



INDUSTRIAL FOR LEASE

11180 FM 156 | North Lake, TX 76247



PROPERTY HIGHLIGHTS

New Business Park with move in ready space. Divisible to 2,000 SF, will install demising wall upon lease. Negotiable on additional tenant improvements to suit. Large standalone units available. Take advantage of this location with prime exposure on FM 156 in rapidly growing Justin/Northlakes, TX. Smaller suites available or large option. Make sure you take advantage while you can. High traffic / High visibility / High Demand Area in Denton County.

PRICE

\$11.00 / SF / YR + NNN (\$2.71/SF)

SIZE

BLDG 4 - 6,000 SF

BLDG 8 - 3,000 - 6,000 SF

**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.

JOHN WITHERS

john@stagcre.com | (940) 400 -STAG

PHOTOS

11180 FM 156 | North Lake, TX 76247



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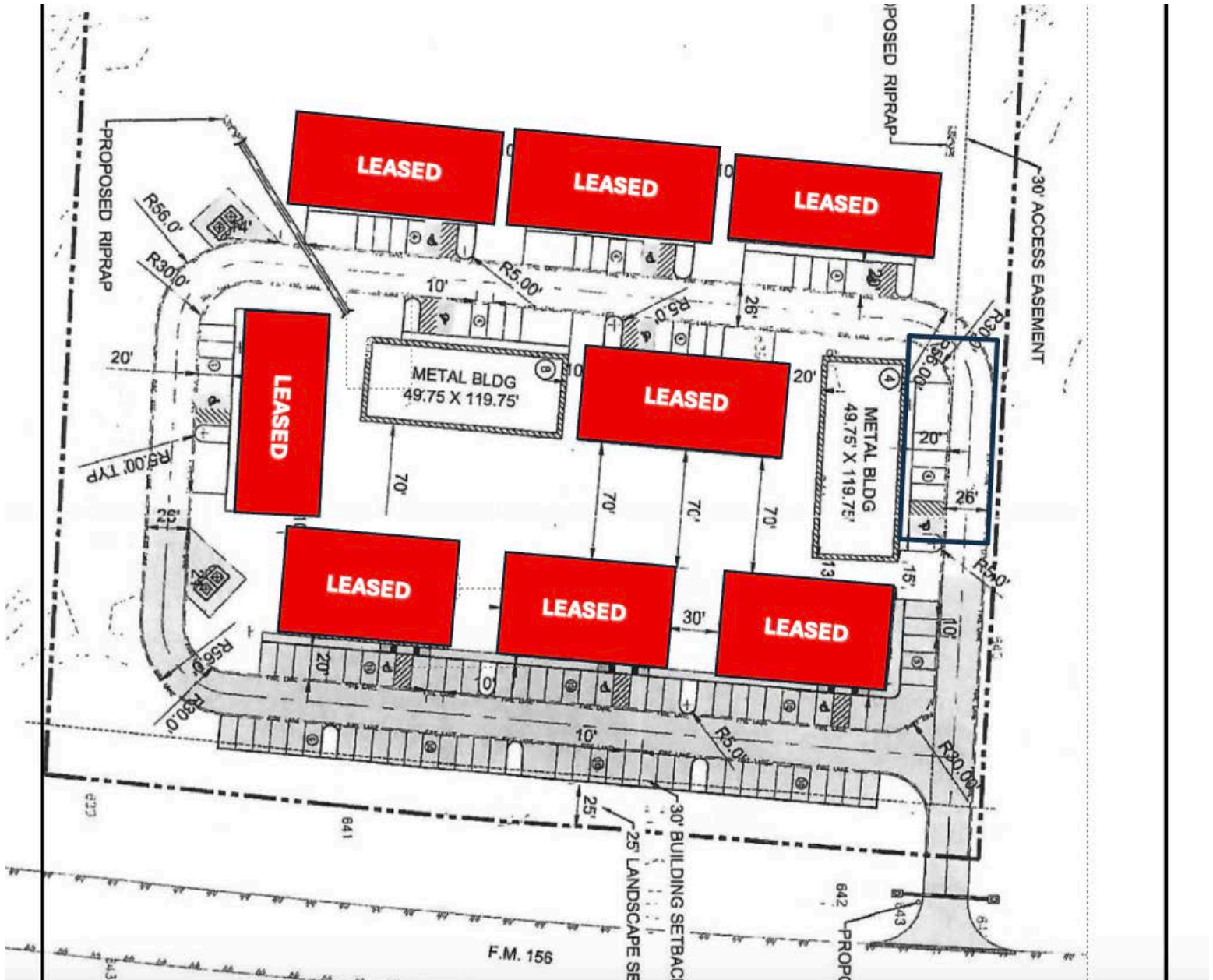
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SITE PLAN

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PROPERTY SUMMARY

PROPERTY:	Business Park 156
ADDRESS:	11180 FM 156, Northlake, TX
TYPE/ZONING:	Commercial / Retail / Office / Light Manufacturing
AVAILABLE:	Building 4 – 6,000 SF – Open Warehouse. 100% HVAC Building 8 – 3,000 – 6,000 SF
RATE:	\$11.00 / SF / YR + NNN (\$2.71/SF)
TERMS:	Negotiable
TI:	Negotiable – Turnkey Buildout Available
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
PARKING:	Ample
AGE:	Built 2025
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	New Business Park with move in ready space. Divisible to 2,000 SF, will install demising wall upon lease. Negotiable on additional tenant improvements to suit. Large standalone units available. Take advantage of this location with prime exposure on FM 156 in rapidly growing Justin/Northlakes, TX. Smaller suites available or large option. Make sure you take advantage while you can. High traffic / High visibility / High Demand Area in Denton County.
CONTACT:	John Withers, CCIM (940)400-STAG john@stagcre.com

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www.stagcre.com



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 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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date