

# 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

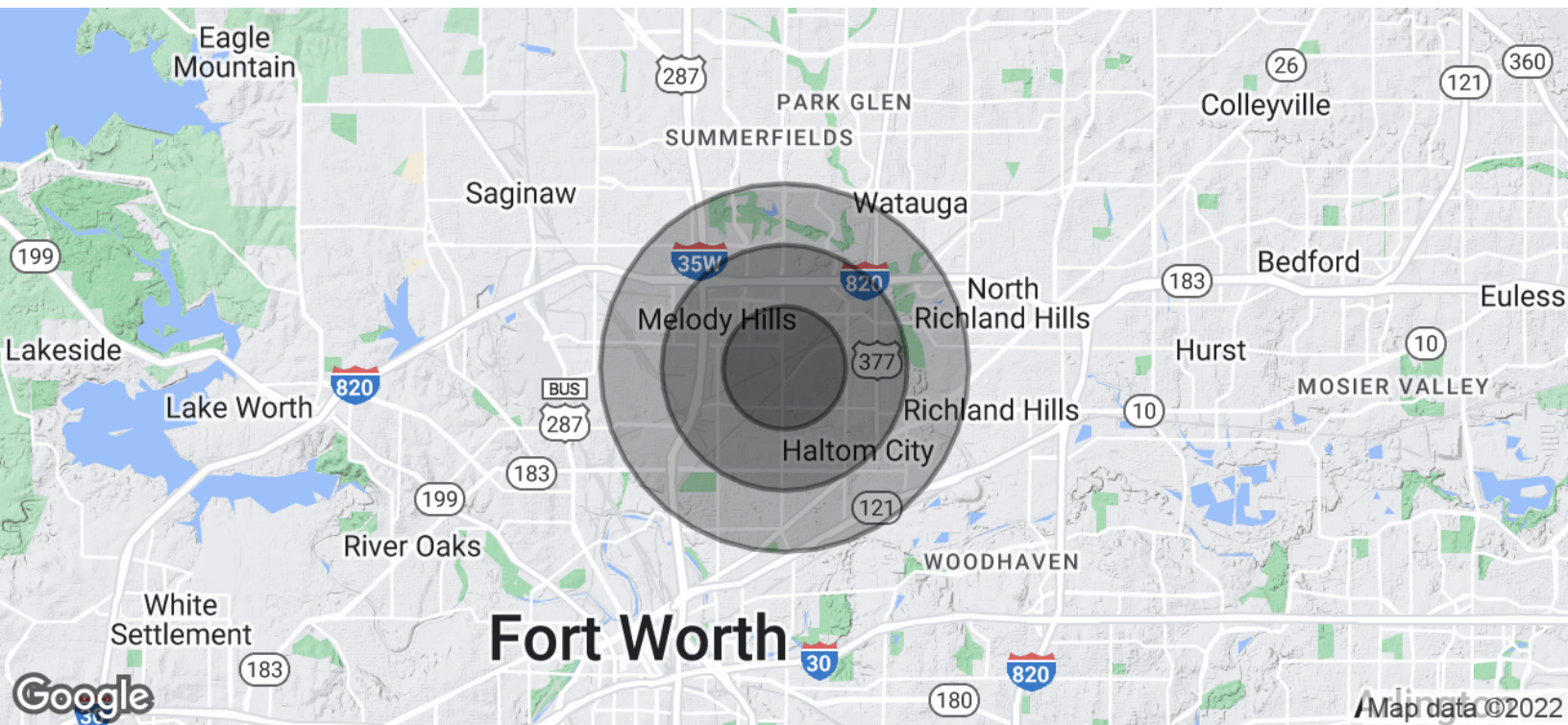
# AERIAL MAP

3900 N BEACH STREET HALTOM CITY, TX 76137



# DEMOGRAPHICS MAP & REPORT

3900 N BEACH STREET HALTOM CITY, TX 76137



## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	7,901	31,019	83,082
Average Age	29.2	32.9	33.9
Average Age (Male)	31.4	33.0	34.3
Average Age (Female)	27.0	32.9	33.7

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,357	10,505	30,214
# of Persons per HH	3.4	3.0	2.7
Average HH Income	\$59,925	\$58,156	\$62,284
Average House Value	\$115,733	\$131,365	\$153,951

\* Demographic data derived from 2020 ACS - US Census