

## Investment Opportunity – Building & Fenced Yard in Fort Worth



3800-3808 E 1ST ST  
FORT WORTH, TX 76111

COMPASS

# 3808 E 1st Street

Building Size	5,320± SF
Office Space	425± SF Air Conditioned
Insurance for Building	Approximately \$7,500 annually
Zoning	"J" Industrial
Roll-Up Doors	4 Roll up doors
Utilities	Water, Sewer, Electric
Lease Rate	\$11.00/PSF

# 3800 E 1st Street

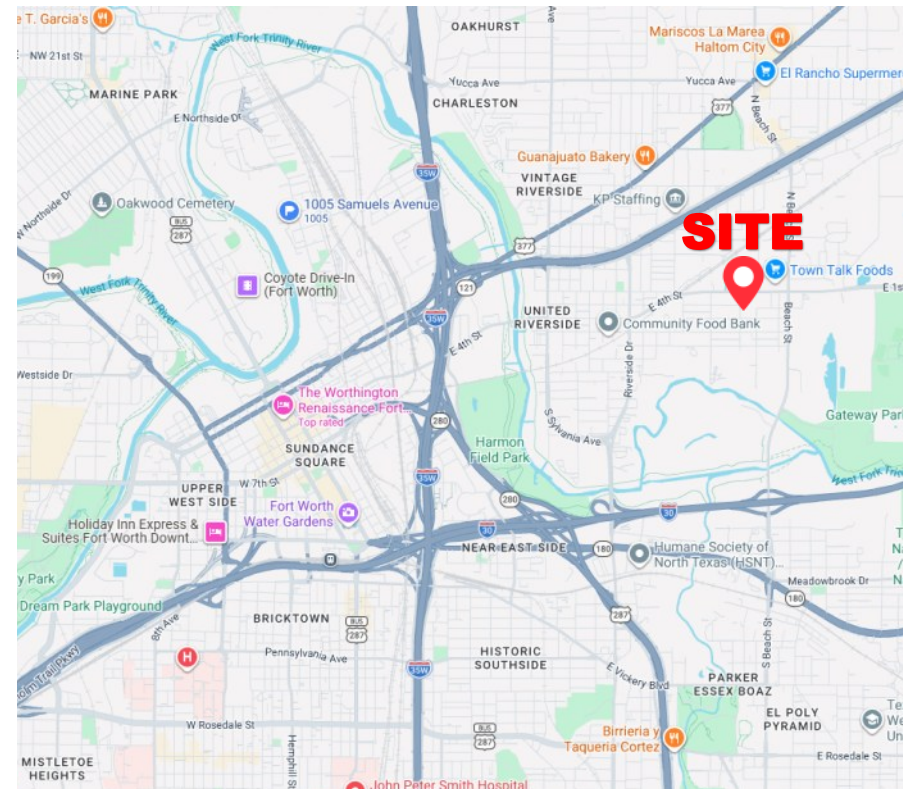
Fenced Area	48,000± SF (1.10± Acres)
Amenities	Two (2) gates, one facing the building and one at the street. Chain link with security barbed wire.
Lease Rate	\$1.25 PSF



## Property Overview

**3808 E. 1st Street, Fort Worth, TX:** ±5,320 SF industrial building featuring approximately 425 SF of air-conditioned office space. The property offers warehouse functionality with outdoor storage and parking potential, making it well-suited for manufacturing, distribution, service, and contractor operations. Conveniently located with easy access to major Fort Worth transportation corridors.

**3800 E. 1st Street, Fort Worth, TX – Fenced Yard :** ±48,000 SF (±1.10 acres) of fully fenced and gated industrial yard space in a prime Fort Worth location. Ideal for equipment storage, fleet parking, contractor operations, and outdoor industrial uses, with convenient access to I-30, Highway 121, and the greater DFW Metroplex.



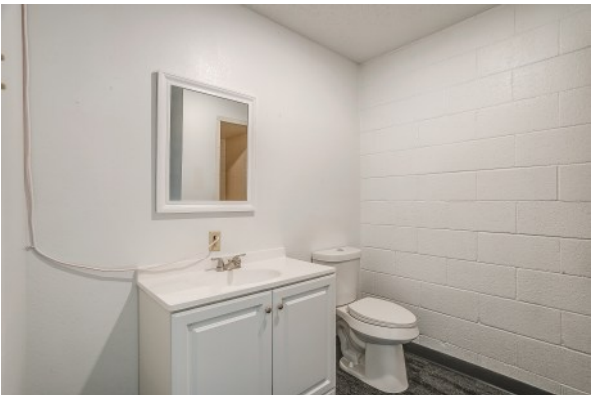
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3808 E 1ST ST  
BUILDING PHOTOS

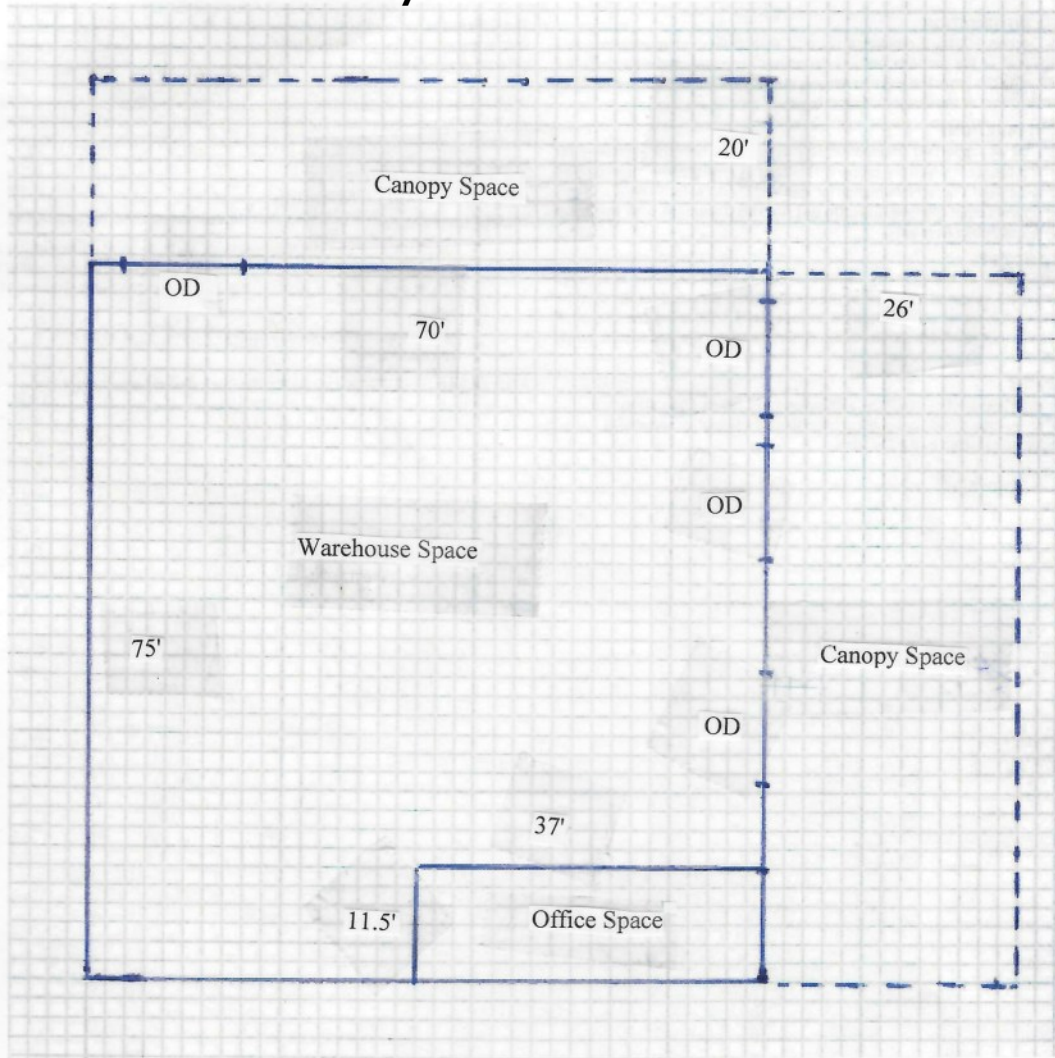


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3808 E 1ST ST  
ADDITIONAL PHOTOS



Warehouse layout for 3808 East 1st Street

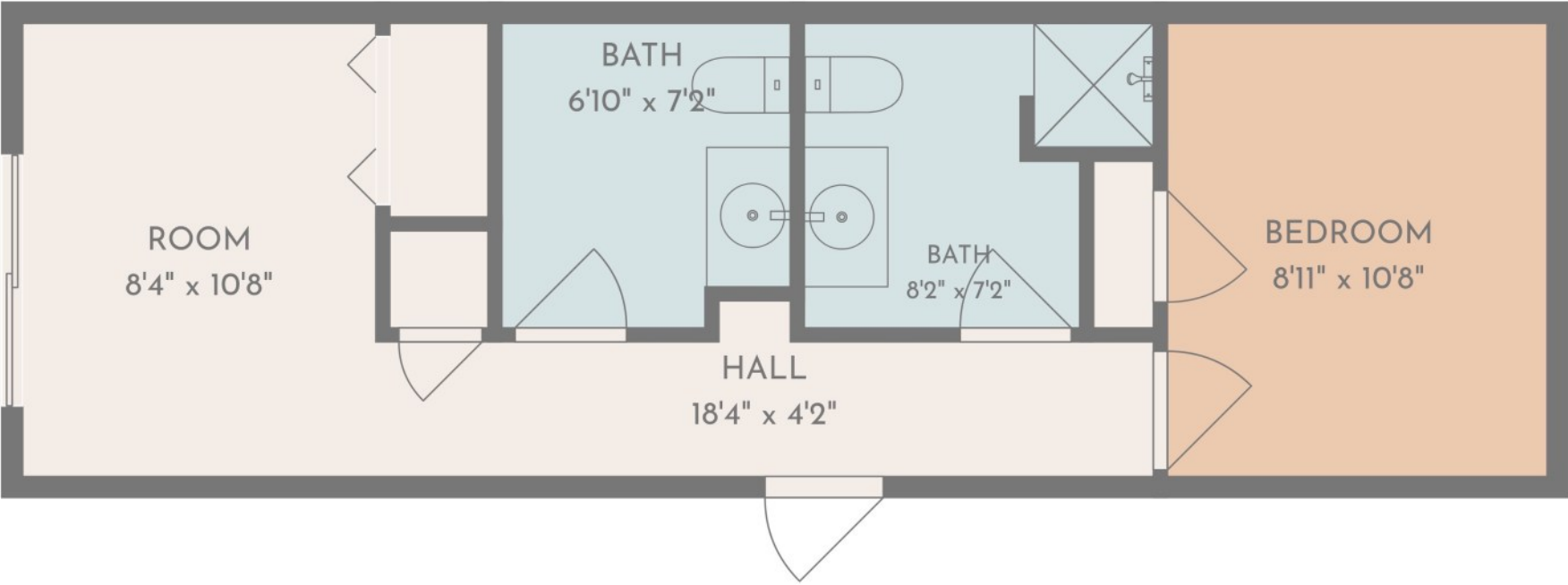


Clearance to Joist - 14' 9"

Clearance to Roof - 16' 6"

Overhead Doors -14' High, 12' Wide

Measurements Are Approximate



**2D FLOOR PLAN for 3808 East 1st Street**

**TOTAL: 384 sq. ft**  
1st floor: 384 sq. ft  
EXCLUDED AREAS: WALLS: 48 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## 3800 E. 1st Street, Fort Worth, Texas – Fenced Industrial Yard

This ±48,000 square foot (±1.10-acre) fully fenced industrial yard offers a secure and versatile outdoor storage solution in a highly accessible Fort Worth location. Positioned along E. 1st Street with convenient access to major transportation corridors, the property is ideal for contractors, equipment storage, fleet parking, material staging, and other industrial outdoor uses.

The site features perimeter fencing with gated access, providing security and operational flexibility for a variety of users. Its level layout allows for efficient vehicle circulation, equipment maneuverability, and outdoor storage operations. Located within an established industrial corridor, the property offers excellent connectivity to Downtown Fort Worth, I-30, Highway 121, and other key transportation routes throughout the DFW Metroplex.

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### Property Highlights

- Approximately 48,000 SF (1.10 acres)
- Fully fenced and secured yard
- Gated access
- Ideal for contractor yards, fleet parking, equipment storage, and outdoor industrial uses
- Excellent access to major highways and transportation routes
- Centrally located within Fort Worth's industrial market.

## 3808 E. 1st Street, Fort Worth, Texas – Industrial Building & Yard

3808 E. 1st Street presents a versatile industrial opportunity featuring approximately 5,320 square feet of warehouse space situated on a sizable industrial site. The property includes approximately 425 square feet of air-conditioned office space, providing a functional combination of warehouse operations and administrative support.

Designed to accommodate a wide range of industrial, manufacturing, distribution, service, and contractor uses, the property offers ample outdoor space for parking, storage, and operational activities. The warehouse benefits from convenient access to major transportation routes throughout Fort Worth and the DFW Metroplex, making it an attractive location for businesses seeking efficient logistics and regional connectivity.

Located within an established industrial area, the property provides flexibility for owner-users and tenants alike. The combination of warehouse, office space, and yard area creates a practical solution for companies requiring both indoor operational space and outdoor storage capabilities.

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### Property Highlights

- ±5,320 SF industrial building
- ±425 SF air-conditioned office space
- Warehouse and office configuration
- Outdoor storage and parking potential
- Suitable for manufacturing, distribution, service, and contractor operations
- Convenient access to I-30, Highway 121, and Downtown Fort Worth
- Established industrial location within the DFW Metroplex

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3800 E 1ST ST  
AERIALS





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