

10100 Hicks Field Rd

Presented By:
Balog Properties

10100 Hicks Field Rd, Fort Worth, TX 76179



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Property Details

Versatile Industrial Warehouse in Prime North Fort Worth Location 10100 Hicks Field Road | ±16,000 SF on 1.47 Acres | Zoned “K” Heavy Industrial

Seize a rare opportunity to own or lease a highly functional industrial facility in one of North Fort Worth’s most robust and rapidly growing commercial corridors. This ±16,000 SF industrial warehouse sits on a fully paved and fenced 1.47-acre lot, providing security, accessibility, and exceptional utility for a wide range of industrial users.

Property Highlights:

Warehouse Size: ±16,000 SF total

Office Space: ±3,565 SF of built-out office

Lot Size: 1.47 Acres – fully paved and secured

Zoning: “K” Heavy Industrial – ideal for manufacturing, distribution, or logistics

Clear Height: 18’

Loading Access: One (1) 8'x8', One (1) 10'x10', One (1) 14'x12' drive-in doors

Power: 3-Phase, 240V, 600 Amps

HVAC: Partially air-conditioned warehouse

Location: Excellent access to I-35 and major transportation routes

Lease Rate: \$11.50/SF NNN

Strategically positioned with quick connectivity to I-35 and surrounded by established and expanding

Rental Rate:	\$11.50 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area	16,000 SF
:	
Year Built:	2000
Rental Rate Mo:	\$0.96 /SF/MO

commercial development, this property offers unmatched value and flexibility. Whether you're expanding operations or seeking a stable income-producing asset, this site checks all the boxes.

Don't miss this opportunity—schedule your tour today!

Price: \$11.50 /SF/YR

- Middle-Market Gem | ±16,000 SF Industrial Space + Large Secured Lot & Office Build-Out
- Heavy Industrial zoning supporting a wide range of production, processing, and distribution uses.
- Fully fenced and paved yard offering controlled access and durable space for vehicles and equipment.
- Functional industrial layout suited for operational workflows requiring indoor and outdoor capability.
- Direct connectivity to major transportation routes enabling efficient regional truck movement.
- Positioned in an active North Fort Worth industrial corridor with strong business infrastructure.

View the full listing here: <https://www.loopnet.com/Listing/10100-Hicks-Field-Rd-Fort-Worth-TX/35492079/>

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Listing space

1st Floor

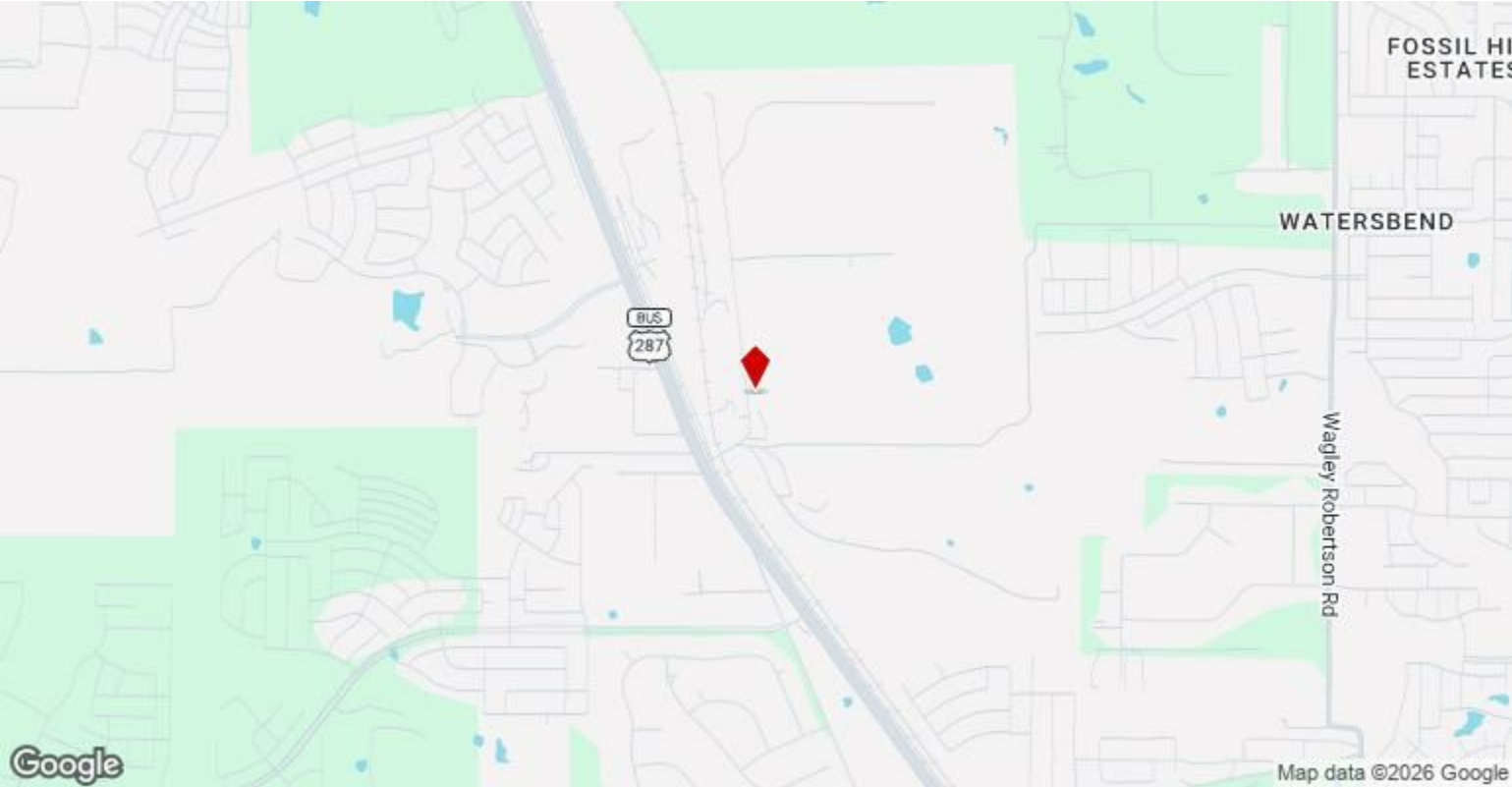
Space Available:	16,000 SF
Rental Rate:	\$11.50 /SF/YR
Date Available:	Now
Service Type:	Triple Net (NNN)
Office Size:	3,400 SF
Space Type:	Relet
Space Use:	Industrial
Lease Term:	Negotiable

Free-standing insulated metal building sitting on 1.5 acres of improved paved and fully secured parking and equipment storage. ~13,500 sqft warehouse that has the ability to be climate controlled. 3,400 SF (+/-) office, 3 private offices, conference room, break room, large storage closet plus additional offices. Large climate controlled storage, open concept workspace/showroom. Many improvements made under prior Tennant. Ready for move in. Purchase or lease! Versatile Industrial Warehouse in Prime North Fort Worth Location 10100 Hicks Field Road | ±16,000 SF on 1.47 Acres | Zoned "K" Heavy Industrial Seize a rare opportunity to own or lease a highly functional industrial facility in one of North Fort Worth's most robust and rapidly growing commercial corridors. This ±16,000 SF industrial warehouse sits on a fully paved and fenced 1.47-acre lot, providing security, accessibility, and exceptional utility for a wide range of industrial users. Property Highlights: Warehouse Size: ±16,000 SF total Office Space: ±3,565 SF of built-out office Lot Size: 1.47 Acres – fully paved and secured Zoning: "K" Heavy Industrial – ideal for manufacturing, distribution, or logistics Clear Height: 18' Loading Access: One (1) 8'x8', One (1) 10'x10', One (1) 14'x12' drive-in doors Power: 3-Phase, 240V, 600 Amps HVAC: Partially air-conditioned warehouse Location: Excellent access to I-35 and major transportation routes Lease Rate: \$11.50/SF NNN Strategically positioned with quick connectivity to I-35 and surrounded by established and expanding commercial development, this property offers unmatched value and flexibility. Whether you're expanding operations or seeking a stable income-producing asset, this site checks all the boxes.

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Property Photos



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Property Photos



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Property Photos



Aerial picture 7



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Property Photos



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Property Photos



Building Photo



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Property Photos



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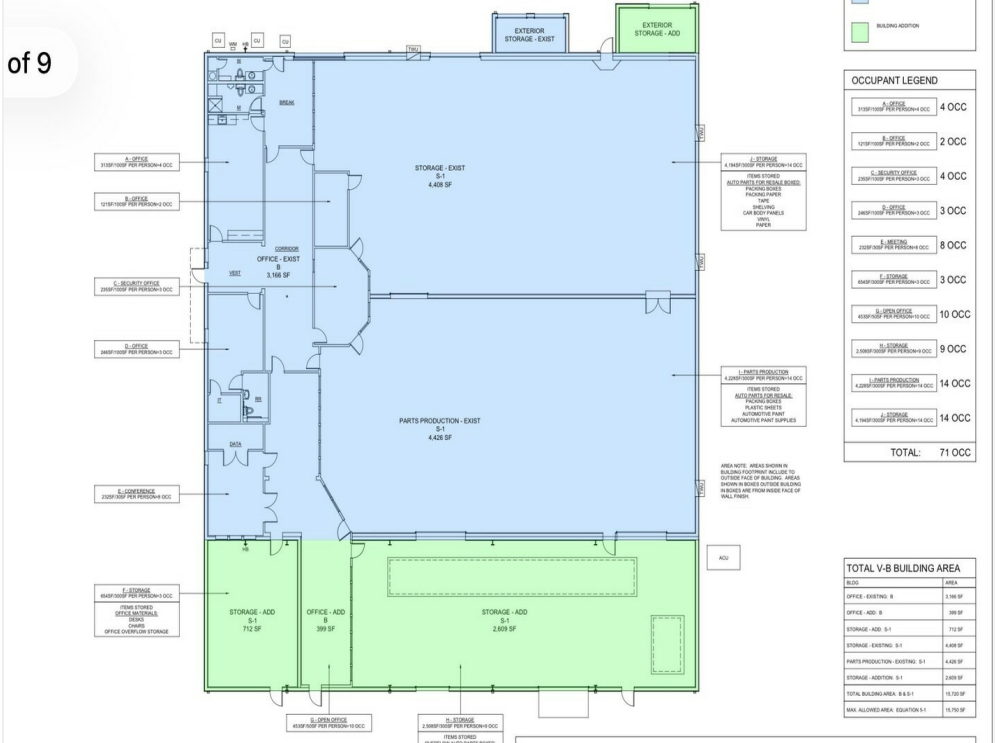
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Property Photos



Building Photo



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