

FOR LEASE

±30,000 SF | Retail/Office



EISENHOWER BUSINESS CENTER

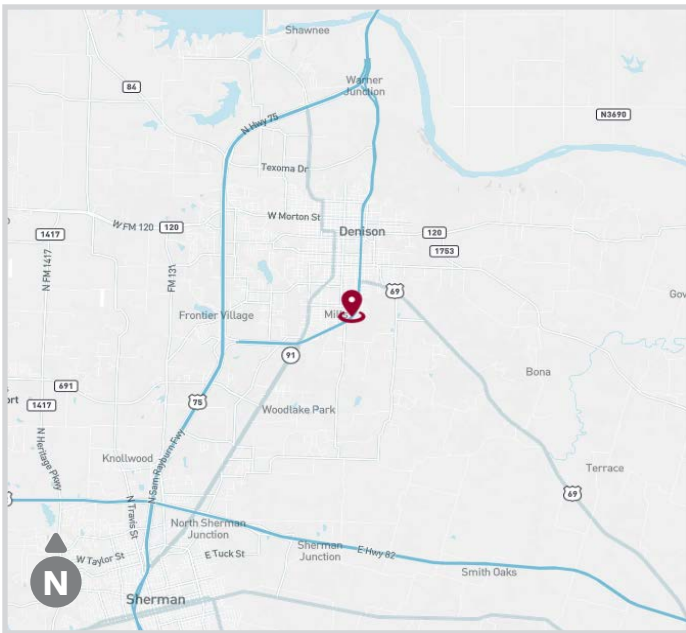
2415 S Austin Ave | Denison, TX 75020

AVAILABILITY HIGHLIGHTS

- 30,000 SF of 100% HVAC Space Available Now
- Ideal for Office, Retail or even Production/Assembly Use
- 6/1000 Parking
- New Roof and Parking Lot
- Zoned Commercial
- Fully Sprinklered
- Heavy Power - 480 Volt
- Excellent Visibility from Eisenhower Parkway
- Monument Signage Available
- Wired and designed for a generator

ECONOMIC DATA

Contact Broker for Lease Rate; \$3.00 OPEX



FOR LEASING INFORMATION:

George Tanghongs, SIOR, CCIM
Principal
george@lee-associates.com
972.934.4008

Phil Rosenfeld
Principal
prosenfeld@lee-associates.com
972.934.4040

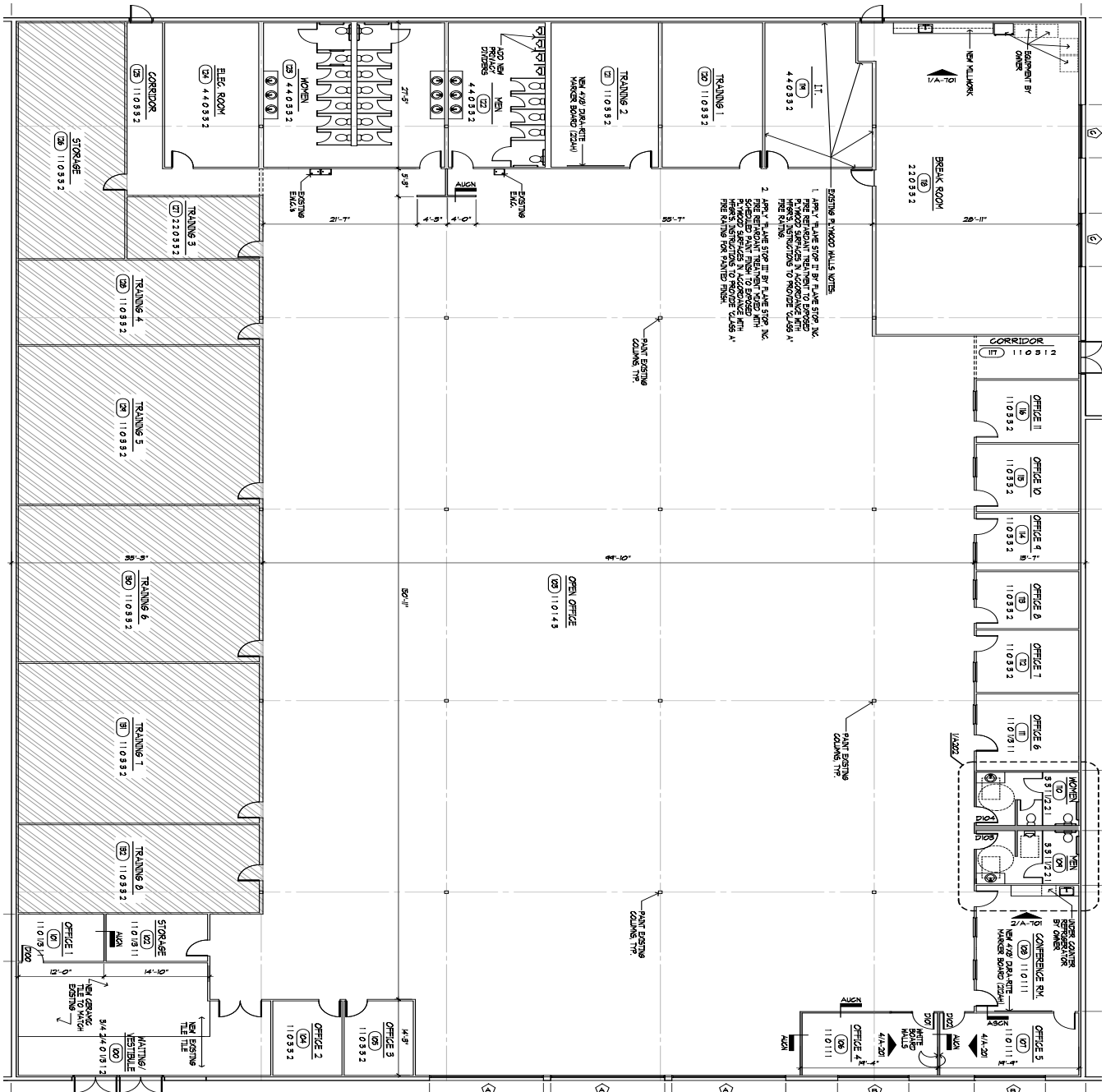
LEASING:

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
leedallas.com

±30,000 SF

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FLOOR PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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AERIAL & INTERIOR PHOTOS



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