

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
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PROPERTY SUMMARY

PROPERTY:	Trinity Rd. Industrial Warehouse		
TYPE/ZONING:	Commercial / Lt Industrial – Warehouse		
LOCATION:	1425 S Trinity Rd., Denton, TX 76208		
SIZE:	+/- 11,000 SF		
AVAILABLE:	+/- 11,000SF – Two Buildings – Can be leased separately Building 1 – +/- 2,750SF (1,500SF Finished out office, 1,250SF warehouse) Building 2 – +/- 8,250SF (Large open warehouse/shop space)		
PRICE:	\$7.00 / SF/Yr – Modified Gross		
UTILITIES:	All existing to buildings, tenants expense		
POWER:	110 / 220 V – 3 Phase available		
SIGNAGE:	Available per landlord approval/city ordinances		
PARKING:	Fenced Lot – Ample parking available		
OHD:	1,250SF has 2 grade level doors, 5,500SF has 6 grade level doors, 2,750SF has 2 grade level doors.		
AGE:	Built in 2004		
TERMS:	Negotiable		
LISTED:	LoopNet, Costar, and many other sites		
COMMENTS:	11,000SF of warehouse and office space available off of McKinney St. that can be divided in to two buildings. Building 1 is 2,750SF and has finished out office space and frontage on Trinity Rd.. Building 2 is +/- 8,250SF with a demising wall breaking space in to 5,500SF and 2,750SF. 5,500SF has a paint booth with dedicated OHD, previously used to paint RV/Motorhomes.		
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