



PROPERTY SUMMARY

PROPERTY:	Krum 380 Business Park
ADDRESS:	16580 West HWY 380, Krum, TX 76208 West on HWY 380 (University)
TYPE/ZONING:	Commercial / Light Manufacturing
AVAILABLE:	<u>Suite 102 – 2,000SF</u> - 100SF office & Rest Room – 1900 SF Warehouse –1 OHD <u>Suite 103 – 2,000SF</u> - 100SF office & Rest Room – 1900 SF Warehouse –1 OHD <u>Building 5 – 6,000 SF</u> – 250 SF Office – 5,750 SF Warehouse - 3 OHD 18' Clear height. <u>Building 9 – 6,000 SF</u> – 100 SF Office – 5,900 SF Warehouse - 3 OHD 18' Clear height.
RATE:	\$8.00/ SF / YR + NNN (\$1.86/SF)
TERMS:	Negotiable
OHD's:	12'X14' – Grade Level
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available – Monument and Building Signage
PARKING:	Ample
AGE:	Built 2022
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	New industrial / 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 separate units available with great location for light manufacturing and come with designated parking. High Traffic / High Visibility off Highway 380.
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