



# PROPERTY SUMMARY

**PROPERTY:**

## Old Alton Industrial Building

**LOCATION:**

2690 Old Alton Rd, Denton, TX 76210

**POTENTIAL USE:**

Industrial | Flex Space | Warehouse | Manufacturing

**AVAILABILITY:**

Total +/- 15,000 SF - +/- 1,500 SF Office space and +/- 13,500 SF Warehouse.

**UTILITIES:**

Tenants Expense – All existing to the site

**SIGNAGE:**

Signage availability. All signage will be per city ordinances and Landlords approval.

**RATE:**

\$10.00 / SF / Yr + NNN (\$1.68)

**TERMS:**

3-5 Years Initial Term

**TI:**

Negotiable

**LISTED:**

LoopNet, Costar, Denton Sites, and many other sites

**COMMENTS:**

+/- 15,000 SF Warehouse in ETJ of Denton. Heavy power, move in ready office. Located in the heart of Denton, with easy access to I-35 for easy truck transportation.

**CONTACT:**

John Withers, CCIM

(940) 400-STAG

[john@stagcre.com](mailto: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](http://www.stagcre.com)