



PROPERTY SUMMARY

PROPERTY:	Business Park 156
ADDRESS:	11180 FM 156, Northlake, TX
TYPE/ZONING:	Commercial / Retail / Office / Light Manufacturing
AVAILABLE:	April 2024 – 2,000 – 6,000 SF
RATE:	\$11.00 / SF / YR + NNN (\$2.00/SF)
TERMS:	Negotiable
TI:	Negotiable – Turnkey Buildout Available
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
PARKING:	Ample
AGE:	Built 2024
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	New Business Park with move in ready space. Divisible to 2,000 SF, will install demising wall upon lease. Negotiable on additional tenant improvements to suit. Large standalone units available. Take advantage of this location with prime exposure on FM 156 in rapidly growing Justin/Northlakes, TX. Smaller suites available or large option. Make sure you take advantage while you can. High traffic / High visibility / High Demand Area in Denton County.
CONTACT:	John Withers, CCIM (940)400-STAG john@stagcre.com

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice

www.stagcre.com