

# TRINITY RD INDUSTRIAL

1425 S Trinity Rd, Denton , TX 76208



## OFFERING SUMMARY

|                       |                   |
|-----------------------|-------------------|
| <b>AVAILABLE SF:</b>  | 11,130 SF         |
| <b>LEASE RATE:</b>    | \$8.08 SF/yr (MG) |
| <b>LOT SIZE:</b>      | 1 Acres           |
| <b>YEAR BUILT:</b>    | 2004              |
| <b>BUILDING SIZE:</b> | 11,130 SF         |
| <b>ZONING:</b>        | Commercial        |
| <b>MARKET:</b>        | Denton            |

## PROPERTY OVERVIEW

Consists of an office building with 1,380 SF. Adjacent to the office area is a large WHS bay - 25' x 60' - 1,500 SF with an 18'W x 14.5T grade level OHD. Directly behind the office building there is a large WHS building with 2 sections. 1st section is 100' x 55' - 5,500 SF. 7 grade level OHD - 14.5'T x 10'W - on both sides of the building. Ceiling Ht - 20' sides / 22' center. Also contains a paint spray booth on the end - 16' x 44'. 2nd section is 50' X 55' - 2,750 SF. 4 grade level OHD - 14.5'T x 10'W. Wide variety of potential uses. Heavy electrical.

## PROPERTY HIGHLIGHTS

- Office Space - Reception, Coffee Bar, Restroom, 5 Offices
- WHS - 5,500 SF with paint spray booth
- WHS - 2,750 SF
- WHS - 1,500 SF
- Multiple Grade Level OHD - 14.5 T x 10 W, 18' W x 14.5' T
- WHS has some OHD space heaters
- Office HVAC
- Space above office for large sign
- Room for outside storage if needed

**KW COMMERCIAL**  
2434 Lillian Miller Parkway  
Denton, TX 76205

**CHRIS ROSPRIM**  
CPM/REALTOR/Broker  
O: 940.243.4000  
C: 940.453.2180  
chrisrospri@kwcommercial.com  
TX #0232984

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**INDUSTRIAL FOR LEASE**

# TRINITY RD INDUSTRIAL

1425 S Trinity Rd, Denton , TX 76208



**KW COMMERCIAL**  
2434 Lillian Miller Parkway  
Denton, TX 76205

**CHRIS ROSPRIM**  
CPM/REALTOR/Broker  
O: 940.243.4000  
C: 940.453.2180  
chrisrospri@kwcommercial.com  
TX #0232984

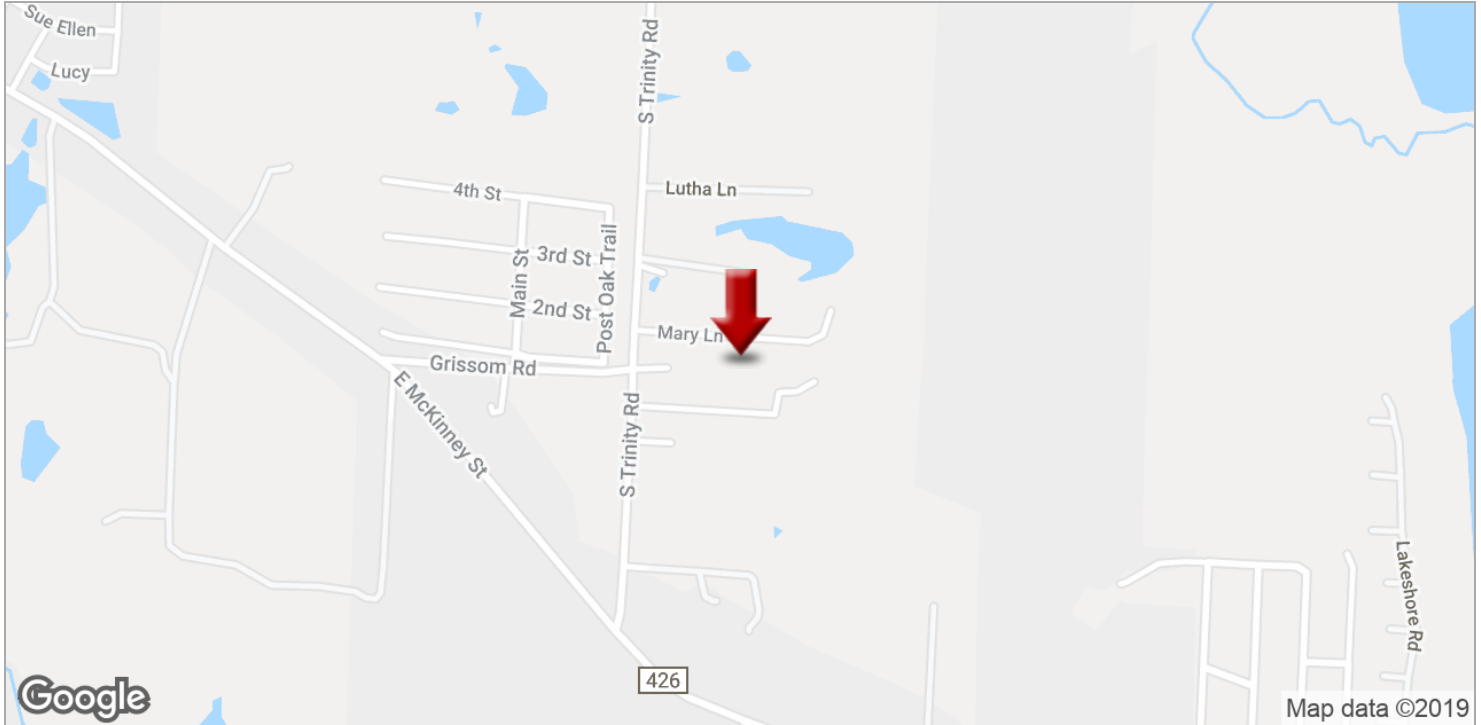
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**INDUSTRIAL FOR LEASE**

# TRINITY RD INDUSTRIAL

1425 S Trinity Rd, Denton , TX 76208



**KW COMMERCIAL**  
2434 Lillian Miller Parkway  
Denton, TX 76205

**CHRIS ROSPRIM**  
CPM/REALTOR/Broker  
O: 940.243.4000  
C: 940.453.2180  
chrisrospri@kwcommercial.com  
TX #0232984

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)