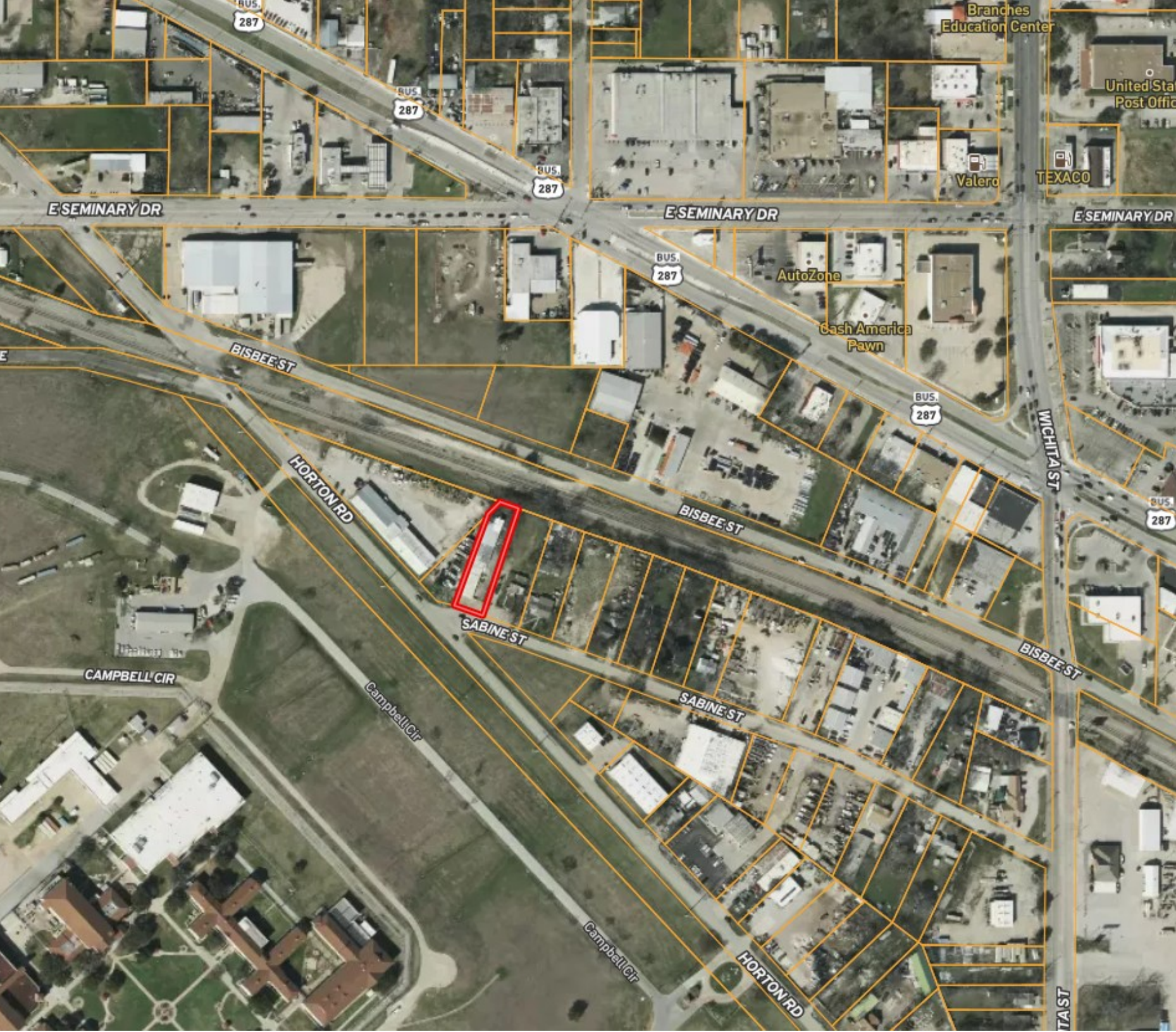
Situated within this dynamic and growing industrial corridor, **3115 Sabine** benefits from:

- Proximity to major transportation routes
- Access to a deep labor pool within southern Tarrant County
- Location within a high-demand, cost-competitive submarket
- Continued nearby industrial development and tenant expansion

The property aligns well with current market trends favoring functional, well-located industrial assets in emerging logistics nodes.

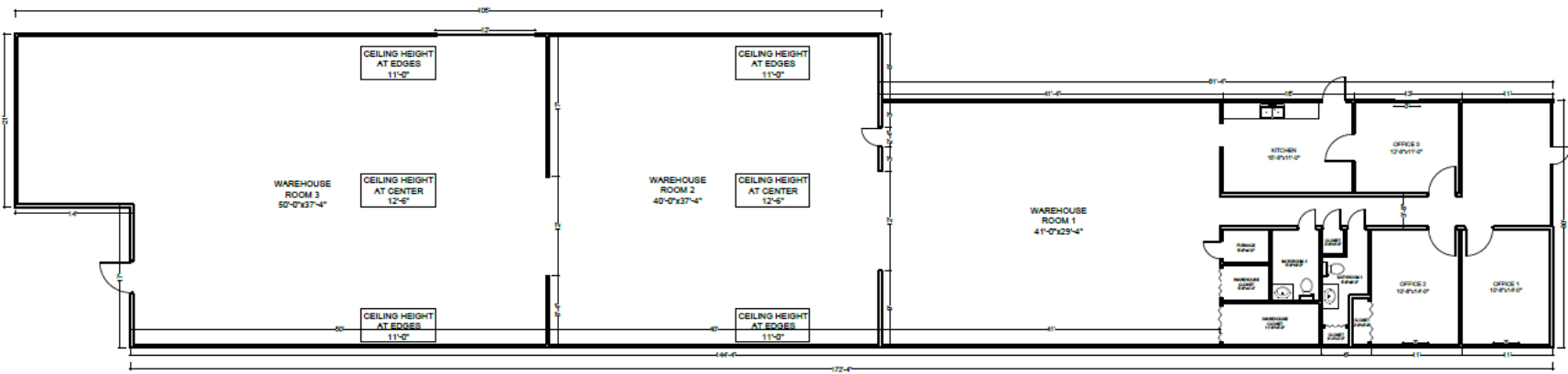
Outlook

South Central Tarrant County is expected to remain a **high-growth industrial submarket** within DFW. While new construction may temporarily elevate vacancy, strong tenant demand, population growth, and logistics-driven expansion are projected to support long-term occupancy and rent stability.



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3115 SABINE ST
PARCEL AERIAL



GROUND FLOOR PLAN



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