

CENTURY 21[®]

Judge Fite Company



132 N GRANTS LANE

WHITE SETTLEMENT, TX 76108



\$1,999,000



11,280 sqft

DESCRIPTION

Incredible opportunity to acquire a fully occupied office–warehouse FLEX property generating more than \$150,000 in gross annual rental income. Strategically positioned just minutes from Lockheed Martin in White Settlement, with quick access to I-30 and Downtown Fort Worth, this location remains in constant demand—one of the many reasons it stays 100% leased and sits on over one and a half acres of land. The property features six office-warehouse FLEX buildings, each designed with functional layouts, private utility management for tenants, roll-up doors, and low-maintenance gravel parking and driveways. Tenants appreciate the prime location, the ease of doing business, and the flexibility to grow and expand within the community. Most tenants are currently on month-to-month leases, giving a new owner the rare advantage of immediate value-add potential through rent adjustments or long-term lease restructuring. High-demand, low-vacancy industrial space in this area is difficult to find—making this a rare and exceptional investment opportunity. Current tenants include a auto mechanic, a personal trainer, a golf ball store, and a movie production company. All tenants pay well and on time. Property being managed by professional property management company that can continue with new owner.

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800.451.8055

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 21119813
YEAR BUILT: 2018
COUNTY: Tarrant
TRACT OR SUBDIVIION: Brookdale Add
LIST DATE: 11/25/2025

AREA:
SQUARE FEET: 11,280
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.61
LOT SIZE (SQFT): 70,088

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel

LOT DESCRIPTION:

- Acreage

ROOF TYPE:

- Metal

SIDING:

- SteelSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Teresa Von Illyes 

BROKERED BY: AmeriPlex Realty, Inc.

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