



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

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