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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 14, 2017

PROPERTY: SANGER INDUSTRIAL WHS OFFICE BUILDING

LOCATION: 205 Acker St., Sanger, TX 76266

TYPE: Industrial Warehouse – Office with WHS

PRICE: \$6.67SF/Yr / \$4,000/MO

ZONING: Commercial / Lt Industrial

POTENTIAL USE: Wide variety of commercial uses – retail / wholesale / office / school / distribution

SCHOOL DISTRICT: Sanger ISD

SIZE: 7,200 SF Building 3 sections: Front – office area- reception / private office / restrooms; Middle – 58x60 – fully HVAC WHS; Rear – 58x38 – WHS with 2 OHD – NO HVAC/ There is a wall with sliding doors between the 2nd and 3rd section. With doors open the air from the 2nd section migrates to the 3rd section quite nicely if desired.

AVAILABLE: Immediately

LAND: 0.841 AC

TRACT CONFIGURATION: Rectangular

TOPOGRAPHY: Level

GROUND COVER: Grass

FRONTAGE: Acker St.

ACCESS: One block off I-35 – Service Rd. – south bound – Pecan St. to Acker

VISIBILITY: Good

UTILITIES: Water / sewer / electric existing to the building

HVAC: Office – 3 tons, WHS – 10 tons – all in good working order

POWER: 110 / 220 V

CEILING HEIGHT: 12-14'

TAXES: Tax Parcel ID R 163111

SIGNAGE: Tenant may place sign on building in place of existing sign and/or on building or in front of building – tenant expense, per city ordinances / permits and fees – owner will remove their sign and leave that area blank at owner expense.

ADA: Unsure

TRIPLE NETS: N/A – Owner pays for taxes and insurance.

PARKING: Ample parking all around building and on street

FLOODPLAIN: Not believed to be in the flood plain

EASEMENTS: Utilities

OHD: 2 Grade Level OHD – 12’W x 9’H

LEASE: Multi-year lease preferred

AGE: Built in 1996 – very well maintained, in great condition

TERMS: \$6.67/SF/Yr./\$4,000/MO all inclusive. Owner pays taxes / insurance; Tenant pays utilities and maintenance

TI: Negotiable to the deal

LISTED: MLS, Loop Net, CoStar, Xceligent, Commercial Search, KWCLS & 900 Web-sites

COMMENTS: Very nice 7,200 SF Metal WHS building. Built by the owner, used in his business for years – antique auctions. Front office area – 500 SF - offers reception area, private office, private restroom, men’s and lady’s restrooms and a commercial sink from previous snack bar area. Middle area offers fully HVAC area of 3,480 SF. Rear area offers 2,204 SF – NO HVAC, 2 Grade Level OHD – 12x9. Many potential uses for combo office, retail, light industrial, educational, distribution, light mfg, etc. Just off I-35 – southbound behind Sanger Bank building.

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

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