

OFFICE / WAREHOUSE WITH OUTSIDE STORAGE  
2931 Texoma Drive | DENISON, TX 75020

FOR LEASE: +/-7,200 Square Feet, on 1.75 Acres



*Presented by:*

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## EXECUTIVE SUMMARY:



### PROPERTY SUMMARY

Bldg Size (Sq Ft.):	7,200
Lot Size (Acres):	1.75
Grade Level Doors:	Four (4), 12' X 14' tall doors
Year Built:	2008
Zoned:	(LI) Light Industrial District

### PROPERTY OVERVIEW

Best-in-class office with retail finishes, maintenance warehouse and outside storage.. This hard-to-find property type is ideal for light industrial uses, truck service and regional operations admin.

3,000 s.f. of office area includes 5 offices, conference, copy, kitchen, reception, 4 cubicle open area.

4,200 s.f. (60' W x 70' L) attached warehouse includes 3 maintenance bays with an end bay door, two shop offices, shop rr, tool/storage room.

Features include high visibility frontage on FM 84 (Texoma Dr.), fenced outside lot with paved driveway, truck court and 15 parking places in front, room for yard expansion on lot.

#### **Location:**

Located at the Northeast quadrant of FM 84 and US Hwy 75, approx. 1 hour due North of Dallas, just South of the Oklahoma border.



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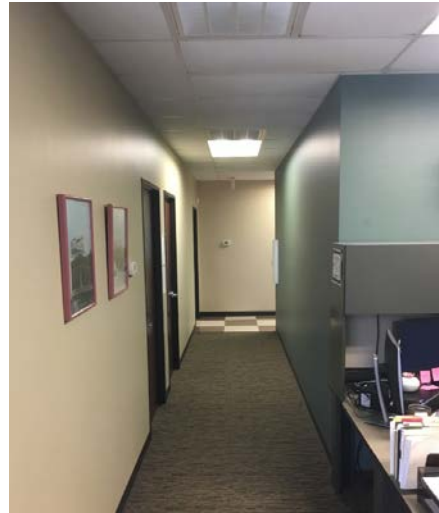
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PICTURES:



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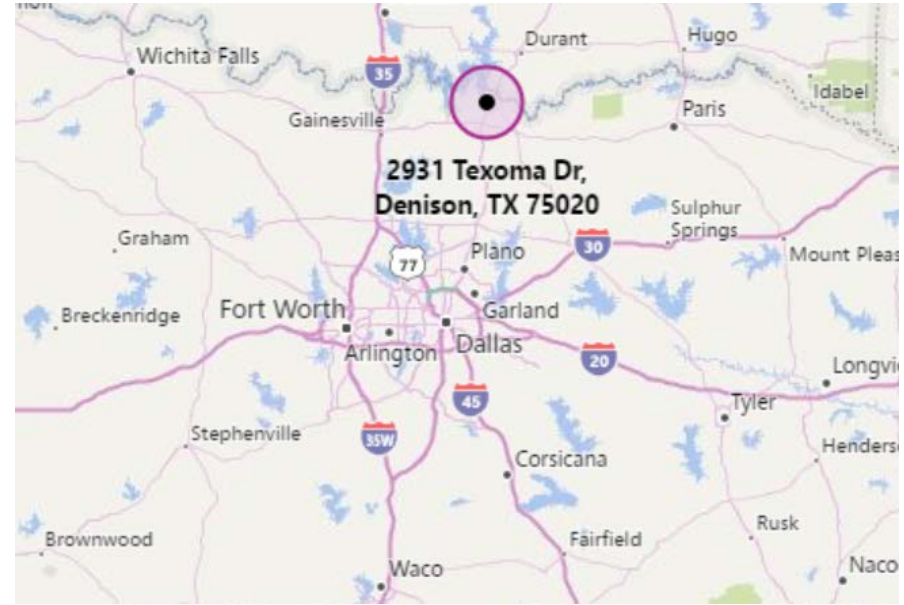
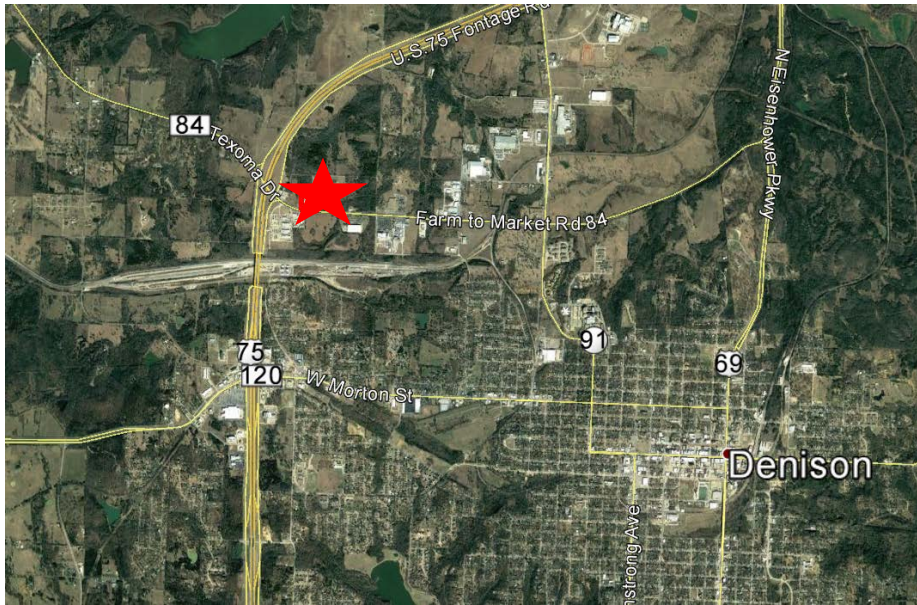
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## LOCATION MAP:



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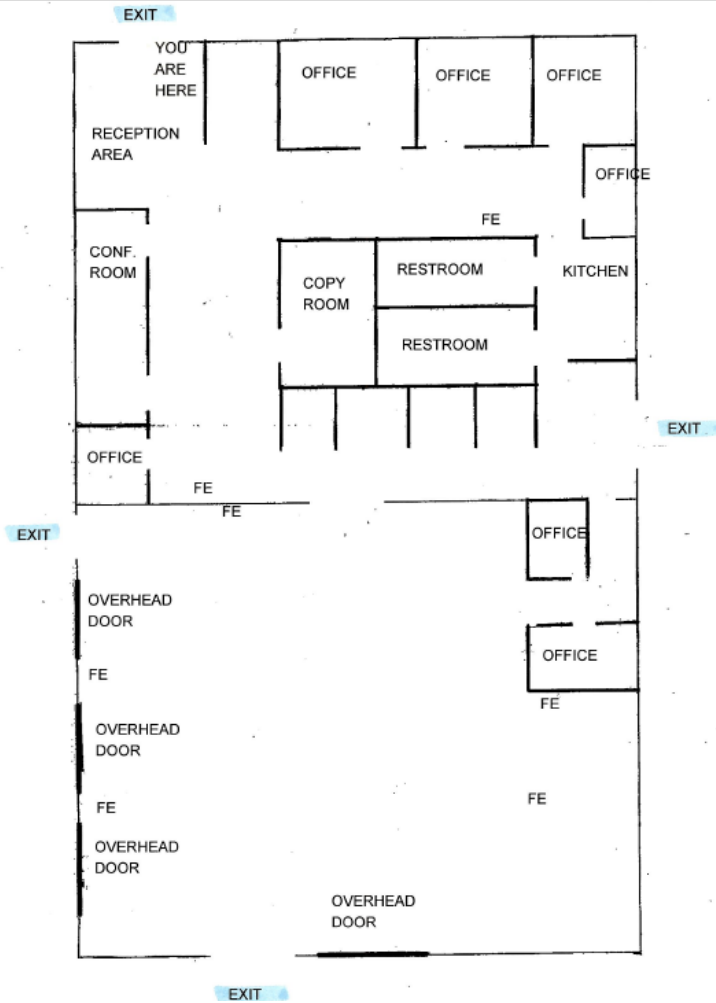
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## FLOOR (EVAC) PLAN:



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