

LEASING INFORMATION
ON PROPERTY LOCATED AT
1411 FLAT CREEK ROAD
ATHENS, TEXAS 75751



Offered Exclusively By:

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**LEASING INFORMATION
ON PROPERTY LOCATED AT
1411 FLAT CREEK ROAD
ATHENS, TEXAS 75751**

- I. **LOCATION:** Athens, Texas - Approximately 75 miles southeast of Dallas and approximately 35 miles west of Tyler, Texas. Property is located in the heart of Athens' Industrial District at the corner of Rocky Ridge Road and Flat Creek Road (aka FM 2495). Easy access to State Highway 31 and Loop 7.
- II. **SIZE OF IMPROVEMENTS:**
- A. Building - Approximately 62,695 sq. ft.
1. Central AC/Heat in some areas
 2. Approximately 6,000 sq. ft. office and break area
 3. Construction - Steel and block building
 4. Age - Building was originally constructed in 1962 and 1968 with 36,000 sq. ft., 22,695 sq.ft. being constructed in 1998 and 2000.
 5. Utilities -
 - a. Gas - Atmos Gas (888-286-6700)
 - b. Telephone - CenturyLink (800-788-3500_
 - c. Water and Sewer - City of Athens (903-677-6621)
 - d. Electric - Gexa Energy {592KVA 3 phase of 122-40} (866-469-4392)
 6. Roof - Metal and foam insulation over flat roof. New roof in 2023 on much of the building
 7. Automatic fire sprinkler system
 8. 3Dock High Doors and one ground level door for smaller trucks
 9. Security system in place
 10. Wall Height - 9' to 18' with 24' in warehouse
 11. Zoning - Industrial per the City of Athens
 12. Asphalt Parking Lot - Approximately 3.25 acres (approximately 115 parking spaces, common parking lot shared with another tenant)
- III. **SITE:** Approximately 5.131 acres
- IV. **PROPOSED LEASE TERMS:**
- A. Lease Terms -
1. Base rental amount - \$4.75 per sq. ft. or \$297,800 per year (\$24,820 per month - rounded)
 2. Triple net lease amount - Tenant pays all utilities, taxes and insurance. 2024 taxes (\$15,465.95) and insurance (\$28,803.85) totaling \$44,269.80 per year or \$3,689.15 per month.

3. Estimated monthly rent including base rent, taxes and insurance is \$28,510 per month or \$5.46 per square foot per year (rounded).
4. Term of Lease - 3 to 5 years
5. Deposit - Negotiable
6. Tenant to name Landlord as additional insured on liability policy in an amount no less that \$2,000,000
7. Landlord to maintain roof, slab, fire system and parking lot. Tenant to be responsible for maintenance and repair of HVAC units after 1 year of occupancy.

V. **OTHER INFORMATION:**

- A. Tax Incentives - See Broker for possible tax incentives
- B. Community Information -
 1. Chamber of Commerce - www.athenscc.org
 2. City of Athens - www.athenstx.gov
 3. Trinity Valley Community College - www.tvcc.edu
 4. Athens Economic Development Corporation - www.athensedc.com
**Economic incentives are available through the Athens Economic Development Corporation for qualified Tenants/Businesses.
- C. Brokerage Information -
 1. Listing Broker, Steve Grant, is a licensed Real Estate Broker in the State of Texas and has ownership interest in subject property.

*****Note: This material is based upon information which we consider reliable, but because it has been supplied by third parties, we cannot represent that it is accurate or complete, and it should not be relied upon as such. This offering is subject to errors, omissions, change of price or withdrawal without notice.***

VIEWS OF SUBJECT PROPERTY





