

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
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PROPERTY SUMMARY

PROPERTY:	100-102 W Lloyd Street, Krum, TX	
LOCATION:	Located near the hard corner of FM 156 and McCart Street in Krum	
TYPE/ZONING:	Office / Professional / Industrial	
BUILDING SIZE:	102 W Lloyd Street: +/- 2,280 SF	100 W Lloyd Street: +/- 2,890 SF
AVAILABLE:	<u>102 W Lloyd Street</u> consists of +/- 2,280 SF of office space. The space is comprised of 6 offices, 3 bathrooms, breakroom/kitchen, and open conference area. <u>100 W Lloyd Street</u> consists of +/- 2,890 SF industrial/warehouse space. The space has two 10x12 OHD's. Finish out allowance is negotiable.	
RATE:	102 W Lloyd Street - \$12/SF/Yr Modified Gross 100 W Lloyd Street - \$6/SF/Yr Modified Gross	
UTILITIES:	All existing to buildings, tenant responsible for all utilities.	
SIGNAGE:	Façade and Monument signage available at Landlord approval	
TERMS:	3-5 Years Initial Term	
TI:	Negotiable	
LISTED:	LoopNet, Costar, Xceligent, Denton Sites, and many other sites	
COMMENTS:	This property is located near the hard corner of FM 156 and McCart Street in downtown Krum. The office space is ready to occupy and the industrial - warehouse space needs minimal finish out. The office space was recently updated and construction for the warehouse is just recently completed. Call for any questions/inquiries.	
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