



## SPACE DETAILS

- Warehouse: 14,360 SF Office: 1,740 SF
- Clear Height: 24 feet
- (2) Grade-level Doors: 12' x 14'
- (3) Grade-level Doors: 20' x 14'
- 3-Phase Power
- ESFR Sprinklers
- 0.8 Acre Fenced & Paved Yard
- LED Warehouse Lighting
- Warehouse Heat

## LEASE HIGHLIGHTS

- **Rental Rate:** Call for Pricing
- NNN Lease
- Term: 3 - 10 Years
- Heavy Industrial Zoning (HI)
- All Utilities City of Denton
- 1.00 / 1,000 Parking

## BROKER INFORMATION

### Cole Frazier

cole@fraziercommercial.com  
940.566.0404

### Don Frazier

dfrazier@fraziercommercial.com  
940.566.0404



## PROPERTY DETAILS

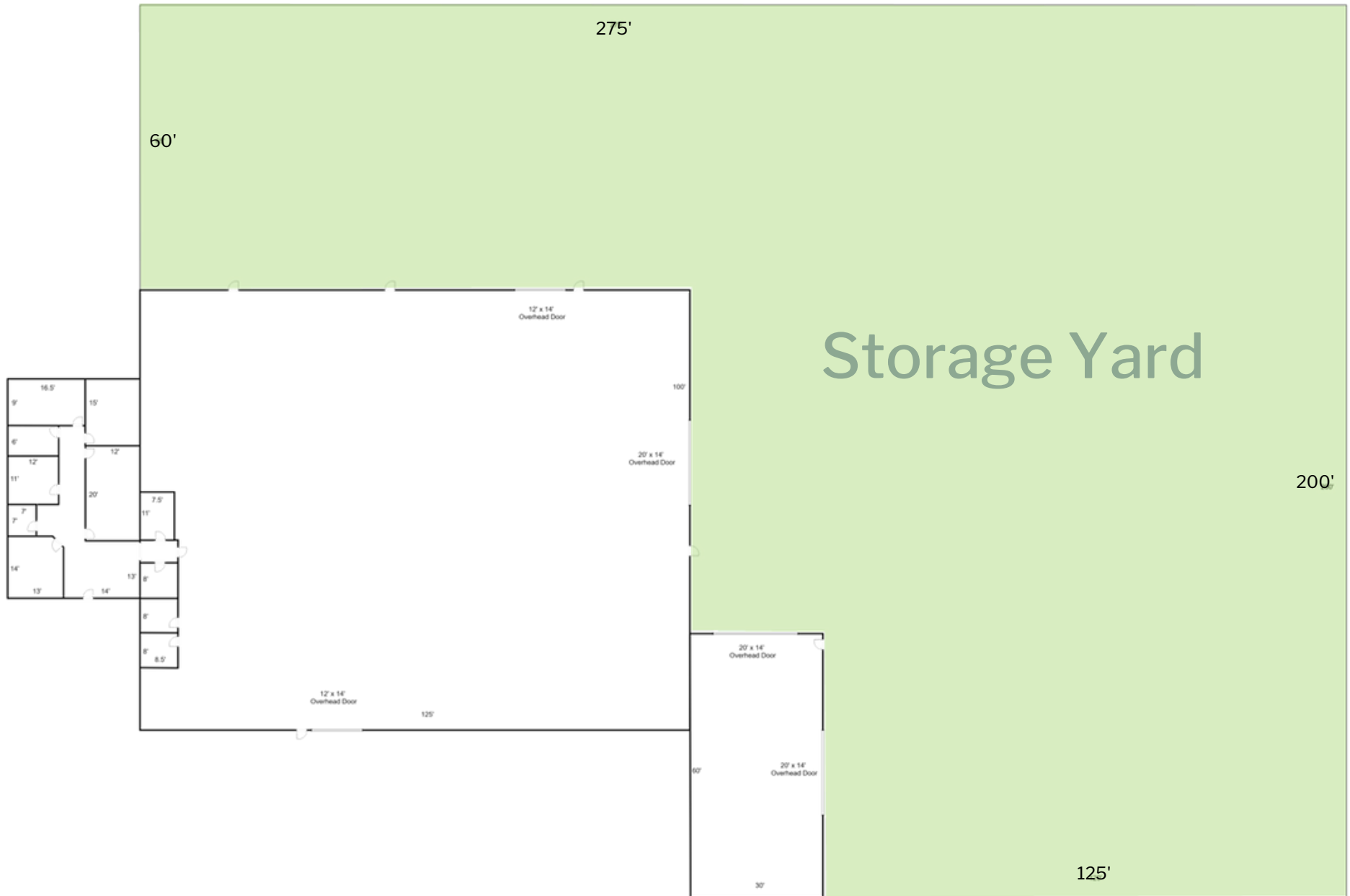
This facility is ideal for any manufacturing operation in need of contiguous, secured yard. The office is 1,740 SF and the remainder of the building offers a clear-span warehouse floor for maximum flexibility. The two overhead doors are ideally situated for multiple access points to the yard area. The fenced yard has multiple sliding gates along the perimeter and is equipped with barbed wire. This building is located in the Corbin Road Business Park and is surrounded by national employers such as Peterbilt, Fastenal, Peerless, & TetraPak. Call Broker today for more details!

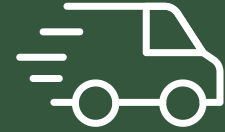
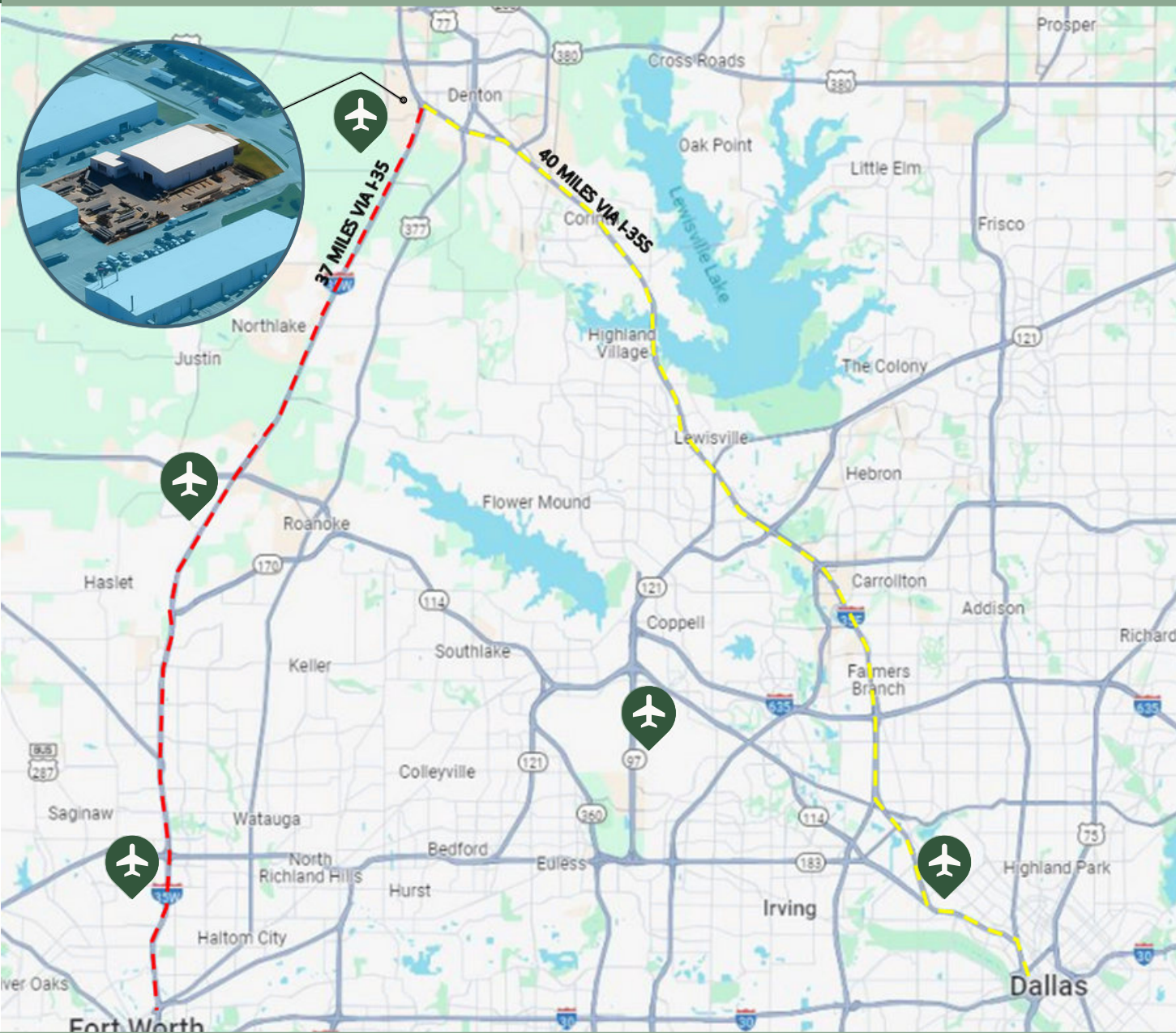
# 16,100 SF for Lease

3621 Shelby Lane, Denton, TX 76207  
Interior Photos









## DRIVE TIMES

2

MINUTES  
TO/FROM  
DENTON AIRPORT

26

MINUTES TO/FROM  
ALLIANCE  
INDUSTRIAL PARK

30

MINUTES  
TO/FROM  
DALLAS/FTW

33

MINUTES TO/FROM  
FORT WORTH  
MEACHAM  
INTERNATIONAL  
AIRPORT

36

MINUTES  
TO/FROM FORT  
WORTH

47

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**





Equal Housing  
Opportunity

## 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.*

11-2-2015

### 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 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 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 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 undefined 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

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Email

Phone

(940) 566-0404

**Donald Frazier**  
Designated Broker of Firm

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#### Cole Frazier

Licensed Supervisor of Sales Agent/  
Associate

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Email

Phone

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cole@fraziercommercial.com

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Frazier Commercial Real Estate 631 Lombardway Law Denton, TX 76205  
Donald Frazier

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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# 16,100 SF for Lease

3621 Shelby Lane, Denton, TX 76207  
IABS Form