

Industrial ★ LEASE

LanCarteCRE.com

MELVIN EVANS WAREHOUSE



LANCARTE
COMMERCIAL

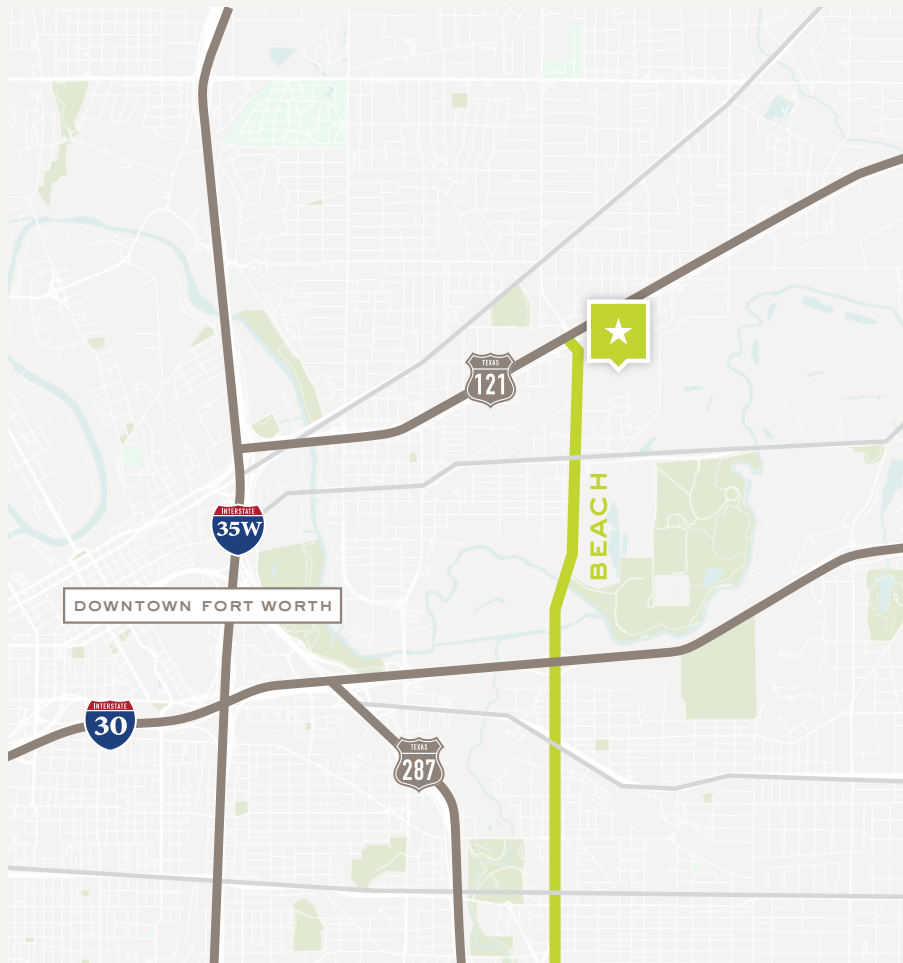
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AVAILABLE SPACES

SUITE 592A **25,000 SF** *1,104 SF Office*

SUITE 594 **25,000 SF** *1,522 SF Office*

Suites 592A & 594 can be combined to 50,000 SF with 2,626 SF of office

LOCATION OVERVIEW

Melvin Evans Warehouse is located south of Hwy 121 on North Beach Street, just east of downtown Fort Worth. Easy Access to 121, I-30, Loop 820, Bus Hwy 287.

LEASE RATE & STRUCTURE

\$7.50 /SF + NNN

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SUITE 592A

+/- 25,000 SF

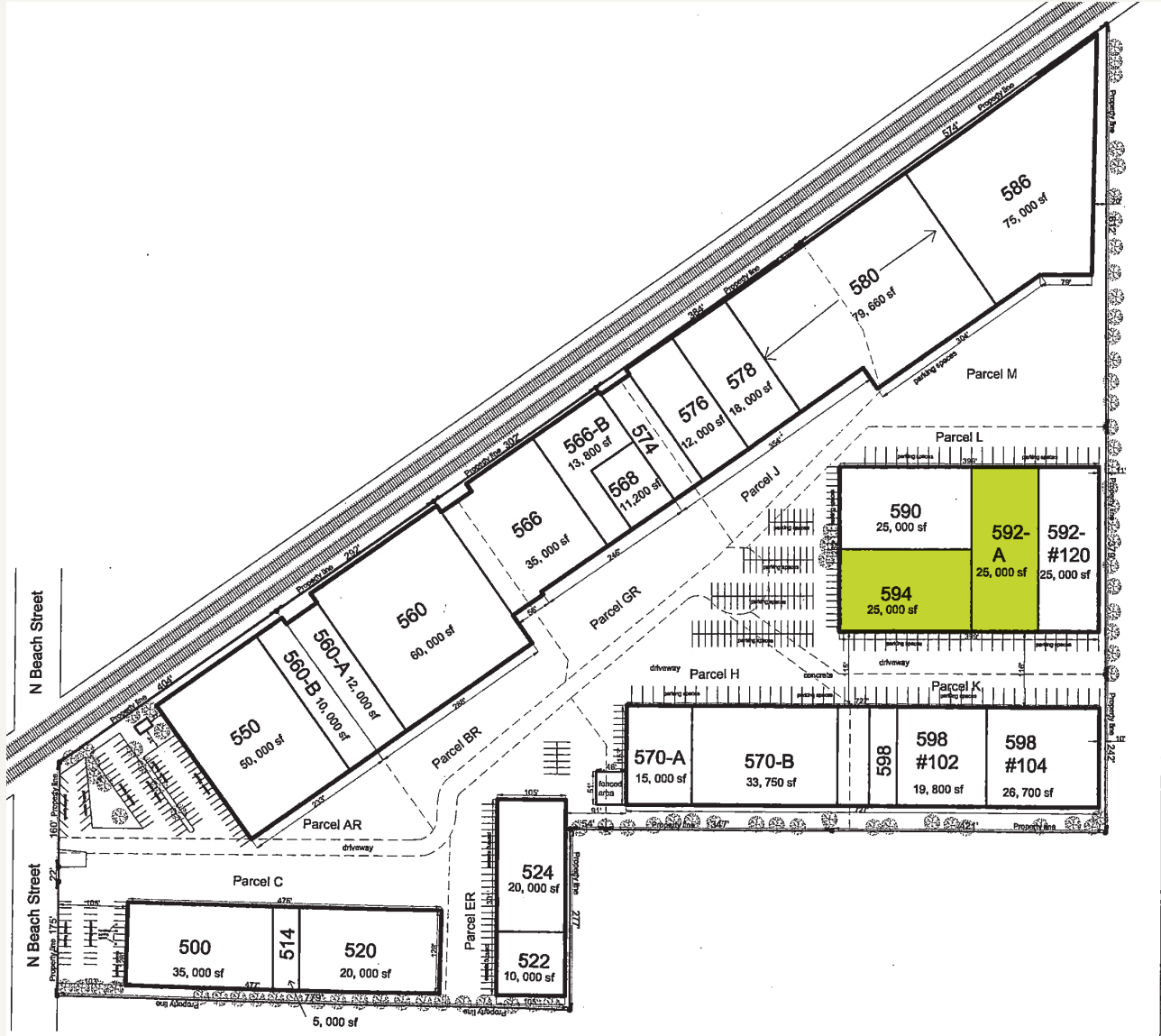
- 1,522 SF Office
- 4 Dock High Doors
- 2 Pit Levelers
- 3 Phase Power
- 24' Clear Height
- LED Lights
- 120/240V 3 Phase Delta has 208 Volt Hi-Leg 400 Amps

SUITE 594

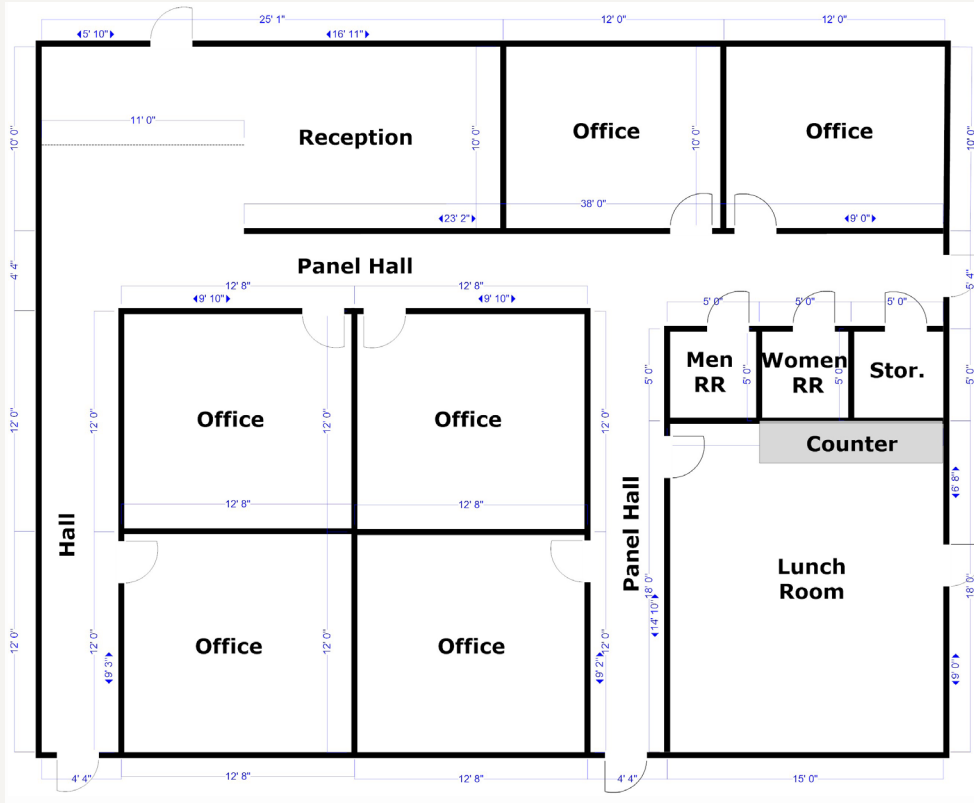
+/- 25,000 SF

- +/- 1,104 SF Office
- 1 Dock Door
- 1 Semi-Dock Doors
- 24' Clear Height
- LED Lights (partial warehouse)
- 120/240V 3 Phase Delta has 208 Volt Hi-Leg 400 Amps

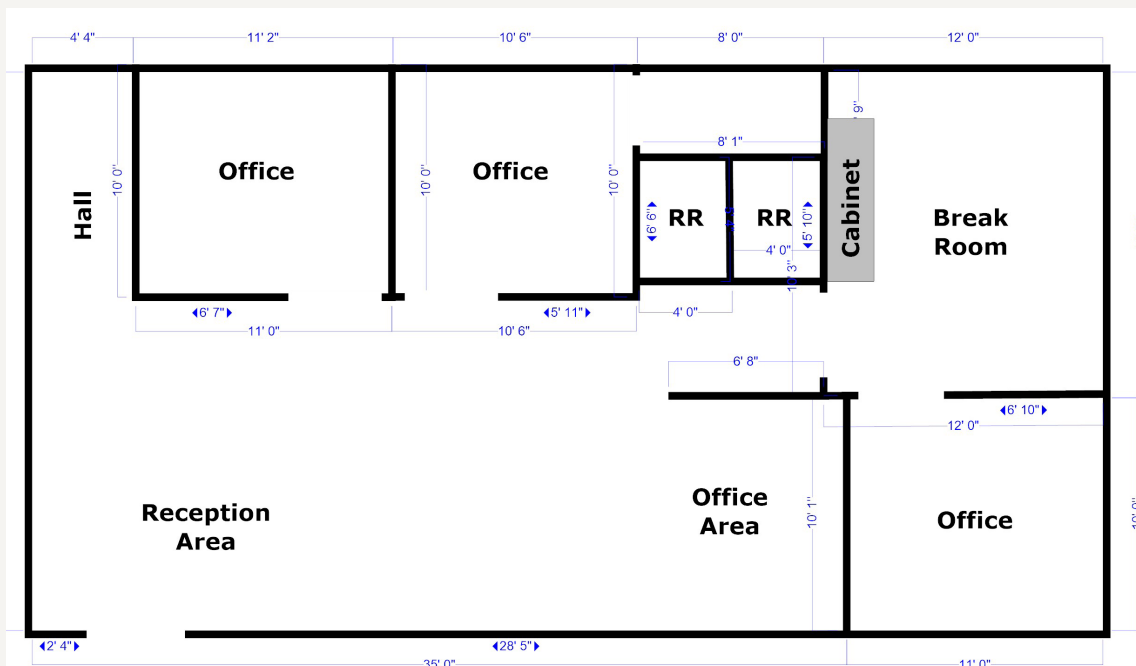
SITE PLAN



OFFICE FLOOR PLAN - SUITE 592A



OFFICE FLOOR PLAN - SUITE 594





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Relentlessly Pursuing What Matters

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