

# Industrial ★ LEASE

LanCarteCRE.com

598 N BEACH ST, FORT WORTH, TX 76111



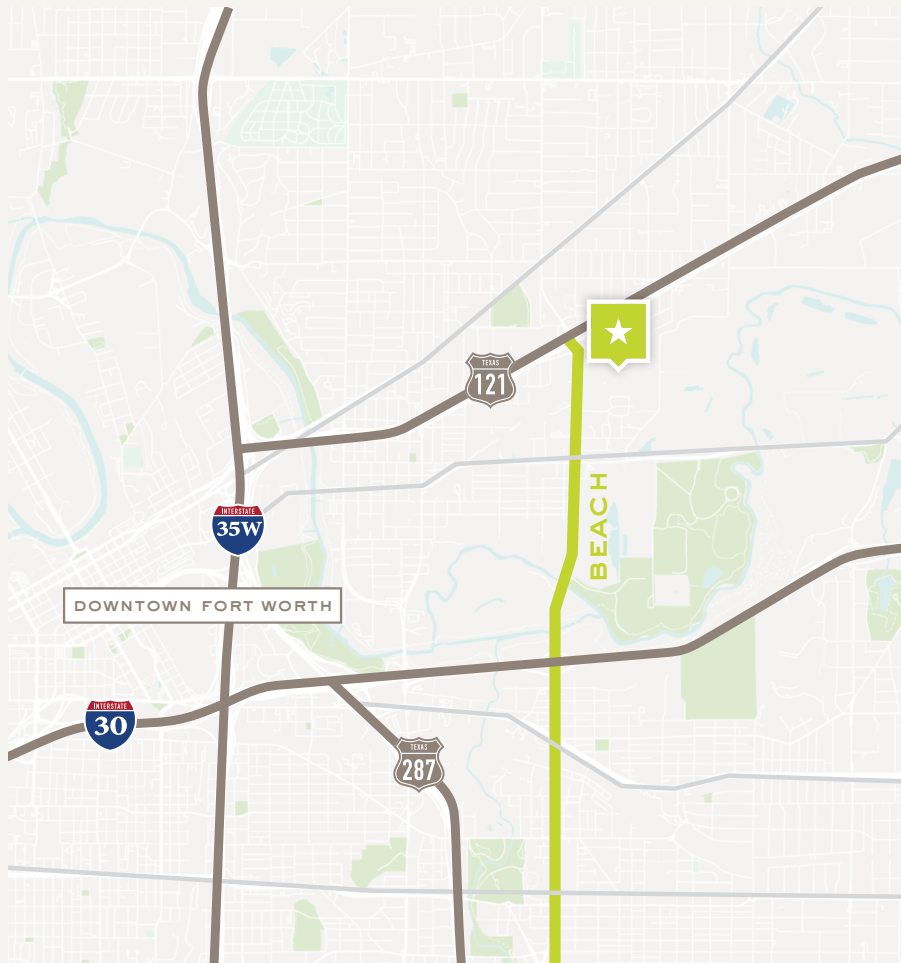
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## SUITE 104 FEATURES

- 26,700 SF:
- +/- 2,000 SF Office
- 6 Dock High Doors
- 50' x 25' Column Spacing
- 150' Depth
- 24' Clear Height
- Industrial Zoning

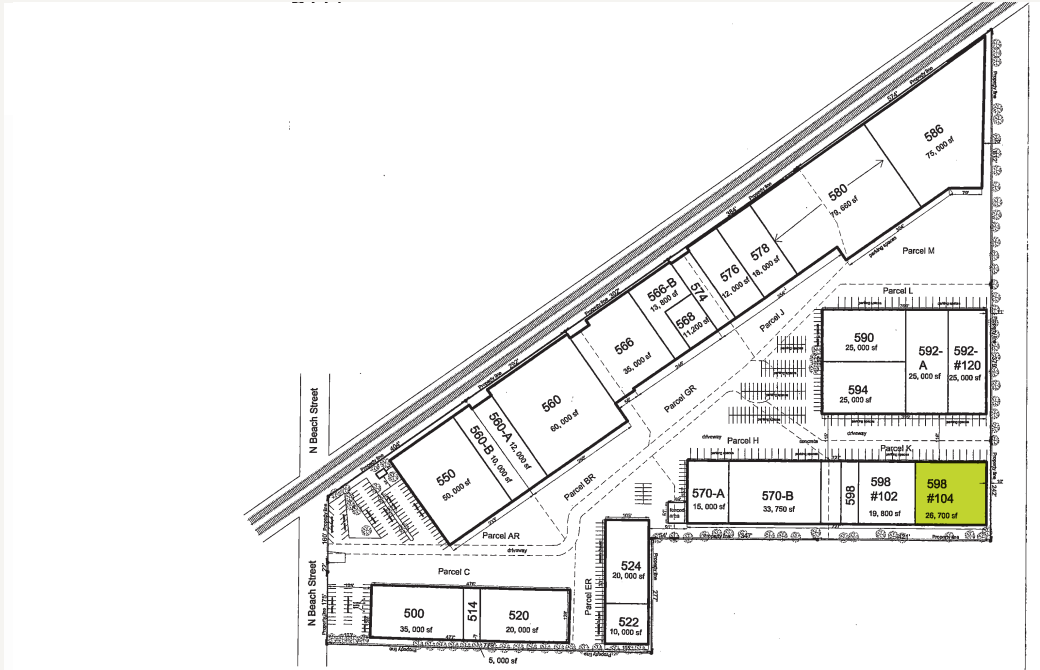
## LEASE RATE & STRUCTURE

**\$7.50** /SF NNN (OPEX \$1.75)

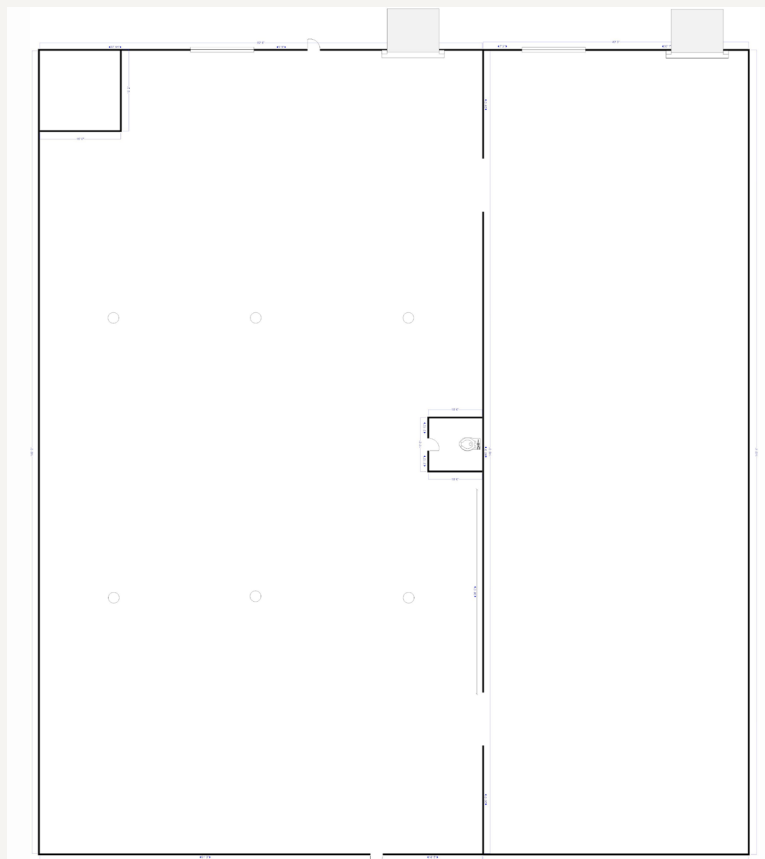
## LOCATION OVERVIEW

Melvin Evans Warehouses are strategically located off Hwy 121 and Beach Street in Fort Worth, offering excellent access to I-35W, I-30, Loop 820, and DFW International Airport. Just minutes from Downtown Fort Worth and Meacham Airport, this site is ideal for light industrial, warehousing, and distribution users. The surrounding area features a strong labor pool and convenient nearby amenities. This location offers the connectivity and infrastructure needed for efficient regional operations.

SITE PLAN



FLOOR PLAN



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**SITE PLAN**





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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