

4009 MESA DR

DENTON OFFICE/WAREHOUSE

Denton, TX 76207

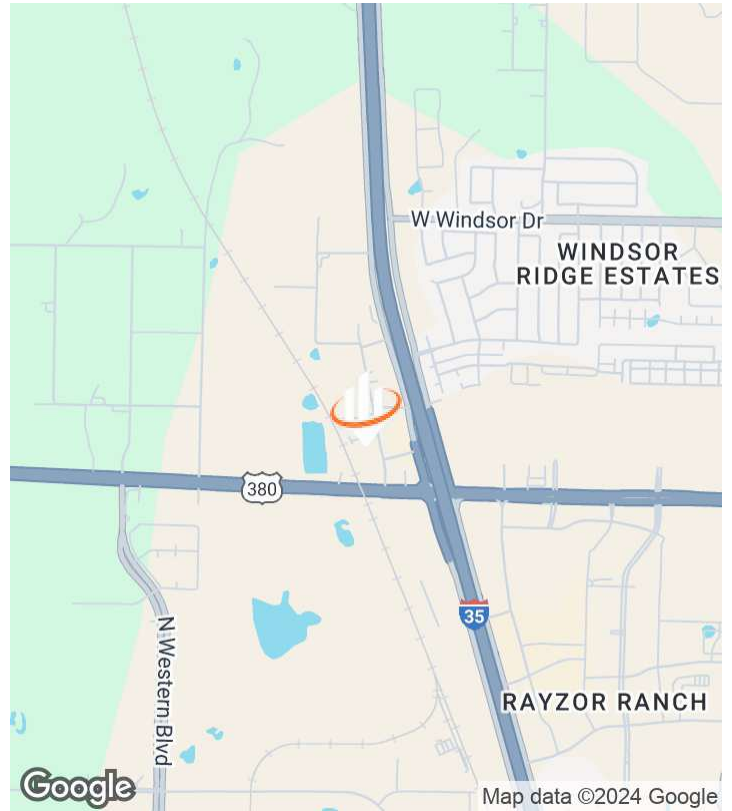
PRESENTED BY:

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PROPERTY HIGHLIGHTS

- Building 1: +/- 6,500 SF Office/Warehouse
- Building 2: +/- 3,750 SF Office/Warehouse
- Building 1: 100% HVAC
- Grade Level Access

PROPERTY DESCRIPTION

The property sits on one acre with two existing metal warehouse buildings. The main building is +/- 6,500 SF and is 100% HVAC with existing office/warehouse buildout. The back building is +/- 3,750 SF with climate controlled office and non-climate controlled warehouse space. Both buildings have grade level access. The adjacent lot is included with the purchase of the building.

OFFERING SUMMARY

SALE PRICE:	\$1,950,000
LOT SIZE:	1.6 Acres
BUILDING SIZE:	10,250 SF

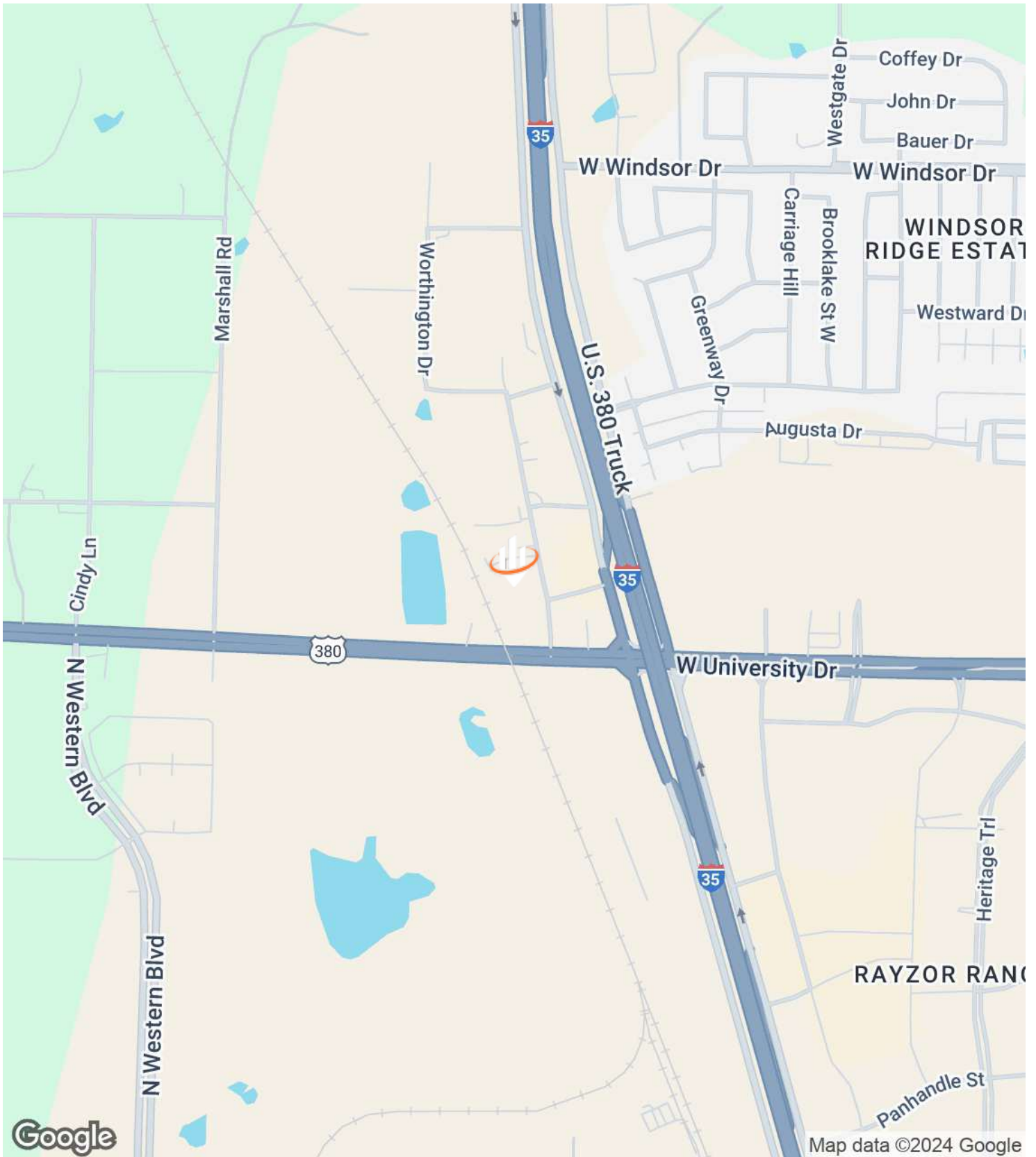
LOCATION DESCRIPTION

This warehouse property is located in Denton, TX on Mesa Drive, just off US-380. US-380 is a major east-west artery that spans much of the northern DFW Metroplex. The property is one block west of I-35, and is just north of the I-35E and I-35W split. This location offers quick and convenient access to two major roadways connecting a large span of the DFW Metroplex.

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