



PROPERTY SUMMARY

PROPERTY:	Business Park 156
ADDRESS:	11180 FM 156, Northlake, TX
TYPE/ZONING:	Commercial / Retail / Office / Light Manufacturing
AVAILABLE:	<u>Building 2</u> – 3,000 SF – Open floor plan. Can demise. <u>Suite 301</u> – 2,460 SF – Open retail floor plan.
RATE:	\$15.00 / SF / YR + NNN (\$4.00/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 2024
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	New Business Park with move in ready space. Divisible to 1,500 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.
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