



SPACE DETAILS

- **Rental Rate: \$10.00 SF/YR + NNN**
- Size: 2,000 SF
- Term: Negotiable
- Clear Height: 14 feet
- (1) Grade-level Door: 12' x 14'
- Office and Restrooms
- Single-Phase/ 200 amp Power

LEASE HIGHLIGHTS

- Term: Negotiable
- NNN Lease
- Fully Insulated Warehouse
- LED Warehouse Lighting
- Water & Sewer Included
- Outside Storage Available*

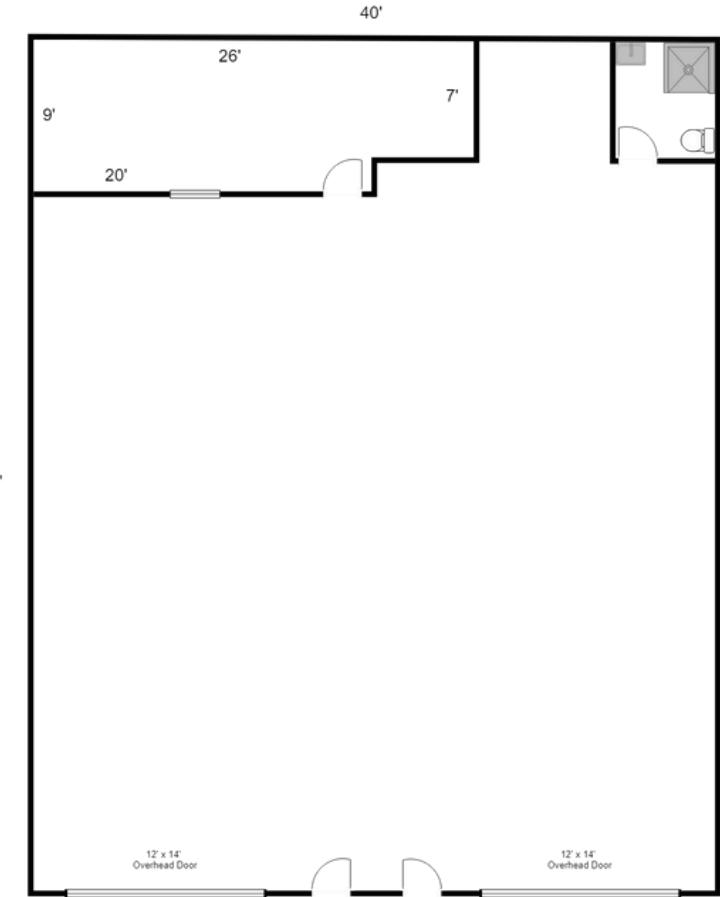
BUSINESS PARK DETAILS

- Buildings: 9 Buildings
- Lot Size: 27.76 AC
- Year Built: 1998 - 2006
- Construction: Metal buildings
- Zoning: LI - Light Industrial
- Space Use: Light Industrial

2,000 SF for Lease

2321 N Masch Branch Rd, Suites 309-310, Denton, TX 76207





PROPERTY DETAILS

Located in the Masch Branch Business Park on the west side of N Masch Branch Rd just north of US Highway 380. Subject is approximately 1.5 miles west of I-35. Masch Branch Business Park offers over 350,000 square feet of industrial space ideal for industrial manufacturing or distribution businesses. Contact Broker today for more information or to schedule a tour!



PROPERTY DETAILS

Located in the Masch Branch Business Park on the west side of N Masch Branch Rd just north of US Highway 380. Subject is approximately 1.5 miles west of I-35. Masch Branch Business Park offers over 350,000 square feet of industrial space ideal for industrial manufacturing or distribution businesses. Contact Broker today for more information or to schedule a tour!



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

ALL LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Frazier Commercial Real Estate _____ (940) 566-0404
Licensed Broker/Broker Firm Name or _____ Phone _____
Primary Assumed Business Name _____
License No. _____ Email _____

Donald Frazier
Designated Broker of Firm
dfracier@fraziercommercial.co
License No. III
Email _____
(940) 566-0404
Phone _____

卷之三

Buyer/Tenant/Seller
Regulated by the Texas Real Estate Commission

TAR 2501

United

Environ Biol Fish (2004) 68:193–198

Produced with ZeeForm® by ZeeBookz 18270 Frozen Mile Road, Frazer, Michigan 48026 www.zeebookz.com

Cole Frazier | cole@fraziercommercial.com | 940.566.0404

Hannah Ribera | hannah@fraziercommercial.com | 940.566.0404