



FOR LEASE

1512 I-35 W | Denton, TX 76210

USES:

Industrial Building / Warehouse / Back Office

SIZE:

Total Building +/- 40,000 SF

AVAILABILITY:

+/- 11,900 SF—Fully HVAC

20' Clear Height +/- 70' Bay Depth

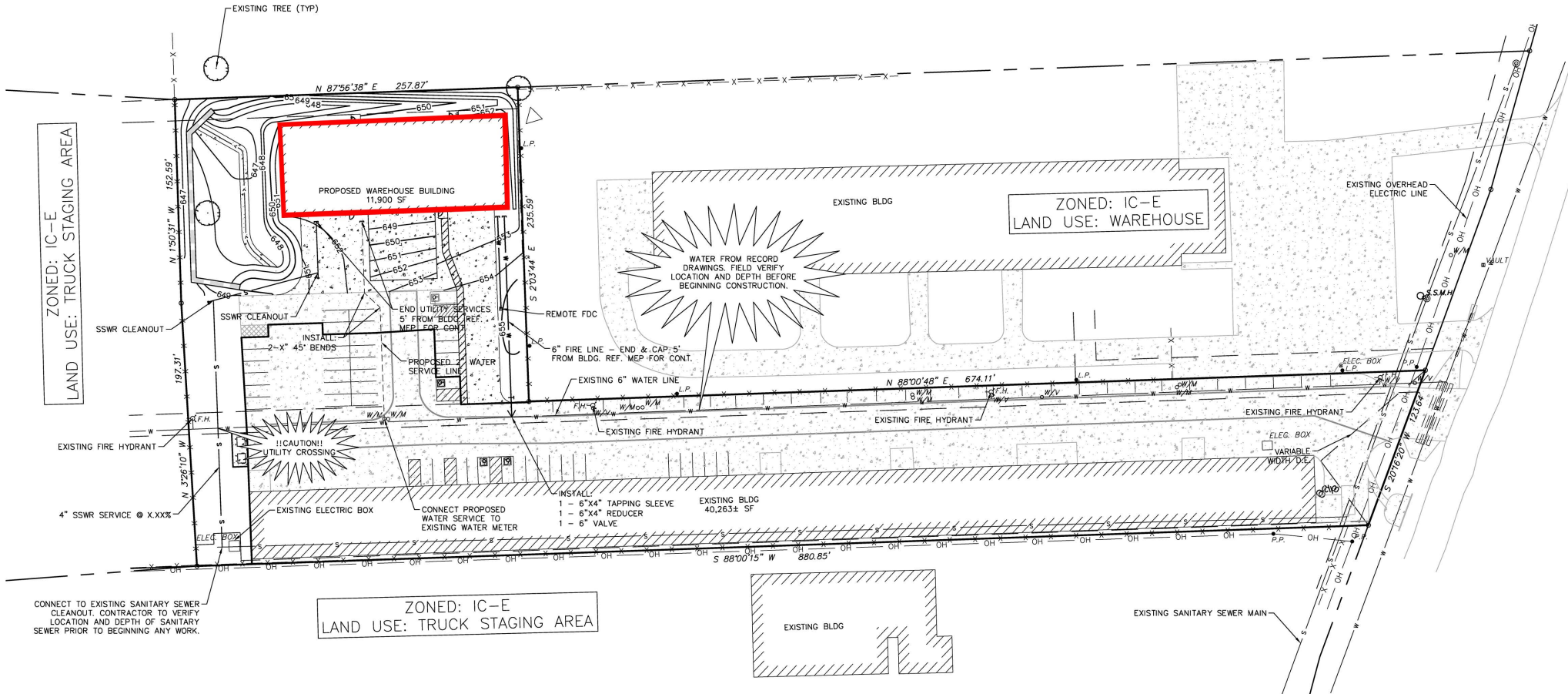
PRICE:

\$10 / SF / Yr + NNN

Move-in ready Class B
Warehouse / Office. Offers fully
HVAC suites and additional outside
yard storage. Easy access and
visibility to I-35. Minutes away from
the Denton Municipal Airport.

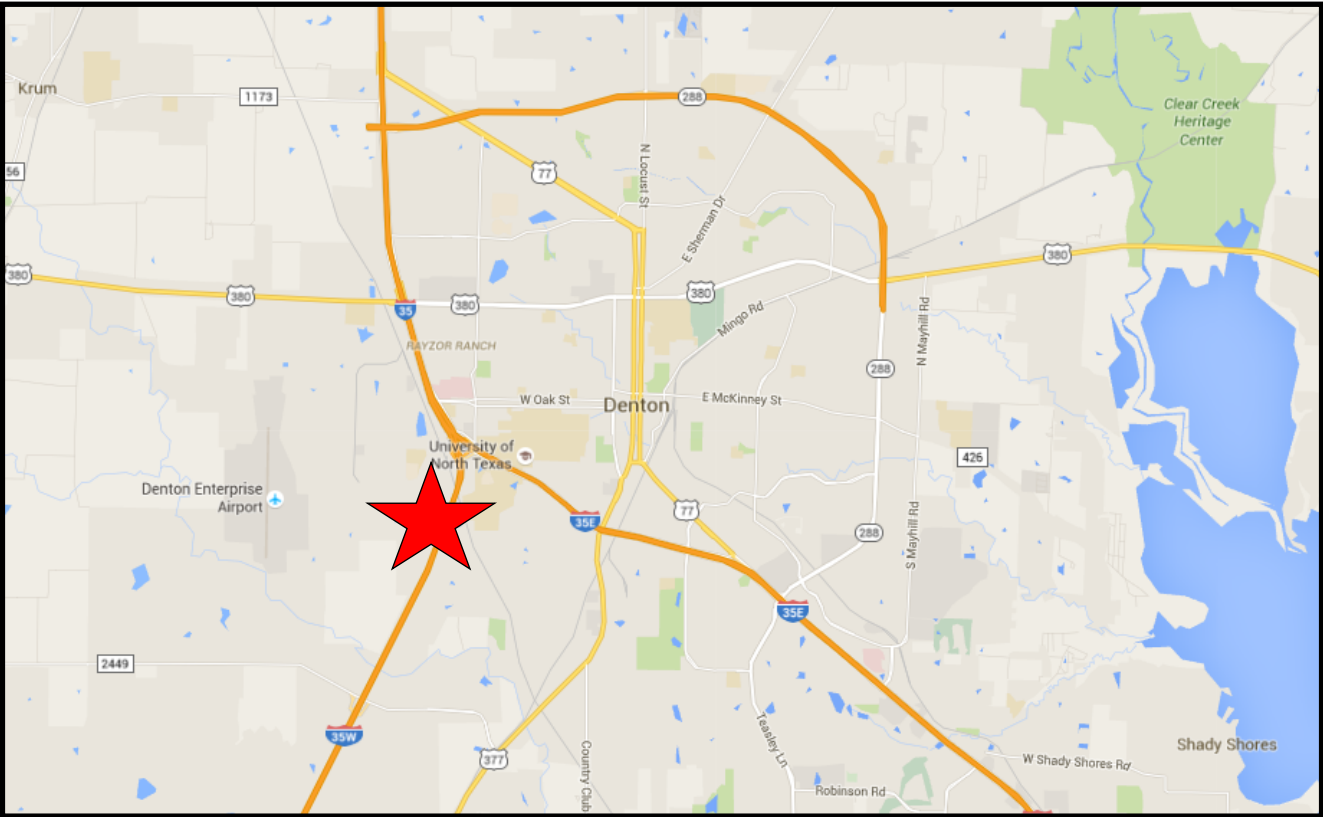
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PROPERTY SUMMARY

PROPERTY:	I-35 W Industrial
LOCATION:	1512 I-35 West, Denton, TX 76207
TYPE:	Industrial Building / Warehouse / Back Office
ZONING:	Light Industrial (LI)
BUILDING SIZE:	11,900 SF 20' Clear Height +/- 70' Bay Depth 3 Phase Power Available
AVAILABLE:	Suite 200 – Shell space – two (2) Dock doors, 2, Grade level OHD, 6 personnel doors – Fully HVAC Space
SPRINKLERS:	Yes
LEASE RATES:	\$10.00 / SF + NNN
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available per city ordinances
PARKING:	30 Spaces – Room for additional parking
AGE:	New Construction – 2020 Q2 Completion
TI:	Negotiable
LISTED:	Loopnet, CoStar, Denton Sites, and many other sites
COMMENTS:	NEW CONSTRUCTION! Easy access and visibility to I-35. Minutes away from the Denton Municipal Airport