



FOR LEASE | +/- 2,750 - 5,500 SF

900 & 902 Utility Rd, Sanger, TX

**PRICE:** Call for Pricing

**AVAILABLE:** Suite 107/108: +/- 5,500 SF  
DIVISIBLE (2,750 SF)  
Suite 201: +/- 3,066 SF

**OVERVIEW:**

- Conveniently located 0.3 miles from I-35
- Approximately 10 Minutes from Denton or Valley View
- 10' X 12' Grade level door / 14' - 16' clear height
- 3-phase power
- Abundant Parking



**+/- 2,750 - 5,500 SF**  
Square Feet



**Utility Rd**  
Frontage



**Industrial**  
Type



**Warehouse**  
Proposed Use

**CONTACT:**

**CHRISTIAN SCOFIELD**

940.391.8115

christian@sbpcommercial.com

1400 Dallas Drive, Denton, TX, 76205 | sbpcommercial.com



# SITE

900 & 902 Utility Rd | Sanger, TX

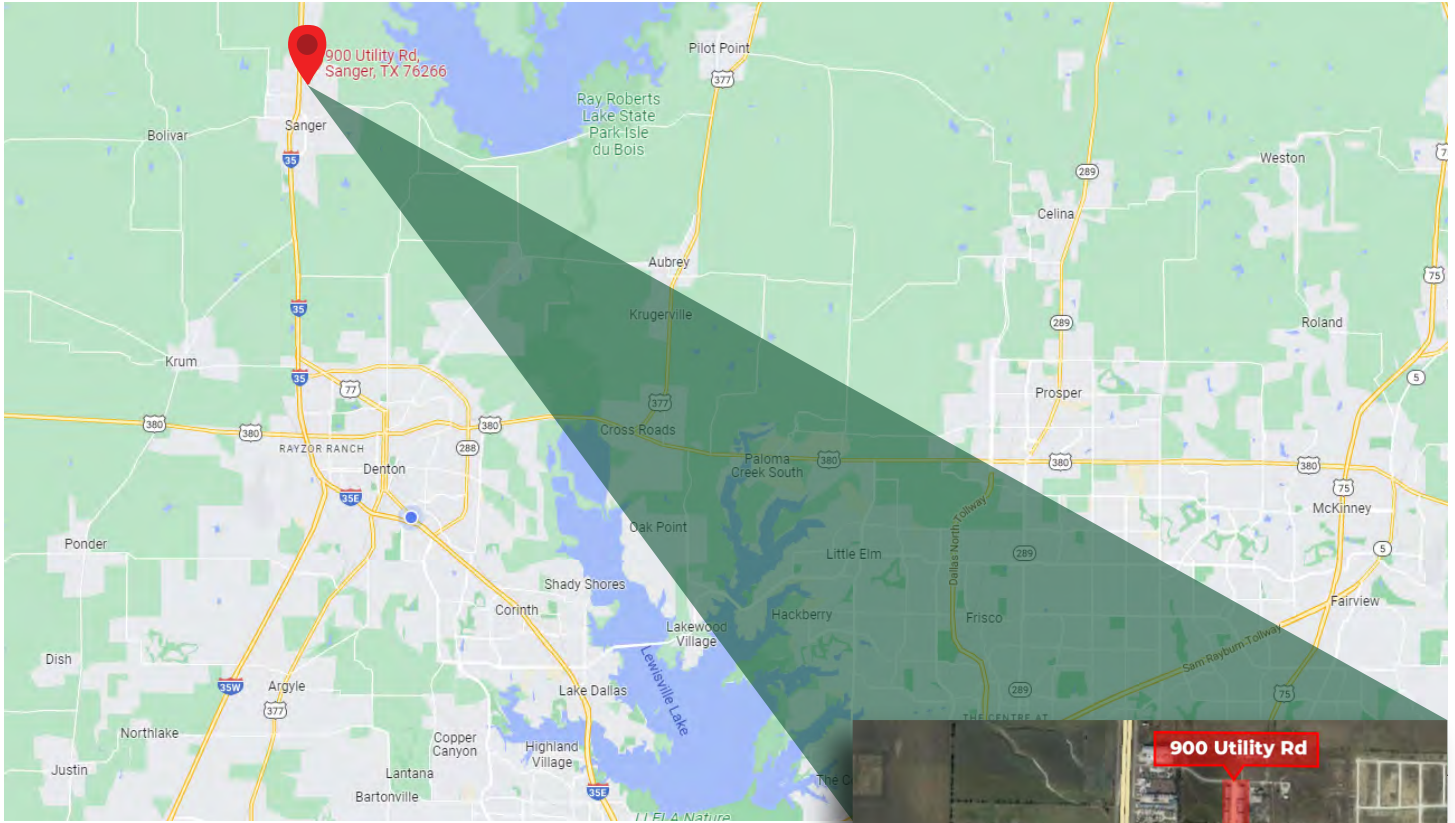


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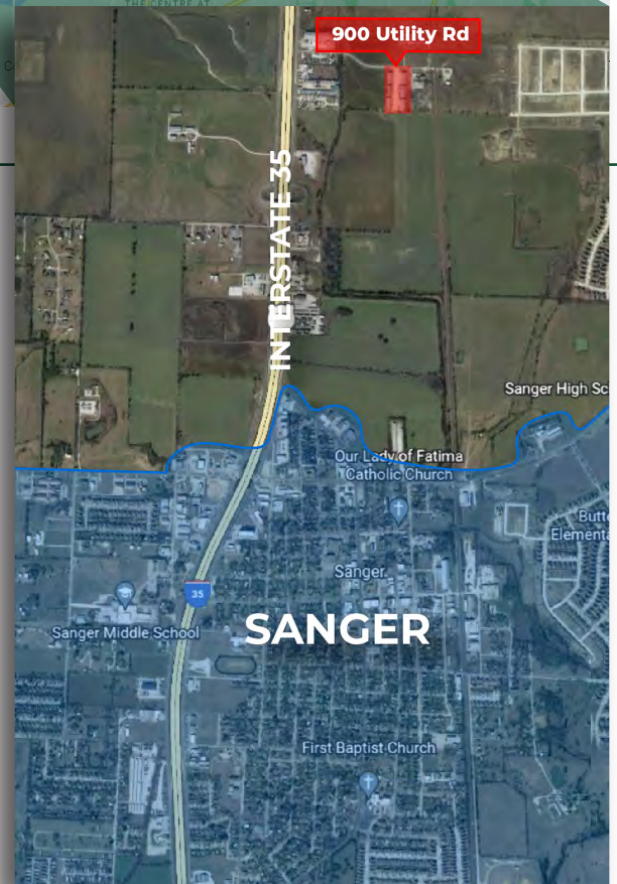
# MAPS

900 & 902 Utility Rd | Sanger, TX



## DRIVE TIME (To city center)

|          |            |
|----------|------------|
| I-35     | 1 Minute   |
| Sanger   | 8 Minutes  |
| Bolivar  | 12 Minutes |
| Denton   | 12 Minutes |
| HWY 380  | 14 Minutes |
| Loop 288 | 14 Minutes |
| Krum     | 16 Minutes |



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# PHOTOS



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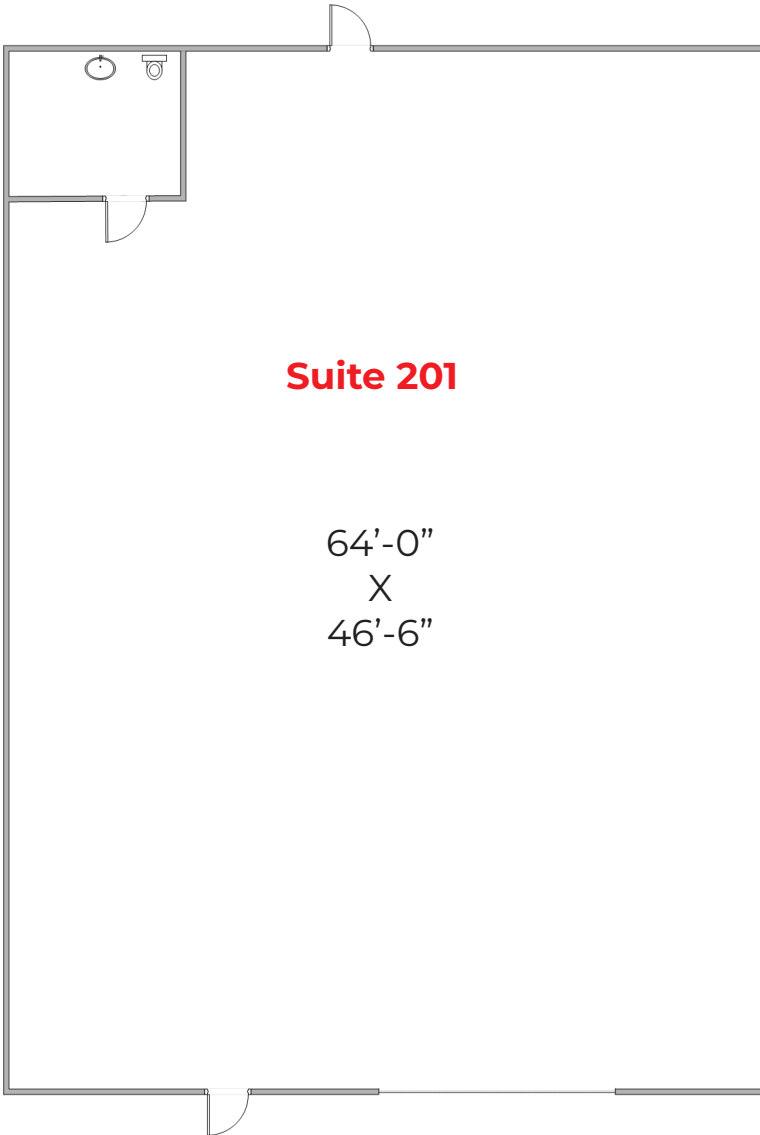
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# FLOORPLAN



**Suite 201: +/- 3,066 SF**

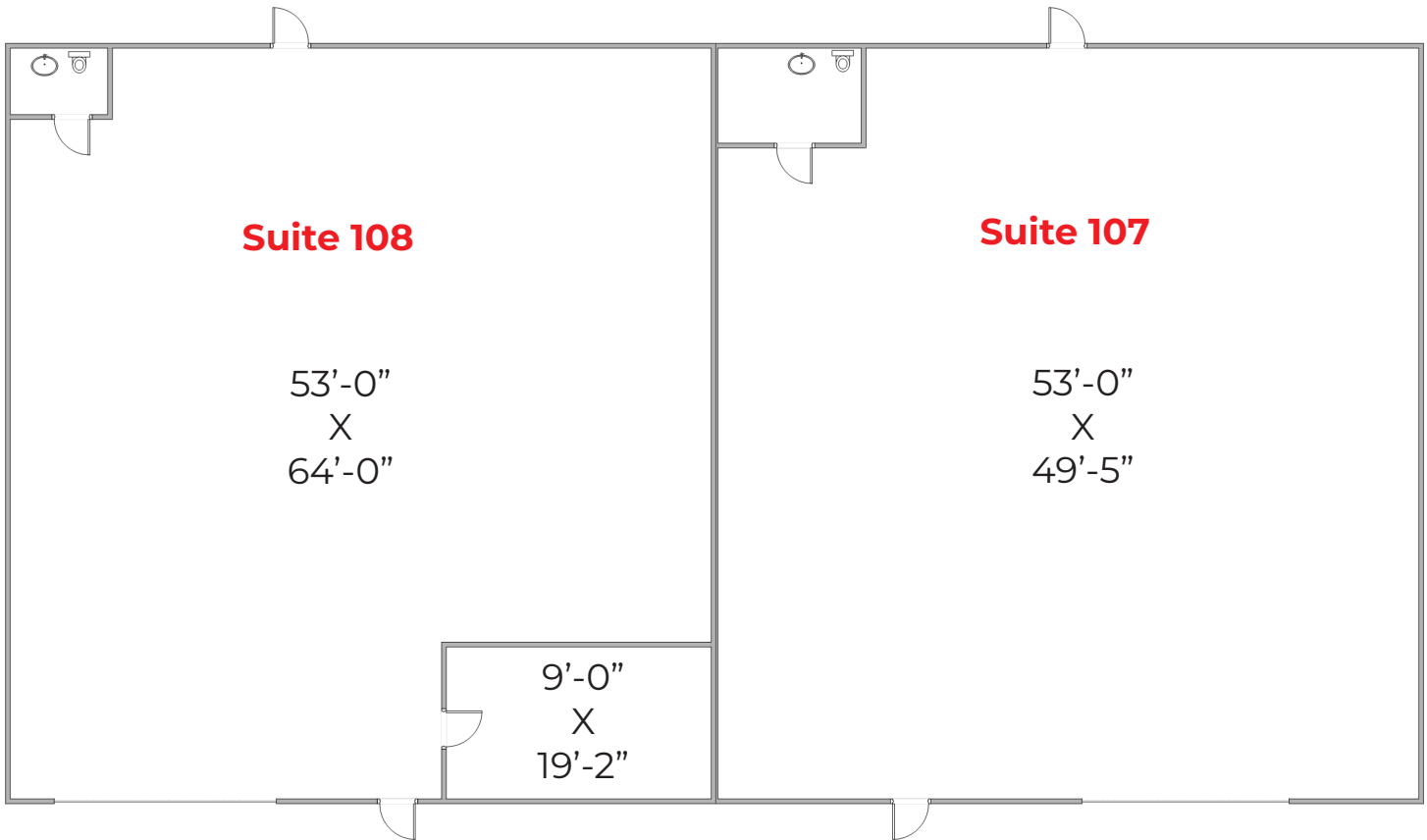
Includes:  
Private Restroom  
Open Floor Plan  
Overhead Door



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# FLOORPLAN



**Suites 107 & 108: +/- 2,750 - 5,500 SF**

Includes:

- Private Restroom
- Open Floor Plan
- Private Office
- Overhead Door

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