



SPACE DETAILS

- Size: 12,500 SF
- Clear Height: 24 feet
- (2) Dock Doors: 9' x 10'
- (5) Grade-level Doors: 12' x 14'
- (7) Private Offices, RR, & Break Room
- 3-Phase Power
- Mezzanine Storage
- +/- 0.20 Acres Fenced Outside Storage

LEASE HIGHLIGHTS

- **Call For Pricing**
- NNN Lease
- Term: 3 - 5 Years
- 10 Parking Spaces
- Fully Insulated Warehouse
- LED Warehouse Lighting
- All Utilities City of Denton

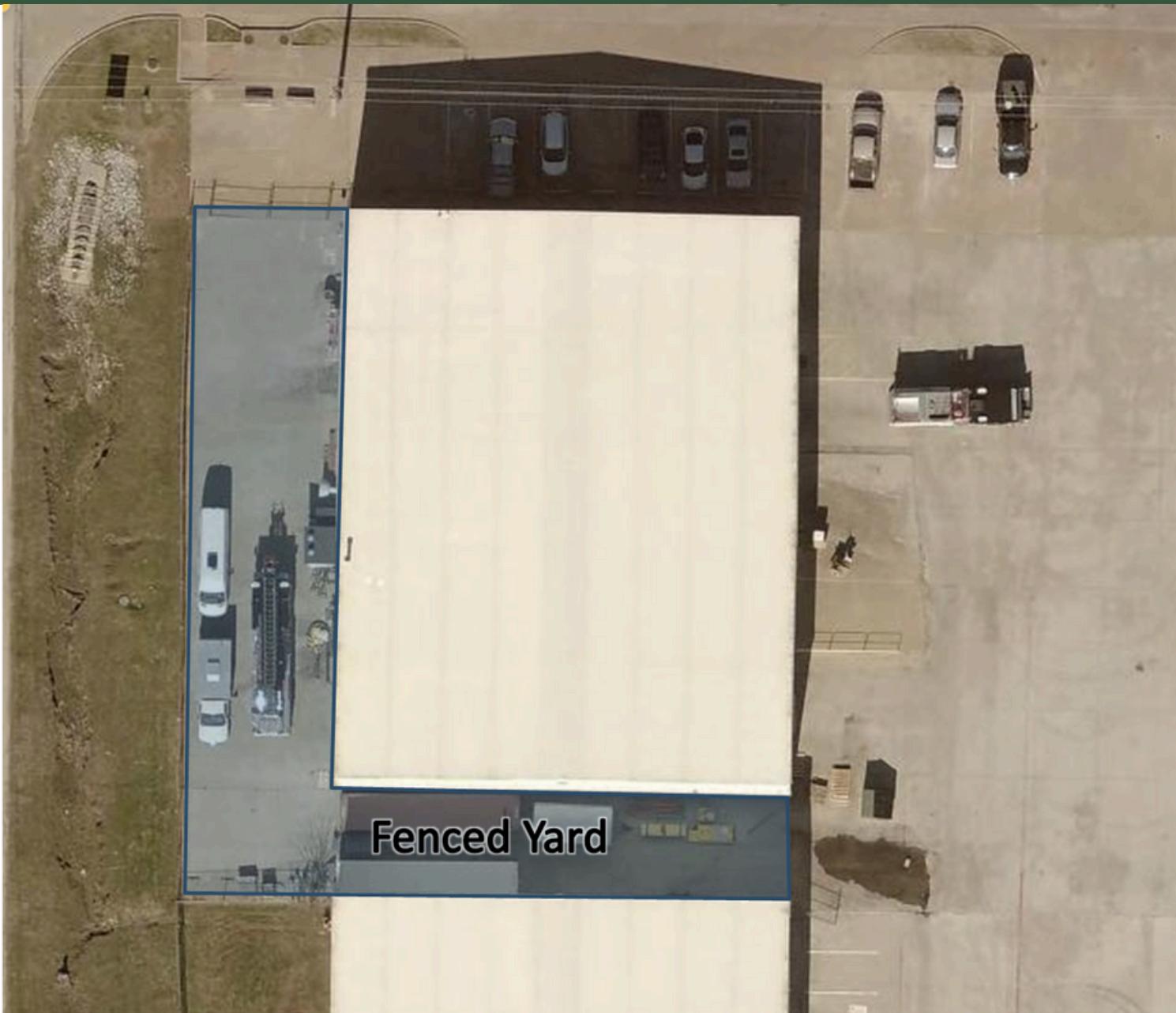
BUSINESS PARK DETAILS

- Buildings: 27 Buildings
- Lot Size: 84.46 AC
- Year Built: 2008 - 2018
- Construction: Metal buildings
- Zoning: HI - Heavy Industrial
- Manufacturing/Distribution

12,500 SF for Lease

3500 Shelby Lane, Denton, TX 76207

Corbin Road Business Parks





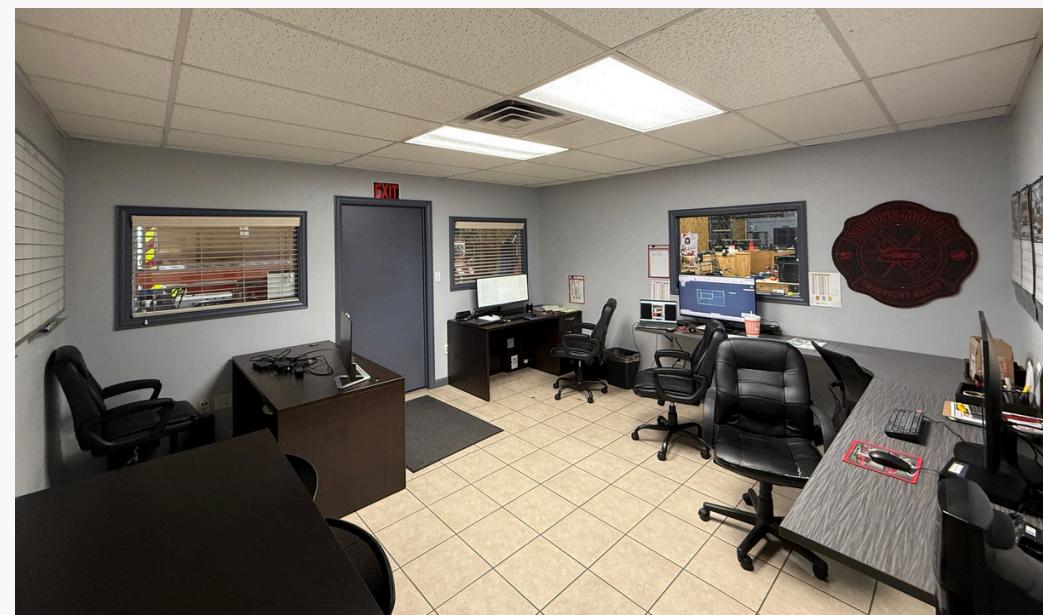
PROPERTY DETAILS

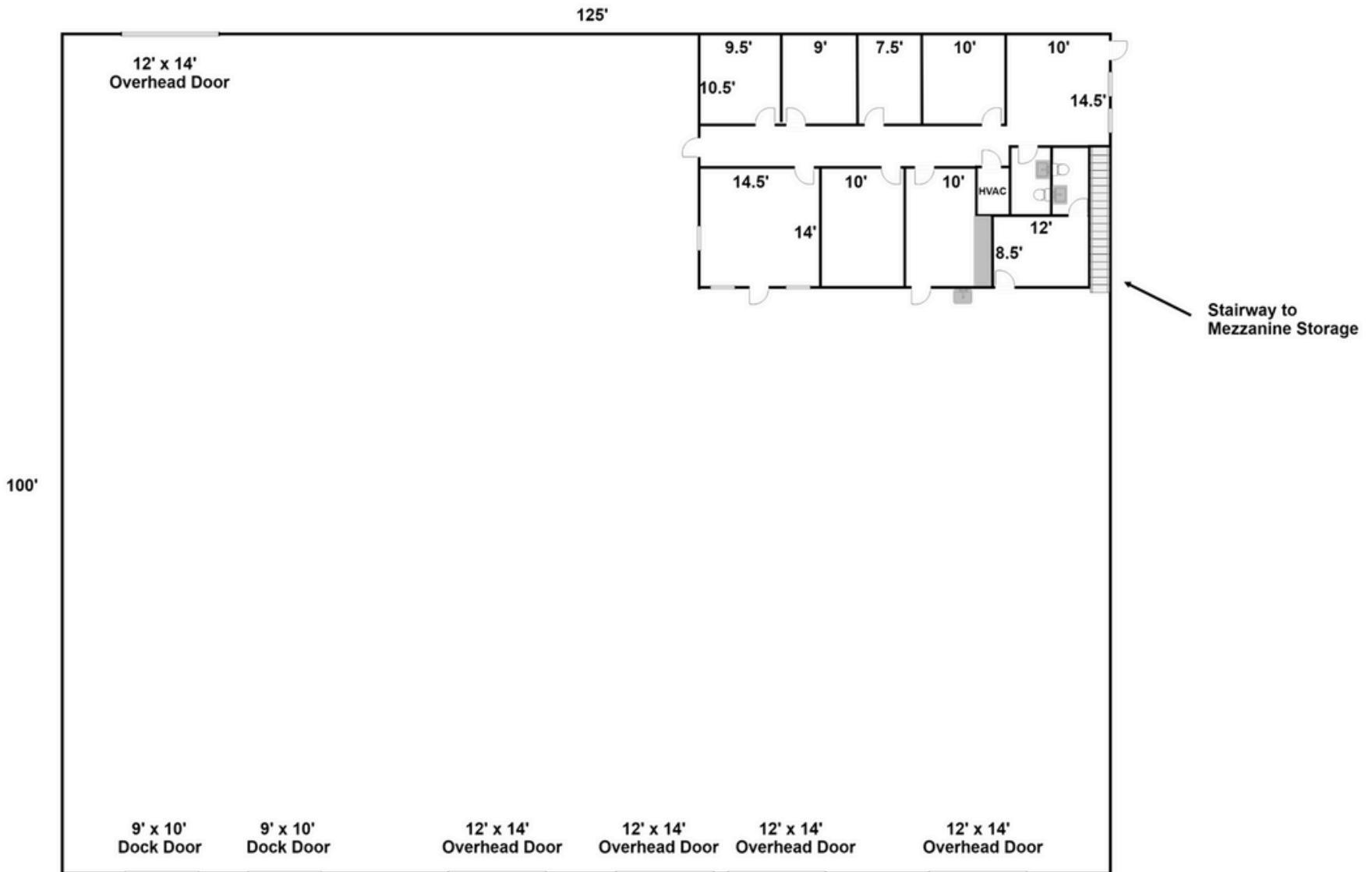
This metal warehouse is located in the Corbin Road Business Park. The standalone building is perfect for manufacturing and distribution. There is a small office and restroom in the warehouse space. Corbin Road Business Park is only a few miles from Interstate 35. Call Broker today for more details!

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Interior Photos



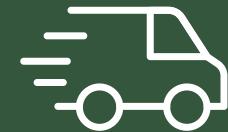




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Map Graphic



DRIVE TIMES

2

26

MINUTES
TO/FROM
DENTON AIRPORT

MINUTES TO/FROM ALLIANCE INDUSTRIAL PARK

30

33

MINUTES TO/FROM DALLAS/FTW

MINUTES TO/FROM
FORT WORTH
MEACHAM
INTERNATIONAL
AIRPORT

36

47

MINUTES TO/FROM FORT WORTH

MINUTES TO/FROM DALLAS LOVEFIELD AIRPORT



WORKERS 16+
75,601



TOTAL BUSINESSES
5,194



TOTAL EMPLOYED
67,152

2024 Healthcare/Social Assistance



Businesses: 699
Employed: 13,018

2024 Manufacturing Businesses



Businesses: 145
Employed: 5,948

2024 Educational Services - Businesses



Businesses: 164
Employed: 6,099



2024 Food Service/ Drinking Est



Businesses: 425
Employed: 7,301

2024 Retail/Trade Businesses



Businesses: 656
Employed: 9,387

2024 Accommodation/ Food Service



Businesses: 471
Employed: 8,212

SOME
HIGH SCHOOL
4,039



GRADUATED
HIGH SCHOOL
4,039



ASSOCIATES
DEGREE
7,658



BACHELOR'S
DEGREE
27,457



GRADUATE
DEGREE
15,480





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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AN 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 information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AN 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 AN 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
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

Donald Frazier
Designated Broker of Firm

Cole Frazier
Licensed Supervisor of Sales Agent/
Associate

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Regulated by the Texas Real Estate Commission
TAR 2501

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License No. _____ Email _____ Phone _____
dfrazier@fraziercommercial.co

610825
License No. _____ Email _____ Phone _____
cole@fraziercommercial.com

Sales Agent/Associate's Name

Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

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IABS Form

