

Industrial/Flex ★ LEASE

LanCarte.com

3001 SHAMROCK AVE FORT WORTH, TX 76107



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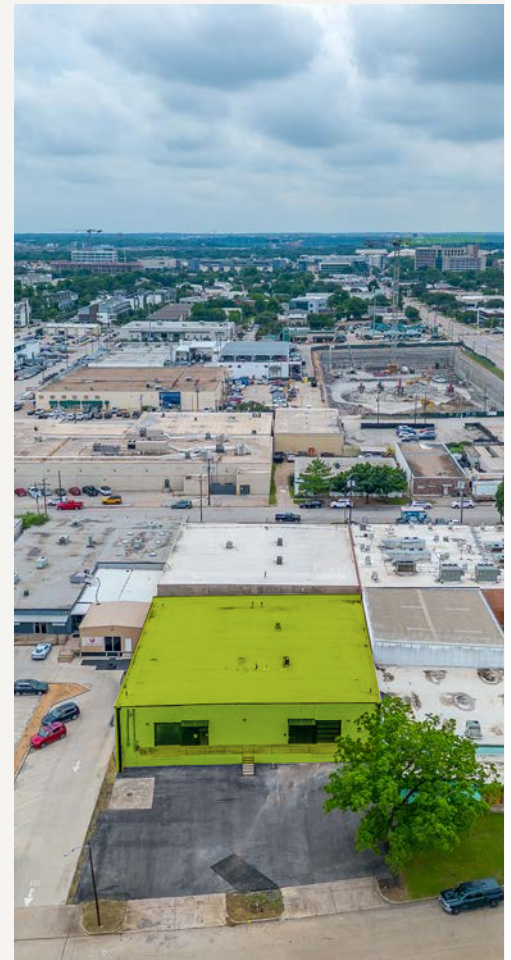
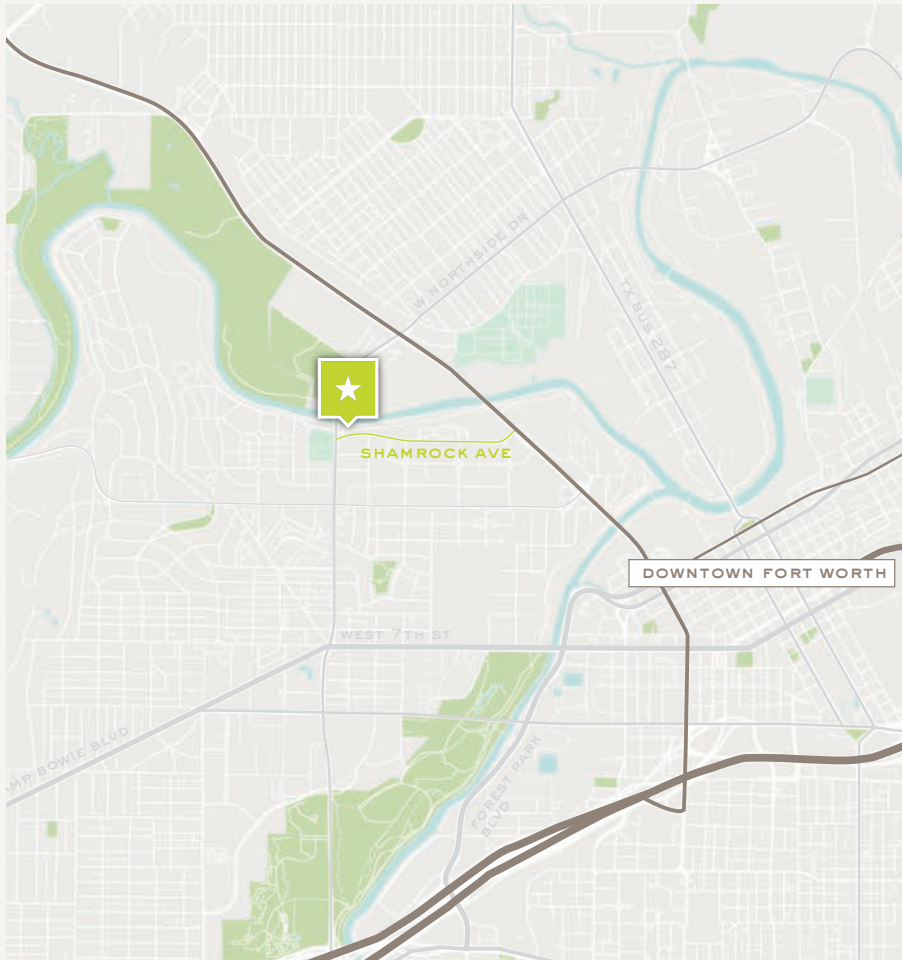
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PROPERTY FEATURES

- Newly Renovated Flex Space
- 10,000 SF on 0.41 AC
- Built out with Office and 2 Restrooms
- 24' Clear Height
- 1 Dock High Door
- Built in 1977/Renovated in 2026
- Zoning: J - Medium Industrial

LOCATION OVERVIEW

3001 Shamrock Ave offers a rare opportunity to establish a presence in one of Fort Worth's fastest-evolving districts. Located just west of University Drive with immediate access to I-35W, the property is ideally positioned near the Westside Village development and the expansive Trinity Trails network. Ongoing redevelopment throughout the area continues to attract new investment, enhancing the surrounding mix of residential, commercial, and recreational destinations. Combined with its central location and strong connectivity, the property is well positioned to benefit from the area's continued growth and revitalization.

AVAILABLE SPACES

3001 SHAMROCK **5,000** SF

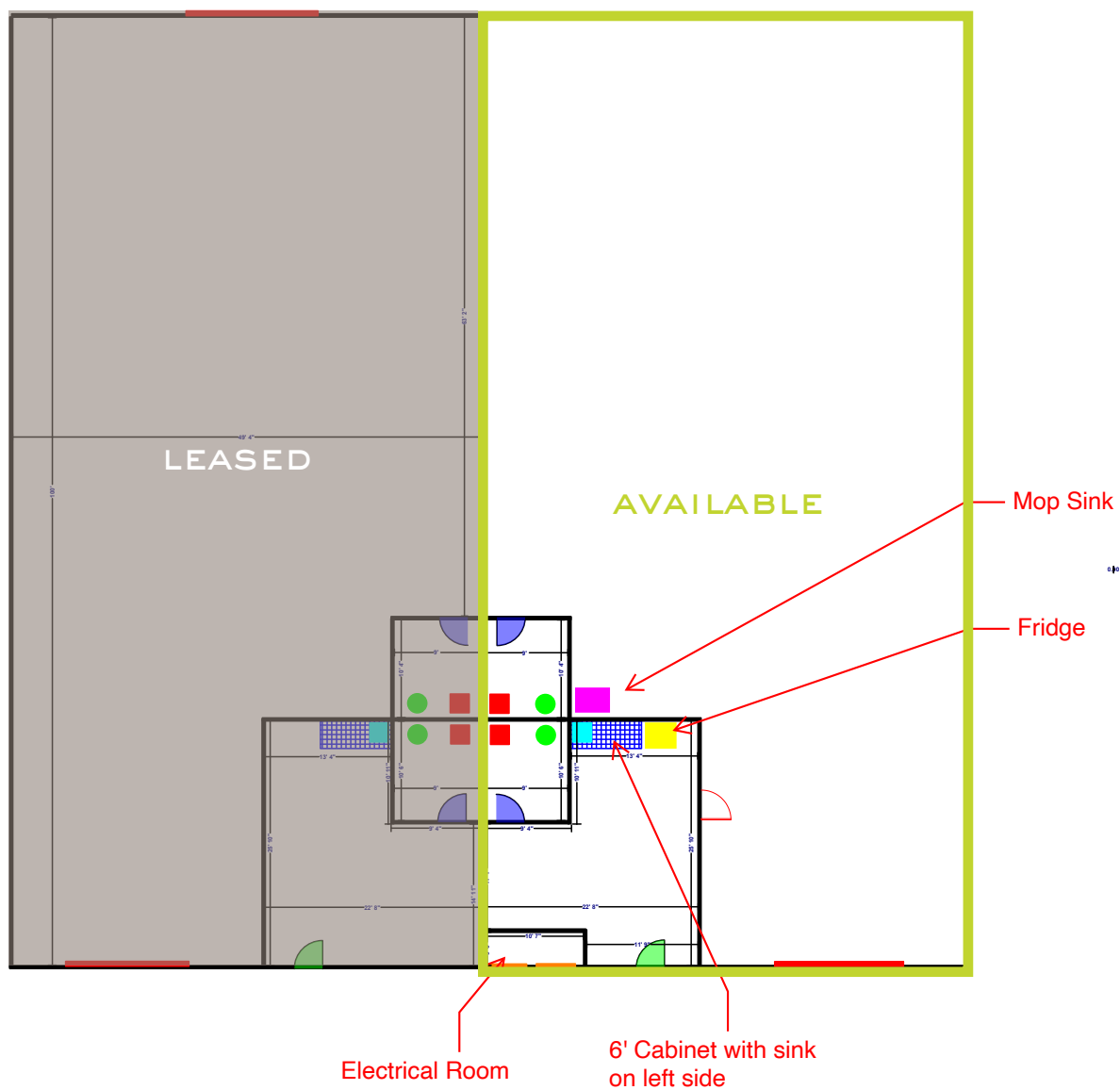
LEASE RATE & STRUCTURE

\$15/SF NNN

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FLOOR PLAN



Nearby
Developments



WESTSIDE VILLAGE



Ownership: Larkspur/ Keystone

Project Cost: \$1.7 Billion

Est Delivery: Q1 2026
Groundbreaking

Details: 880K SF Office Space,
238,000 SF Retail Space, Hotel,
1,785 Residential Units

CRESCENT WEST



Ownership: Crescent Real
Estate

Project Cost: \$255 Million

Delivery: Q4 2027

Details: 170K SF, 8 Floors, JP
Morgan occupying 3 floors



THE VAN ZANDT

Ownership: Goldenrod

Project Cost: \$145 Million

Delivery: Q4 2026

Details: 99K SF Office Space, 11.6k SF Retail
Space, 147 Multi-Family Units

ONE UNIVERSITY

Ownership: Goldenrod

Project Cost: \$255 Million

Delivery: Q4 2027

Details: 116K SF Office Space,
12K SF Retail Space, 259
Multi-Fam Units, Hotel



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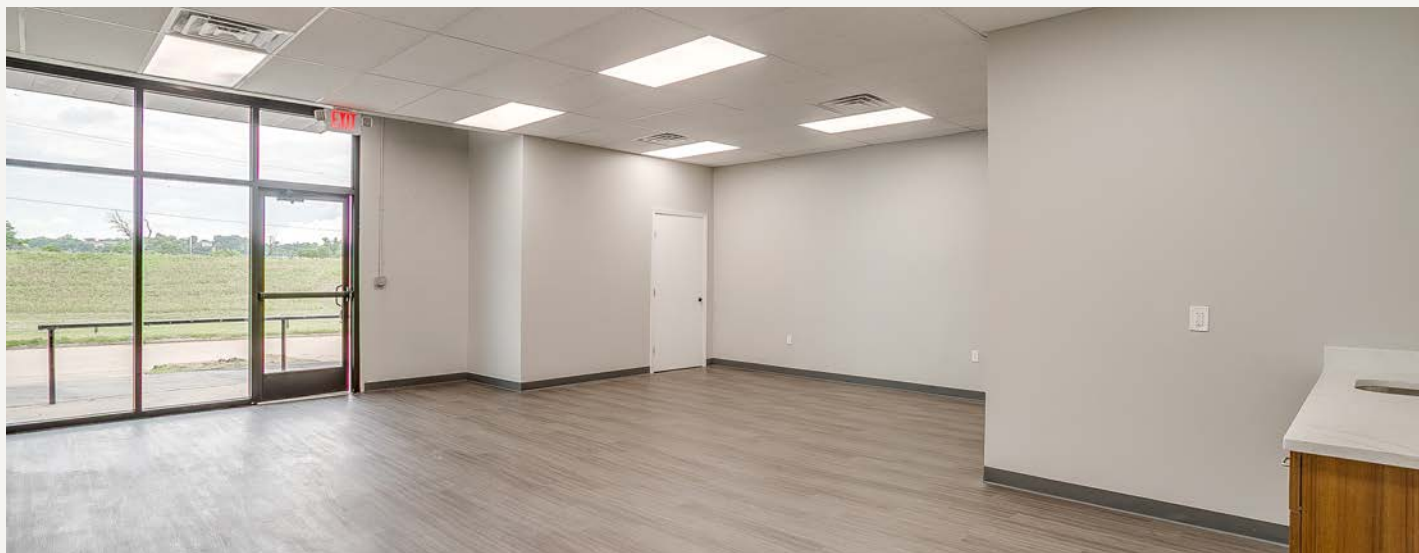
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BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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