



REAL ESTATE SERVICES
SALES / LEASING / MANAGEMENT / INVESTMENTS
RETAIL / OFFICE / INDUSTRIAL / LAND / MULTI-FAMILY
Chris Rosprim, CPM/REALTOR®/Broker
2434 Lillian Miller Pkwy., Denton, TX 76205
(940) 243-4000 - Office / (940) 453-2180 – Cell / (940) 382-9826 FAX

PROPERTY SUMMARY

July 5, 2019

PROPERTY: TRINITY RD INDUSTRIAL

LOCATION: 1425 S Trinity Rd., Denton, TX 76208

TYPE: Office / Industrial Facility

PRICE: \$8.08/SF/Yr / \$7,500/MO – MG Lease

ZONING: Commercial

POTENTIAL USE: Commercial / Industrial / Light Mfg / WHS / Distribution

SCHOOL DISTRICT: Denton ISD

SIZE: 11,130 SF Total - 1,380 SF Office / 9,750 SF WHS

- Office – 1,380 SF – HVAC – Multiple Offices
- WHS 1 – 25 x 60 – 1,500 SF
- WHS 2 – 100 x 55 – 5,500 SF
- WHS 3 – 50 x 55 – 2,750 SF

AVAILABLE: 11,130 SF

LAND: 1 + Acres

TRACT CONFIGURATION: Rectangular

TOPOGRAPHY: Level

GROUND COVER: Parking Lot / Rock & Gravel

FRONTAGE: S Trinity Rd.

ACCESS: S Trinity Rd.

VISIBILITY: Good

UTILITIES: Available to the site. Tenant responsible for individual metered electric

HVAC: Office space fully HVAC

POWER: Heavy Electric Service in the WHS area

CEILING HEIGHT: Office – 8'; WHS – Varies – 16.5 – 22 – depends on the area / side / center

OHD: Multiple OHD – Grade Level - 18 x 14.5; 14.5 x 10;

TAXES: Tax Parcel IDs: R38438; R37414; Taxes Included

SIGNAGE: Available on-site – tenant expense

ADA: Not believed to be in compliance with ADA

TRIPLE NETS: N/A

PARKING: Ample parking available

FLOODPLAIN: Not believed to be in the flood plain

EASEMENTS: Utilities

MINERAL RIGHTS: N/A

LEASE: Prefer 3 – 5 Years

AGE: Originally built in 2004

TERMS: Negotiable

TI: Negotiable

LISTED: MLS, Loop Net, CoStar, Build Out, KW Commercial

COMMENTS: Commercial industrial facility. Consists of an office building with 1,380 SF. Adjacent to the office area is a large WHS bay with an 18’W x 14.5’T 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.

CONTACT: Chris Rosprim, Broker 940-243-4000 chrisrosprim@kwcommercial.com

Office: * 1,380 SF Reception area; private offices; restroom

WHS: # 1 1,500 SF 25’ x 60’ Front – OHD – 14.5’T x 18’W; Rear – Double Open Doors – 18’W x 14.5’T
16.4’ Sides / 20’ Center

 # 2 5,500 SF 100’ x 55’ 7 OHD – Both sides – all are 14.5’T x 10’W;
20’ Sides / 22’ Center

 Spray Paint Booth – 16’ x 44’

 # 3 2,750 SF 50’ x 55’ 4 OHD – both sides – all are 14.5’T x 10’W
20’ Sides / 22’ Center

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