

# Denison Industrial Park

Modern Small-Bay Industrial + Outdoor Industrial Storage

📍 1728 Randell Drive Denison, Texas

**2,000 SF – 85,000 SF Available**

Direct US-75 Access | 20' Clear Height |  
IOS Available

- Flexible Small-Bay Industrial Suites
- Integrated Outdoor Industrial Storage (IOS)
- Semi-Truck Accessible
- Fleet & Contractor Friendly

**Now Leasing – Phase 1 Delivering 2026**

**17,500 SF**

Pre-Leased Prior  
to Formal  
Marketing

(87.5% of Phase 1  
committed prior to  
construction  
commencement)





# Denison Industrial Park – At A Glance

- 16.25-acre light industrial development site
- 100,000 SF planned across 10 buildings
- Suites from 2,000 SF up to 85,000 SF
- 17,500 SF pre-leased (90% of Phase 1)
- 20' clear height
- 12' x 14' rear overhead bay doors
- Front and rear tenant access
- 6" concrete slab
- Full water / sewer / electric
- Adjacent transmission infrastructure with scalable power capacity
- 5-acre fenced IOS yard available
- Semi-truck accessible
- Contractor / fleet friendly
- Approximately 2 minutes to US-75





# Executive Summary



Denison Industrial Park is a modern industrial development in the growing Sherman/Denison market, designed for contractors, logistics, and light industrial businesses.

The project offers flexible industrial suites with integrated outdoor storage, providing efficient and functional space solutions.

Phase 1 consists of 20,000 SF currently under development, with approximately 17,500 SF pre-leased prior to construction commencement. Future phases will bring the park to approximately 100,000 SF of modern small-bay industrial product with integrated outdoor industrial storage.

Category	Details
<b>Address</b>	1728 Randell Drive, Denison, TX
<b>Phase 1</b>	20,000 SF
<b>Total Planned Development</b>	100,000 SF
<b>Current Availability</b>	Approx. 82,500 SF
<b>Suite Sizes</b>	From 2,000 SF
<b>Site Size</b>	16.25 Acres
<b>IOS Capability</b>	Integrated Outdoor Storage
<b>Truck Access</b>	Semi-Truck Accessible
<b>Tenant Types</b>	Contractors, Logistics, Service & Industrial Users
<b>Leasing Momentum</b>	17,500 SF currently pre-leased representing approximately 87.5% of Phase 1 prior to construction commencement.



# Property Summary

## Modern Industrial Development with Integrated IOS Capability

- Denison Industrial Park is designed to provide flexible industrial functionality for a wide range of users requiring warehouse, contractor yard, fleet parking, and outdoor storage capabilities.
- The development offers modern small-bay industrial suites with integrated IOS functionality and semi-truck accessibility. Designed for contractors, logistics operators, and service-based businesses, the project emphasizes operational efficiency and long-term scalability.



01	02	03	04	05	06
<b>Total Site</b>	<b>Planned Buildout</b>	<b>Current Availability</b>	<b>Suite Sizes</b>	<b>Building Configuration</b>	<b>IOS Capability</b>
16.25 Acres	100,000 SF	85,000 SF	2,000 SF	10 Buildings   10,000 SF Each	Integrated



# Property Highlights

## → Outdoor Industrial Storage (IOS)

- ±5-acre fenced outdoor industrial storage yard
- Fleet and trailer parking capability
- Contractor laydown yard capability
- Secured equipment and material storage
- Semi-truck accessible
- Integrated IOS functionality throughout development

## → Strong Power Infrastructure

- Nearby transmission yard/substation directly across the street
- Adjacent transmission infrastructure supports users with elevated power requirements and future expansion capacity
- Ideal for light industrial and service-based users requiring elevated electrical capacity

## → Industrial Functionality

- 20' clear heights with rear drive-in loading
- Semi-truck and fleet-friendly circulation
- Flexible suite configurations available
- Designed for contractor and logistics users

## → Market Advantages

- Limited competing industrial inventory
- Strong contractor and service business demand
- Located within expanding Sherman/Denison industrial corridor
- Immediate access to major transportation routes
- Limited new-construction small-bay inventory in Grayson County
- Rare combination of warehouse + IOS + heavy vehicle parking
- Strategic access to Sherman manufacturing corridor and US-75



# Building Specifications



Specification	Building A	Building B
<b>Total Size</b>	10,000 SF	10,000 SF
<b>Minimum Suite</b>	±2,000 SF	±2,000 SF
<b>Year Built</b>	2026	2026
<b>Construction Type</b>	Metal Industrial	Metal Industrial
<b>Clear Height</b>	20'	20'
<b>Loading</b>	Rear Drive-In	Rear Drive-In
<b>Sprinklered</b>	Yes	Yes
<b>Office Buildout</b>	Flexible	Flexible
<b>Utility Infrastructure</b>	Full Service	Full Service

## Truck Circulation

- Semi-truck accessibility behind each building
- Rear circulation designed to prevent roadway blockage
- Fleet-friendly site layout

## Concrete Slab

- 6" concrete slab thickness

## Parking

- Over 300 planned parking spaces across full development

## IOS Integration

- Outdoor storage functionality integrated throughout the development allowing accommodation for:
  - Fleet vehicles
  - Trailers
  - Contractor equipment
  - Material storage
  - Service operations

## Building Specs:

- Rear overhead bay doors: 12' x 14'
- Separate front entry doors
- Separate rear man doors
- Raw shell delivery



# Location Overview

## Why This Location



Located within the Dallas–Fort Worth northward expansion corridor



Strategic access to the growing Sherman/Denison industrial market



Significant manufacturing, logistics, and service business expansion nearby



Approximately 3 minutes from US-75



Strong regional population and infrastructure growth

Minutes to US-75 | Positioned between Sherman and Denison |  
Near major regional manufacturing employers including Texas Instruments & GlobalWafers



# Full Site Overview



- US-75
- Highway 91
- Lake Texoma
- Red River
- Denison Travel Center
- Texas Best Travel Center
- Pilot Travel Center
- Kwikset Manufacturing
- Reinert Paper & Chemical
- Denison High School
- Mixed-Use Development Area
- Proposed 16.25 Acre Industrial Development
- Randell Drive
- Sherman / Denison Industrial Corridor



# Renders





# Immediate Trade Area

Company / Development	Industry
Texas Instruments	Semiconductor Manufacturing
GlobiTech / GlobalWafers	Silicon Wafer Production
Tyson Foods	Food Processing
FedEx Freight	Logistics
XPO Logistics	Distribution
Oncor Electric	Utilities
Progress Rail (Caterpillar)	Industrial Manufacturing
BNSF Railway	Rail & Transportation



## Industry Demand Drivers

- Manufacturing suppliers
- Service contractors
- Logistics operators
- Infrastructure-related businesses
- Industrial support users

## Target Tenant Profile

- Contractors
- Service businesses
- Logistics operators
- Fleet-based companies
- Light industrial users



# Leasing Momentum



## Phase 1

### Currently 87.5% Leased Prior to Formal Marketing

- Strong leasing activity has been achieved prior to formal marketing efforts, validating demand for modern small-bay industrial product with integrated IOS capability in the Denison/Sherman market.

## Leasing Activity

- Approximately 85,000 SF remains available throughout the planned development
- Demand validated by contractor, logistics, and service-oriented users
- Flexible suite sizing allows future tenant expansion within the park
- Strong activity achieved prior to formal marketing launch

## Market Positioning

- Limited competing inventory in the immediate market
- Modern specifications rarely found in surrounding inventory
- Integrated IOS capability creates strong competitive differentiation
- Strong demand from contractors, logistics operators, and service businesses



# Development Overview



**01**

Planned  
100,000 SF  
industrial  
development

**02**

Flexible suite  
configurations  
from  
2,000 SF

**03**

Integrated  
IOS  
throughout  
development

**04**

Semi-truck  
accessible  
circulation  
design

**05**

Fleet-friendly  
layout with  
dedicated  
parking areas

**06**

Outdoor  
storage and  
contractor  
yard  
capabilities



# Current Availability

01

Suites available from 2,000 SF

02

Approximately 85,000 SF currently available

03

Flexible configurations available for expanding tenants

04

Ability to combine suites for larger users

05

Fleet parking accommodations available





# Building Functionality

## Rear Drive-In Loading

Efficient loading access designed for daily industrial operations.

## Semi-Truck Accessibility

Fleet-friendly circulation throughout the entire development.

## Flexible Office Buildouts

Customizable office layouts to support tenant needs.

## 20' Clear Heights

Modern warehouse specifications for operational efficiency.

## Fully Sprinklered Buildings

Enhanced safety infrastructure across all buildings.

## Full Utility Infrastructure

Water, sewer, and power available throughout the site.





# Thank You!

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