



PROPERTY SUMMARY

PROPERTY:	Teasley Industrial & Yard		
ADDRESS:	9085 Teasley Ln. Denton, TX 76210		
TYPE/ZONING:	SC Suburban Corridor - Yard Storage Industrial Shop Office		
AVAILABLE:	<u>+/- 7,500 SF Total</u> +/- 5K SF Showroom, Multiple Office, Conference Room +/- 2,500 SF Warehouse +/- 1.5 Acres of Yard +/- 1,200 SF Stand alone shop		
RATE:	\$16.00/ SF / YR + NNN		
TERMS:	Negotiable		
OHD's:	2 - 12'X14' – Grade Level		
UTILITIES:	Tenants Expense - All existing to the site		
SIGNAGE:	Available – Monument and Building Signage		
PARKING:	Ample		
AGE:	Built 2010		
LISTED:	LoopNet, Costar, Crexi, and many other sites		
COMMENTS:	Rare opportunity – 0.75 Acre Contractor Yard Space with 1,200 SF shop/storage building on site. Features include multiple additional offices, ample parking, secure yard space, and shop/storage building. Surrounded by lots of growth and established businesses. Zoned SC (Suburban Corridor) offering a wide range of commercial uses. Ideal for contractors, service companies, equipment storage, and light industrial users seeking flexible space with convenient access to Teasley Ln and 2499 (Village Pkwy).		
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