

The Reserve at Krugerville

4620 US 377 AUBREY, TX. 76277



COVENANT

COMMERCIAL
REAL ESTATE

FOR LEASE



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PROPERTY OVERVIEW

Discover a premier leasing opportunity. This newly built 59,400 sq ft flex-industrial space features modern office build-out, high clear heights, and drive-through warehouse access—perfect for a variety of commercial or light industrial uses.

Strategically located with frontage on US 377, the property offers excellent visibility and easy access to major routes, just minutes from US 380 and close to Denton, Prosper, and the rapidly growing Frisco area.

PROPERTY OVERVIEW



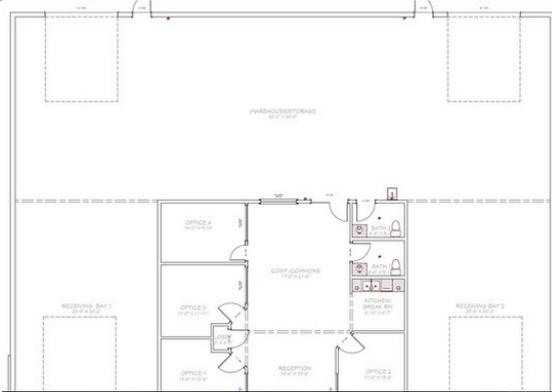
PROPERTY HIGHLIGHTS

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- 5,940 SF of modern flex-industrial space
- Includes 1,500 SF of office build-out and 4,440 SF of warehouse space
- 20' clear ceiling heights with front-to-rear drive-through access
- 12' x 12' grade-level overhead doors on both sides of each unit
- Zoned for light industrial use with outdoor storage permitted
- Frontage on US 377 with exposure to 16,000+ vehicles per day
- Minutes from US 380 with convenient access to Denton, Prosper, and Frisco
- Competitive TI



EXAMPLE FLOOR PLAN



- SF 1845-5940
- 4 OFFICES
- KITCHEN
- RESTROOMS
- STORAGE
- 14' Doors





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Denton County, TX

Krugerville, Denton County pairs low industrial rents and taxes with swift access to US 380, I-35, and DFW Airport. Flexible light-industrial zoning allows outdoor storage, the county's booming population supplies labor, and Texas incentives plus recent highway upgrades create a cost-effective hub for warehousing and distribution.

LOCATION



DEMOGRAPHICS 2023 3 MILE RADIUS

40.3 K Population

\$100 K Average HH Income

36 Average Age



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C O N T A C T

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