



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Business Park 156</b>
<b>ADDRESS:</b>	11180 FM 156, Northlake, TX
<b>TYPE/ZONING:</b>	Commercial / Retail / Office / Light Manufacturing
<b>AVAILABLE:</b>	April 2024 - 1,500 – 6,000 SF
<b>RATE:</b>	\$13.00 / SF / YR + NNN (\$4.00/SF)
<b>TERMS:</b>	Negotiable
<b>TI:</b>	Negotiable – Turnkey Buildout Available
<b>UTILITIES:</b>	Tenants Expense - All existing to the site
<b>SIGNAGE:</b>	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
<b>PARKING:</b>	Ample
<b>AGE:</b>	Built 2024
<b>LISTED:</b>	LoopNet, Costar, Crexi, and many other sites
<b>COMMENTS:</b>	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.
<b>CONTACT:</b>	John Withers, CCIM      (940)400-STAG      john@stagcre.com

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