INDUSTRIAL PROPERTY FOR LEASE

3900 N BEACH STREET HALTOM CITY, TX 76137



PROPERTY SUMMARY

3900 N BEACH STREET HALTOM CITY, TX 76137



PROPERTY DESCRIPTION

Newly remodeled building approximately 6,241 SF 6 dock high doors 3 oversized grade level doors Heavy power Approximately 5.5 acres fully fenced lot with electric gate Lighted and secured yard

LOCATION HIGHLIGHTS

Zoned M-1 Light Industrial Easy access to N. Loop 820 and I-35W Centrally located in North Fort Worth Abundant labor supply

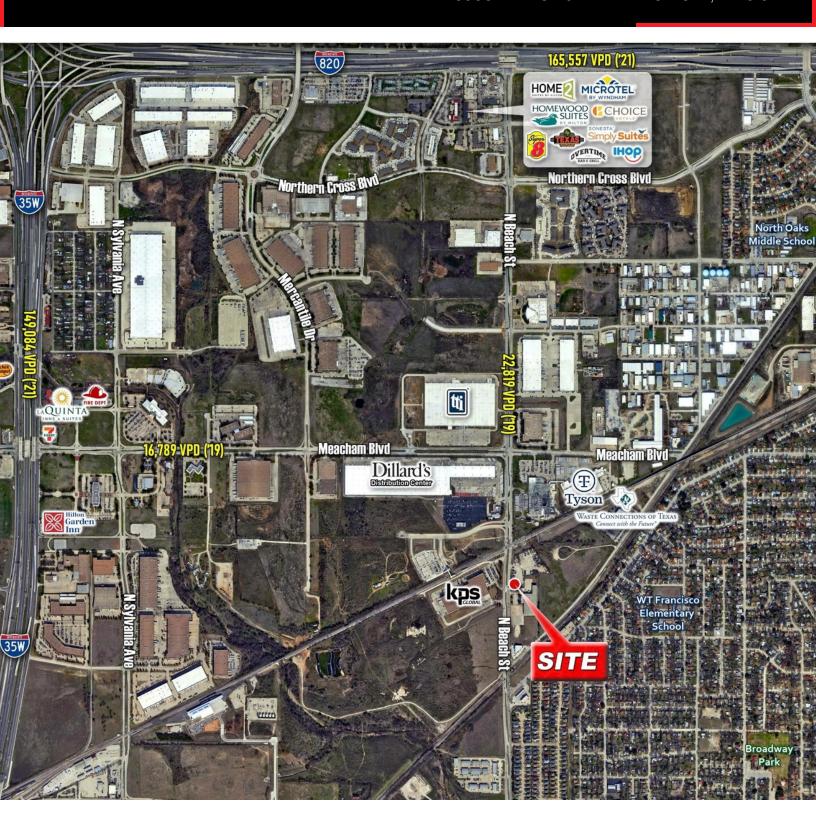
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	6,241 SF
Lot Size:	5.5 Acres
Building Size:	6,241 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,357	10,505	30,214
Total Population	7,901	31,019	83,082
Average HH Income	\$59,925	\$58,156	\$62,284

AERIAL MAP

3900 N BEACH STREET HALTOM CITY, TX 76137



DEMOGRAPHICS MAP & REPORT

 $3900\ N$ beach street haltom city, TX 76137

	Eagle Mountain		287 SUMMER	PARK GLEN FIELDS		26 Colleyville	(121) (360)
		Saginaw	63	Watauga			
199 Lakeside	Lake Worth	820 BUS (287) (199)	Melody Hil	Richland Hill Haltom City	Hu	ırst	Euless 10 R VALLEY
	White tlement	River Oaks	Worth	WOODHAVE		A	Map data ©2022

1 MILE	2 MILES	3 MILES
7,901	31,019	83,082
29.2	32.9	33.9
31.4	33.0	34.3
27.0	32.9	33.7
1 MILE	2 MILES	3 MILES
2,357	10,505	30,214
3.4	3.0	2.7
\$59,925	\$58,156	\$62,284
\$115,733	\$131,365	\$153,951
	7,901 29.2 31.4 27.0 1 MILE 2,357 3.4 \$59,925	7,901 31,019 29.2 32.9 31.4 33.0 27.0 32.9 1 MILE 2 MILES 2,357 10,505 3.4 3.0 \$59,925 \$58,156

^{*} Demographic data derived from 2020 ACS - US Census