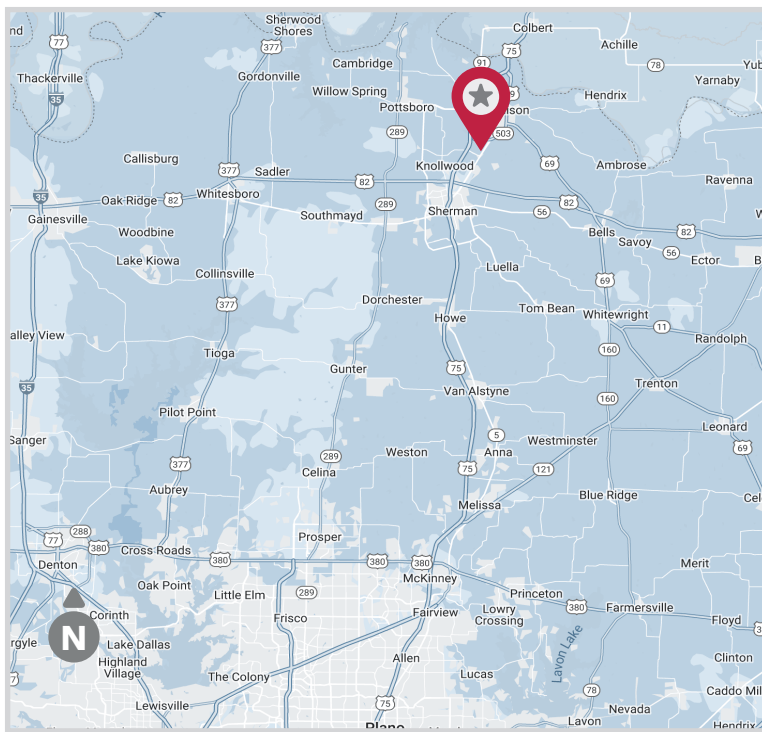


FOR SALE OR LEASE

±40,000 SF | 2 Buildings on 5.72 Acres



4231 S TX-91 | DENISON, TX 75020



AVAILABILITY HIGHLIGHTS

- **Building 1 - ±30,000 SF**
- 2,700 SF Office
- Front offices has Sage Glass (electrochromic glass - can make windows dark with touch of button) \$100K value
- 2 A/C units (with the ability to add more)
- 8' tall attractive stone/block exterior
- 3-phase electric
- All metal roof
- Heated warehouse
- **Building 2 - ±10,000 SF**
- 2 - 16'x16' Grade level doors
- 6" Concrete pavement
- Available November 2024

FOR LEASING INFORMATION:

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972.934.4010

George Tanghongs, SIOR, CCIM

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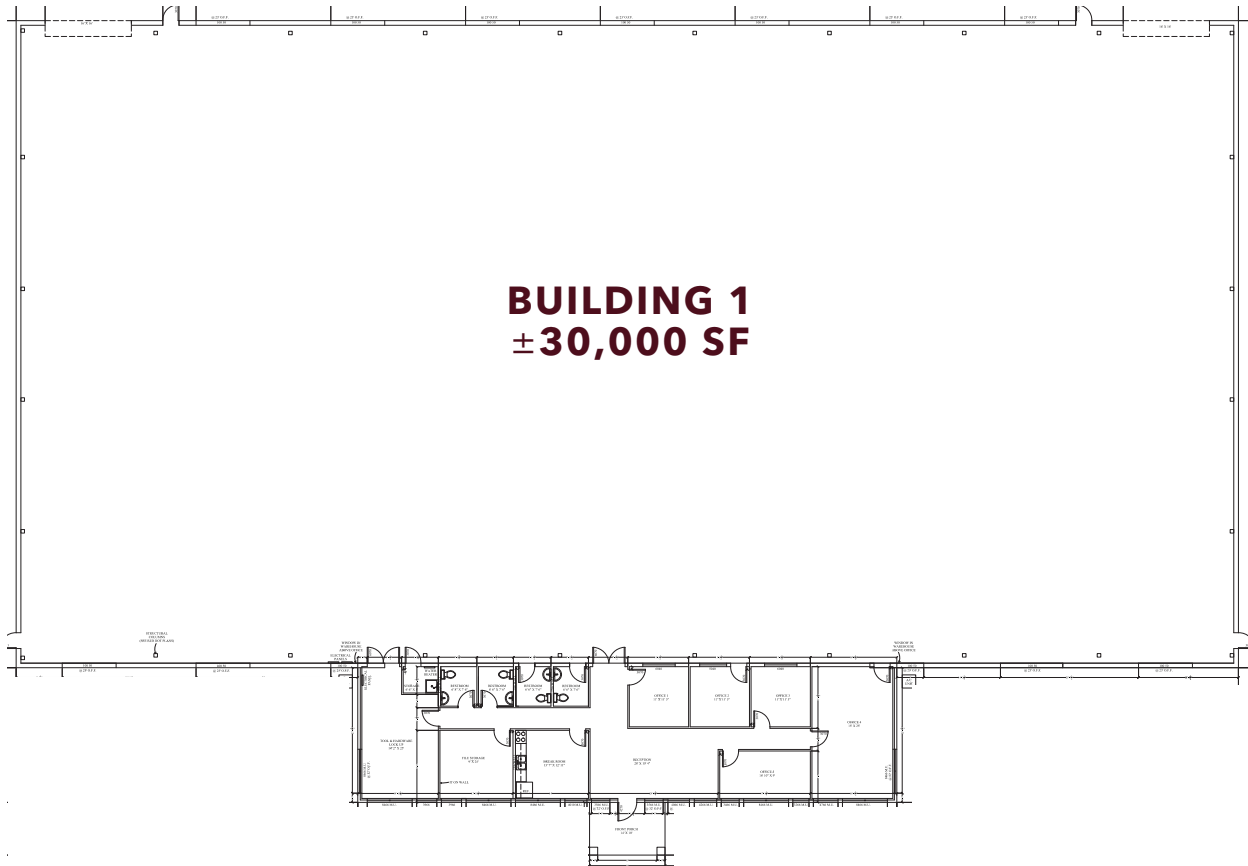
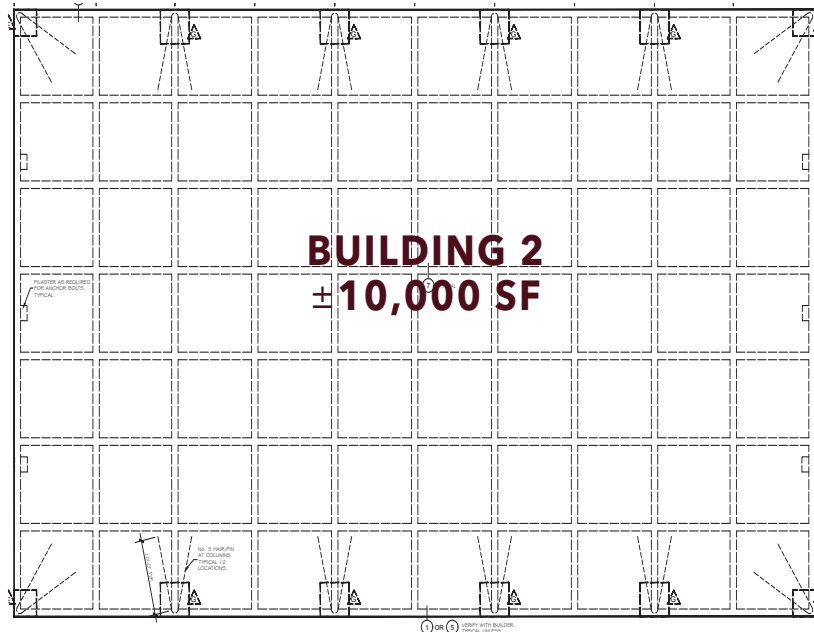
rbassinger@lee-associates.com
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LEASING:

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

±40,000 SF

FOR SALE OR LEASE



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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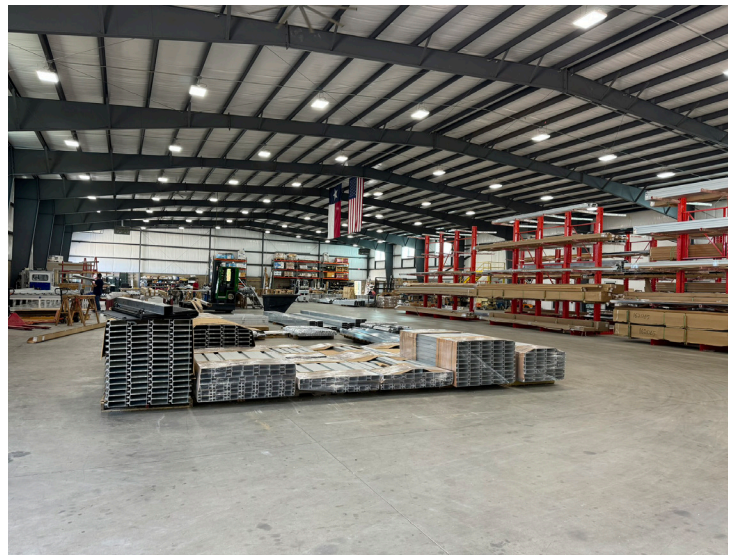
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