



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Sanger Auto Repair / Retail</b>
<b>LOCATION:</b>	700 S Stemmons, Sanger, TX 76266
<b>POTENTIAL USE:</b>	Automotive / Commercial / General Retail
<b>AVAILABILITY:</b>	Total +/- 4,760 SF - +/- 2,500 SF Store Front on to I-35 on corner @ Austin with Retail Glass entry; +/- 1,700 SF, +/- 835 SF Back area with 3 OHD / and Drive Through Bay; +/-800 SF loft shop office; Ideal for shop with office / retail area.
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>SIGNAGE:</b>	Signage availability varies per suite. All signage will be per city ordinances and Landlords approval.
<b>RATE:</b>	\$15.00 / SF / Yr + NNN
<b>TERMS:</b>	3-5 Years Initial Term
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	Automotive/Warehouse/Retail/ on the corner of I-35 N service road and Austin St. in Sanger. With the planned improvements to I-35 – the exit ramp is slated to be moved to where it will cause traffic to exit just before this intersection. Wide variety of potential uses following the expansion to take advantage of traffic coming off of I-35

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