

INDUSTRIAL FOR LEASE

3619 ALICE ST - FT WORTH

3619 Alice Street, Fort Worth, TX 76110



OFFERING SUMMARY

AVAILABLE SF:	23,262 SF
LEASE RATE:	\$3.50 SF/yr (NNN)
LOT SIZE:	0.717 Acres
YEAR BUILT:	1979
BUILDING SIZE:	23,362 SF
RENOVATED:	2013
ZONING:	Industrial

PROPERTY OVERVIEW

Warehouse/industrial/manufacturing space available with 23,262 sq ft.

LOCATION OVERVIEW

One half mile west of IH-35W, south of downtown Fort Worth in the Hemphill/Berry Empowerment Zone.

PROPERTY HIGHLIGHTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,828	34,138	85,691
Total Population	16,048	108,100	250,085
Average HH Income	\$39,096	\$48,641	\$56,433

KW COMMERCIAL
900 Quest Parkway
Cedar Park, TX 78613

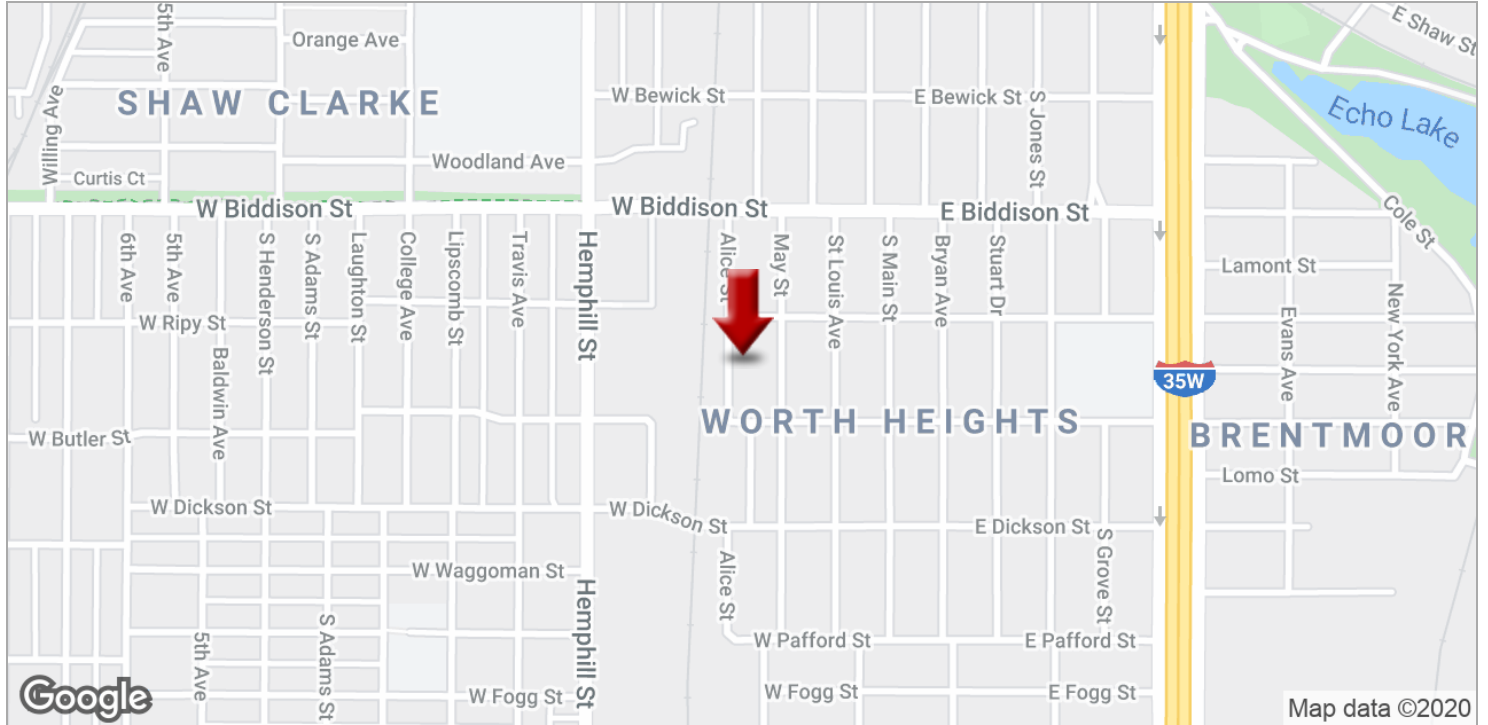
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