



PROPERTY SUMMARY

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| PROPERTY: | Ponder Lane Business Park - 1615 |
| ADDRESS: | 1615 N FM 156, Ponder, TX 76259 |
| TYPE/ZONING: | Outside of city limits, none |
| AVAILABLE: | <u>1615 – 10,000 SF</u> – Shell Space/Open Warehouse – 125’ wide, 80’ deep |
| RATE: | \$10.00/ SF / YR NNN (\$3.54) |
| TERMS: | Negotiable |
| OHD’s: | (4) 12’x14’ – Grade Level (2) 10’x12’ – Dock High |
| UTILITIES: | Tenants Expense - All existing to the site |
| SIGNAGE: | Available – Monument and Building Signage |
| PARKING: | Ample |
| AGE: | Built 2019 |
| LISTED: | LoopNet, Costar, Crexi, and many other sites |
| COMMENTS: | Industrial / business park with move in ready space. Negotiable on additional tenant improvements to suit. The park is well-suited for a variety of industrial, service, and contractor users seeking efficient layouts and yard potential in a growing North Denton County submarket. The property features 3-phase power, is fully sprinklered, and offers modern utility infrastructure throughout the park. High Traffic / High Visibility off FM 156. |

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