

Industrial For Lease

9053 IKE BYROM RD
KRUGERVILLE, TX 76227



LANCARTE
COMMERCIAL

Riley Dean
rdean@lancartecre.com
817.992.2362

LanCarteCRE.com
2627 Tillar Street, Suite 121
Fort Worth, TX 76107

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LEASE RATE & STRUCTURE **\$14-16/ SF NNN (est opex. \$3.93)**

PROPERTY FEATURES

- 600 - 2,000 SF Available
- 18' Clear Height
- 14' High Grade Level Loading
- Zoning "F1"
- New Construction
- Metal Construction
- Outside Storage Available
- Fully Insulated

AVAILABILITY

Suite	Square Footage	
2G	600 SF	
2H	750 SF	
4B	750 SF	
4C	750 SF	
5C	2,000 SF	
7A	2,000 SF	
IOS	1-4 AC	\$5,000/ AC per month

Additional outside storage can be available; details upon request.

LOCATION OVERVIEW

This property is located on Ike Byrom Rd off Hwy 377 in Krugerville, TX. This location provides easy access to major highways such as Hwy-380, I-35, and I-35E. The subject property is less than 10 minutes from Denton, TX and in close proximity to the Fort Worth Alliance Airport.



RELENTLESSLY PURSUING WHAT MATTERS.

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EXTERIOR PHOTOS



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