



PROPERTY SUMMARY

PROPERTY:	Ponder Lane Business Park - 1635
ADDRESS:	1635 N FM 156, Ponder, TX 76259
TYPE/ZONING:	Outside of city limits, none
AVAILABLE:	<u>1635 – 7,500 Total SF</u> +/- 1,000 SF Office, +/- 6,500 SF Open Flex/Warehouse Approx. 100' deep, 75' wide Office buildout includes bullpen, 2 private offices, break area, restroom
RATE:	\$10.00/ SF / YR NNN (\$3.54)
TERMS:	Negotiable
OHD's:	(1)12'X14' – Grade Level (1)10'x12' – Grade Level (1) 10'x12' – Dock High
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available – Monument and Building Signage
PARKING:	Ample
AGE:	Built 2019
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	Industrial / business park with move in ready space. Negotiable on additional tenant improvements to suit. The park is well-suited for a variety of industrial, service, and contractor users seeking efficient layouts and yard potential in a growing North Denton County submarket. The property features 3-phase power, is fully sprinklered, and offers modern utility infrastructure throughout the park. High Traffic / High Visibility off FM 156.
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