



PROPERTY SUMMARY

PROPERTY:	Tim Donald Industrial Park
LOCATION:	5075 Tim Donald Rd, Justin, TX 76247
POTENTIAL USE:	Commercial Light Industrial Warehouse
AVAILABILITY:	Building 1 - +/- 5,000 SF - +/- 500 SF Store Front/office, 4,500 SF warehouse. Two (2) 14' OHD.
UTILITIES:	Landlord pay for Water/Sewer - Tenants responsible for all other utilities.
SIGNAGE:	Signage availability varies per suite. All signage will be per city ordinances and Landlords approval.
RATE:	\$10.00 / SF / Yr + NNN (\$1.82/SF)
TERMS:	Negotiable
TI:	Negotiable

COMMENTS: Functionality today's operators need, including clear-span space, office build-out, and two oversized grade-level doors with drive-thru capability for seamless loading and deliveries. Built in 2016 and situated on approximately 2.84 acres, the site provides ample yard space, parking, and flexibility for equipment storage or outdoor operations. Located just minutes from FM 156 and with convenient access to major DFW transportation corridors, the property allows your team to serve Denton County and the broader Metroplex efficiently. Positioned outside city limits, it offers operational flexibility that is increasingly hard to find. Ideal for contractors, light manufacturing, distribution, or service-based businesses looking for room to scale without sacrificing accessibility.

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