



421 E HICKORY ST

DENTON, TX 76201

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	18,760 SF
Available SF:	1,946 SF
Year Built:	1900

PROPERTY OVERVIEW

- Ample parking
- Great Location

LOCATION OVERVIEW

This historic landmark building is all that remains of a flour mill that was originally built in the early 1900s. The building houses warehouse space and corporate headquarters for Tim Beaty Builders, Inc. as well as additional office space both upstairs and downstairs. In 1997, Tim Beaty Builders, Inc. remodeled the building, which had been damaged by fire on several occasions. Much of this historic building remains in place, including the outside brick walls, windows, wood structural timbers, and much of the original wood flooring. The remodel allowed Tim Beaty Builders, Inc. to finish and furnish the building.

Lease Spaces



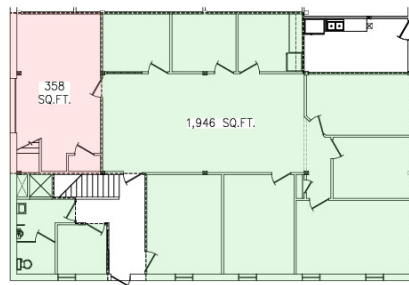
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,946 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 103	Available	1,946 SF	NNN	\$18.00 SF/yr	-

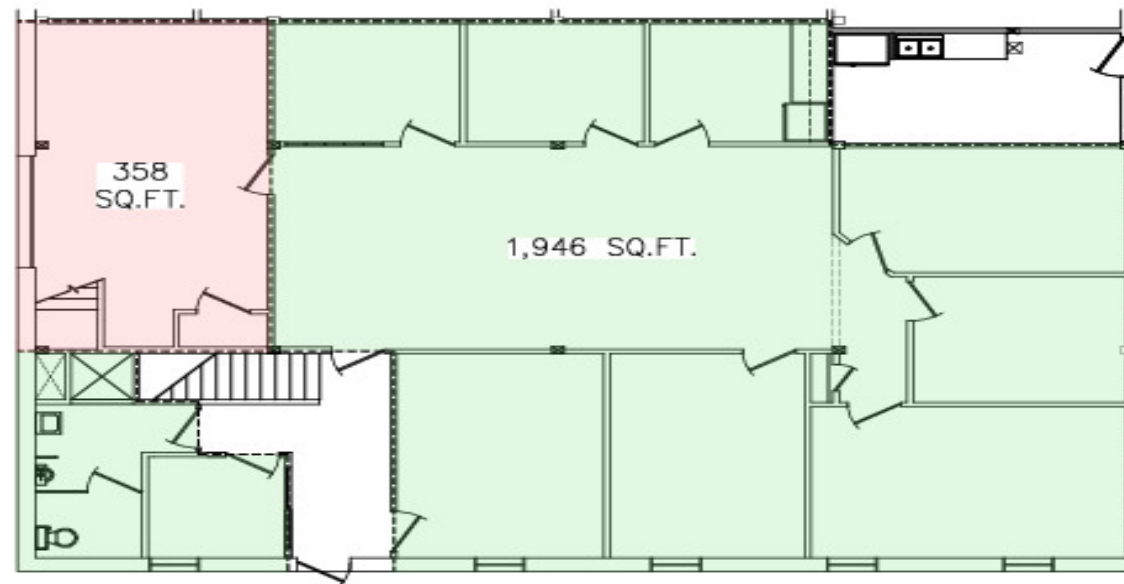
Additional Photos



① OFFICE SUITES
SCALE: 1" = 20'-0"



Floor Plan



1 OFFICE SUITES

SCALE: 1" = 20'-0"

Location Map

