



PROPERTY SUMMARY

PROPERTY:	Business Park 156
ADDRESS:	11180 FM 156, Northlake, TX
TYPE/ZONING:	Commercial Retail Office Light Manufacturing
AVAILABLE:	<u>Building 4 – 2,000 SF – 100 SF Office - Open Warehouse</u> <u>Building 5 – 3,000 – 6,000 SF – 1,000 SF Office – 5K SF warehouse</u> <u>Building 10 – 4,000 SF – 1,000 SF Office – 3K SF warehouse</u>
RATE:	\$11.00 / SF / YR + NNN (\$3.24/SF)
TERMS:	Negotiable
TI:	Negotiable – Turnkey Buildout Available
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Façade and Monument available. All signage will be per city ordinances and Landlords approval.
PARKING:	Ample
AGE:	Built 2025
LISTED:	LoopNet, Costar, Crexi, and many other sites
COMMENTS:	New Business Park with move in ready space. Divisible to 2,000 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.
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