



SPACE DETAILS

- **Rental Rate: \$9.50 SF/YR**
- Size: 2,000 to 6,000 SF
- Term: Negotiable
- Clear Height: 16 feet
- Grade-level doors: 12' x 14'
- Small office and restroom
- 3-phase power available
- Security cameras & after-hour access

LEASE HIGHLIGHTS

- Term: Negotiable
- Triple Net lease
- Tenant responsible for electric
- Fenced and Gated Business Park

BUSINESS PARK DETAILS

- Buildings: 20 Buildings
- Lot Size: 14.34 AC
- Year Built: 2017-2021
- Construction: Metal buildings
- Zoning: Denton County (no zoning)
- Space Use: Light Industrial



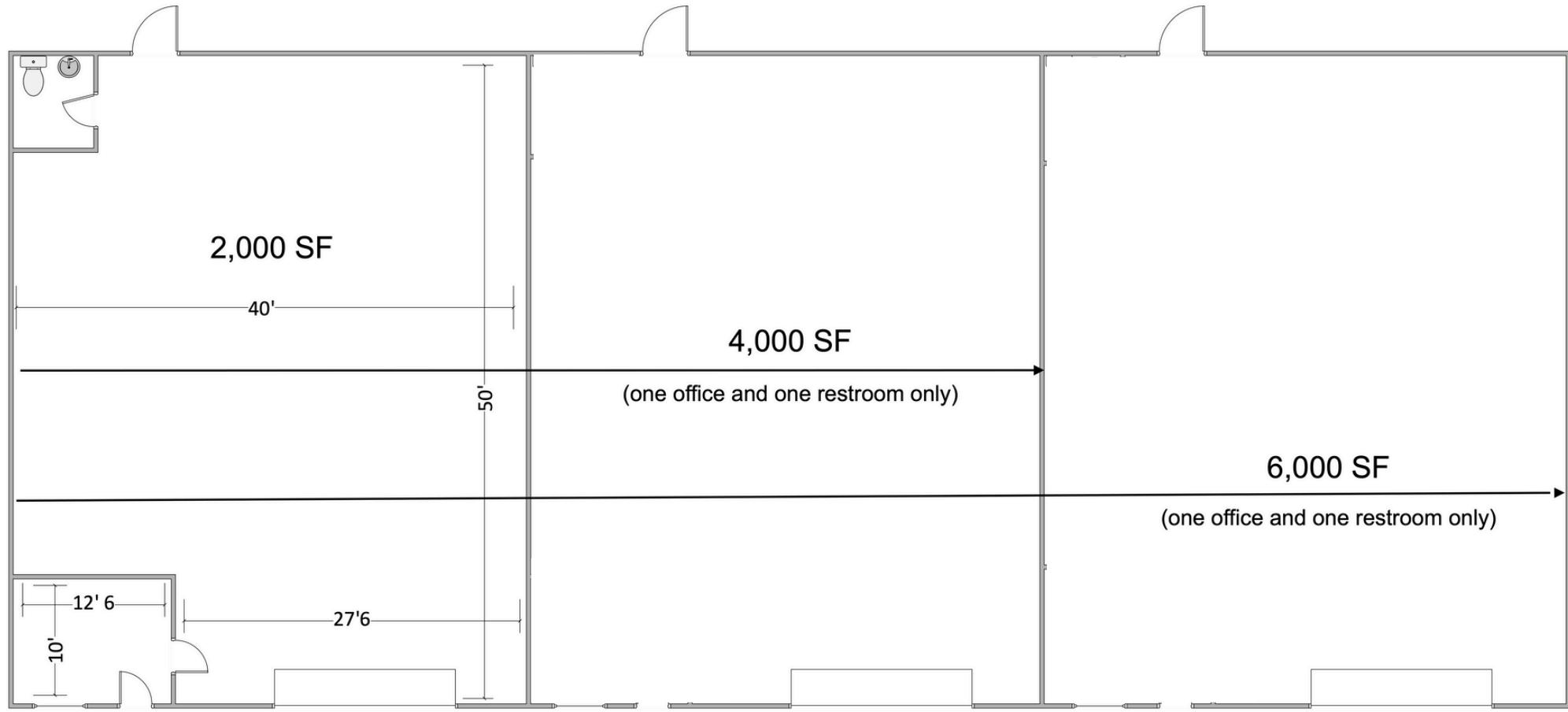
2,000 to 6,000 SF for Lease

2170 Collins Road, Denton, TX 76208



Don Frazier | don@fraziercommercial.com | 940.566.0404

Cole Frazier | cole@fraziercommercial.com | 940.566.0404



PROPERTY DETAILS

Collins Road Business Park is located at 2170 Collins Road, just outside the city limits of Denton. This project is easy to access via paved road from US HWY 380. These suites are perfect for small/medium industrial users. Please contact Broker for more information or to tour the facility.



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