



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>HWY 377 Industrial</b>
<b>LOCATION:</b>	4310 HWY 377, Aubrey, TX 76227
<b>POTENTIAL USE:</b>	Industrial / Warehouse / Storage
<b>AVAILABILITY:</b>	<u>+/- 2,080 SF</u> – Newly renovated Office/Showroom/Sale Office. Open Waiting Area/Bullpen, 2 Private Restroom, 3 Private Office, Conference Room. 20' Clear Height, 65' bay depth, 6 – 16' OHD. 1 Acre of Yard – Additional yard available. 1 Acre lot/storage area. HWY 377 Monument Sign
<b>UTILITIES:</b>	Tenants Expense – All existing to the site
<b>SIGNAGE:</b>	Signage availability varies façade and monument. All signage will be per city ordinances and Landlords approval.
<b>RATE:</b>	\$24.00 / SF / Yr + NNN
<b>TERMS:</b>	3-5 Years Initial Term
<b>TI:</b>	Negotiable
<b>COMMENTS:</b>	Move in ready Office/Showroom. Fronting HWY 377 – Ideal Sales/Rental Office. High Traffic/High Visibility. Minutes north from HWY 380. HIGH Growth area in one of the fastest grown markets in DFW.
<b>CONTACT:</b>	John Withers, CCIM (940) 400-STAG <a href="mailto:john@stagcre.com">john@stagcre.com</a> Austin Davis (940) 400-STAG <a href="mailto:austin@stagcre.com">austin@stagcre.com</a>

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