

60,000 SF INDUSTRIAL WAREHOUSE FOR LEASE

RAIL FRONTAGE & OUTSIDE STORAGE

600 AUGUSTUS ST. TRENTON, TX 75490

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

SF AVAILABLE	60,000 SF
MIN DIVISIBLE	30,000 SF
MAX CONTIG	60,000 SF
LEASE RATE	CALL FOR PRICING
ZONING	INDUSTRIAL/LIGHT MANUFACTURING
AVAILABLE UTILITIES	ELECTRIC, WATER, GAS, SEWER
RAIL SERVED BY	DGNO
BUILDING FEATURES	3 DOCK HIGH DOORS 3 GRADE LEVEL OVERHEAD DOORS COLUMN SPACING: (50'X25') 26 FT CLEAR AT CENTER 20 FT CLEAR AT SIDE WALLS 277/480 VOLT, 2500 AMPS 3 PHASE POWER WITH ABILITY TO GO TO 4000 AMPS



careycoxcompany.com / 972.562.8003

321 N. Central Expressway, Suite 370 McKinney, TX 75070

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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TRENTON INDUSTRIAL BUILDING FOR LEASE

Industrial warehouse space available for lease at 600 Augustus Street in Trenton, offering up to 60,000 SF with the ability to divide to 30,000 SF. The property is well equipped for manufacturing, distribution and other industrial users with three dock-high doors, three grade-level overhead doors, 20'-26' clear heights and heavy 3-phase power with the ability to accommodate up to 4,000 amps. The site also offers outside storage and approximately 720 feet along the rail line, with rail service provided by DGNO. Convenient access to Hwy 121 and nearby regional thoroughfares provides connectivity to the growing North Texas market.

NEARBY BUSINESSES



DEMOGRAPHICS

2024 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	868	3,009	5,547
Median Household Income	\$69,526	\$91,319	\$91,229

TRAFFIC COUNTS

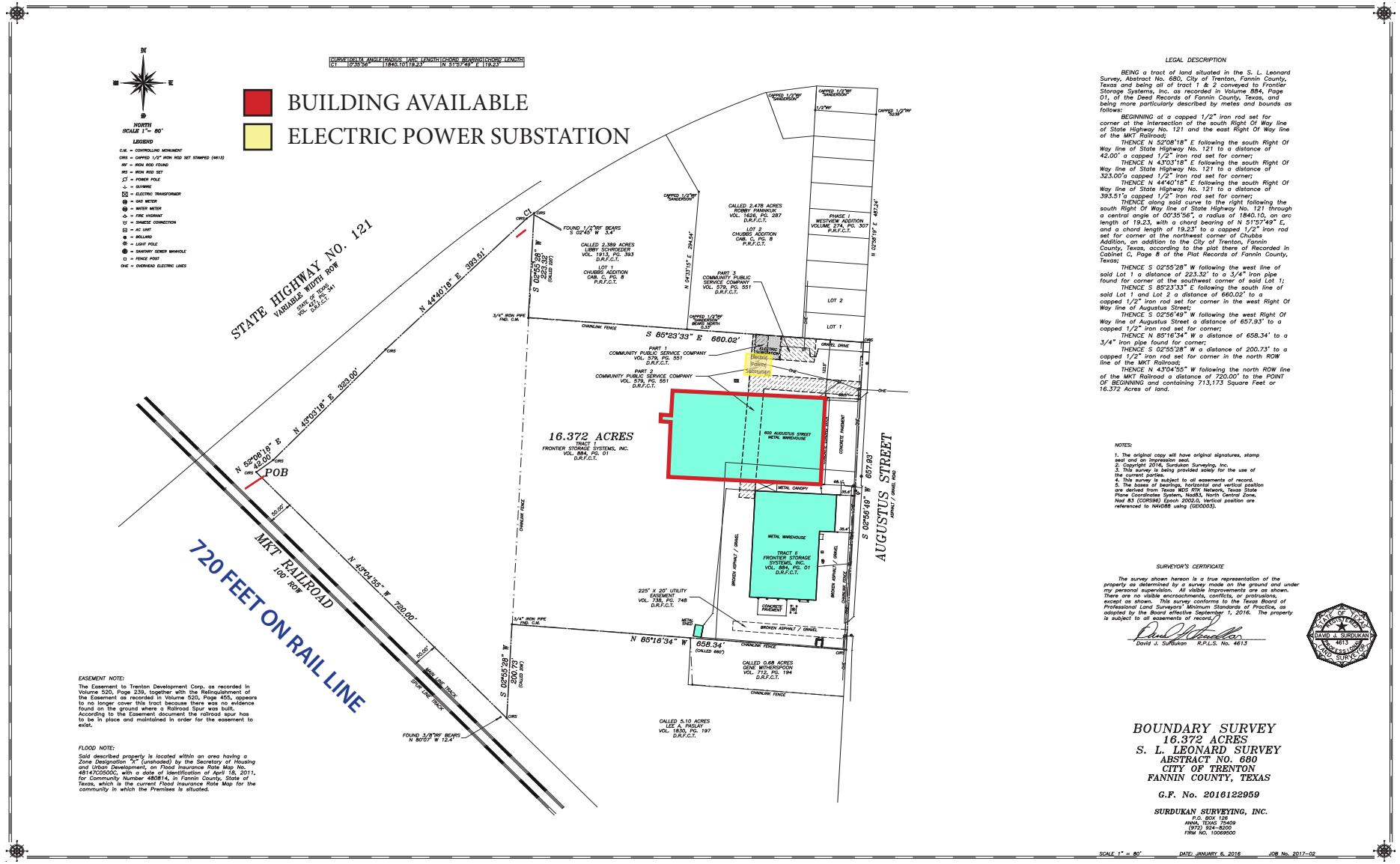
HWY 60 @ TX 45	11,638 VPD
HWY 69 @ SH 121	10,286 VPD

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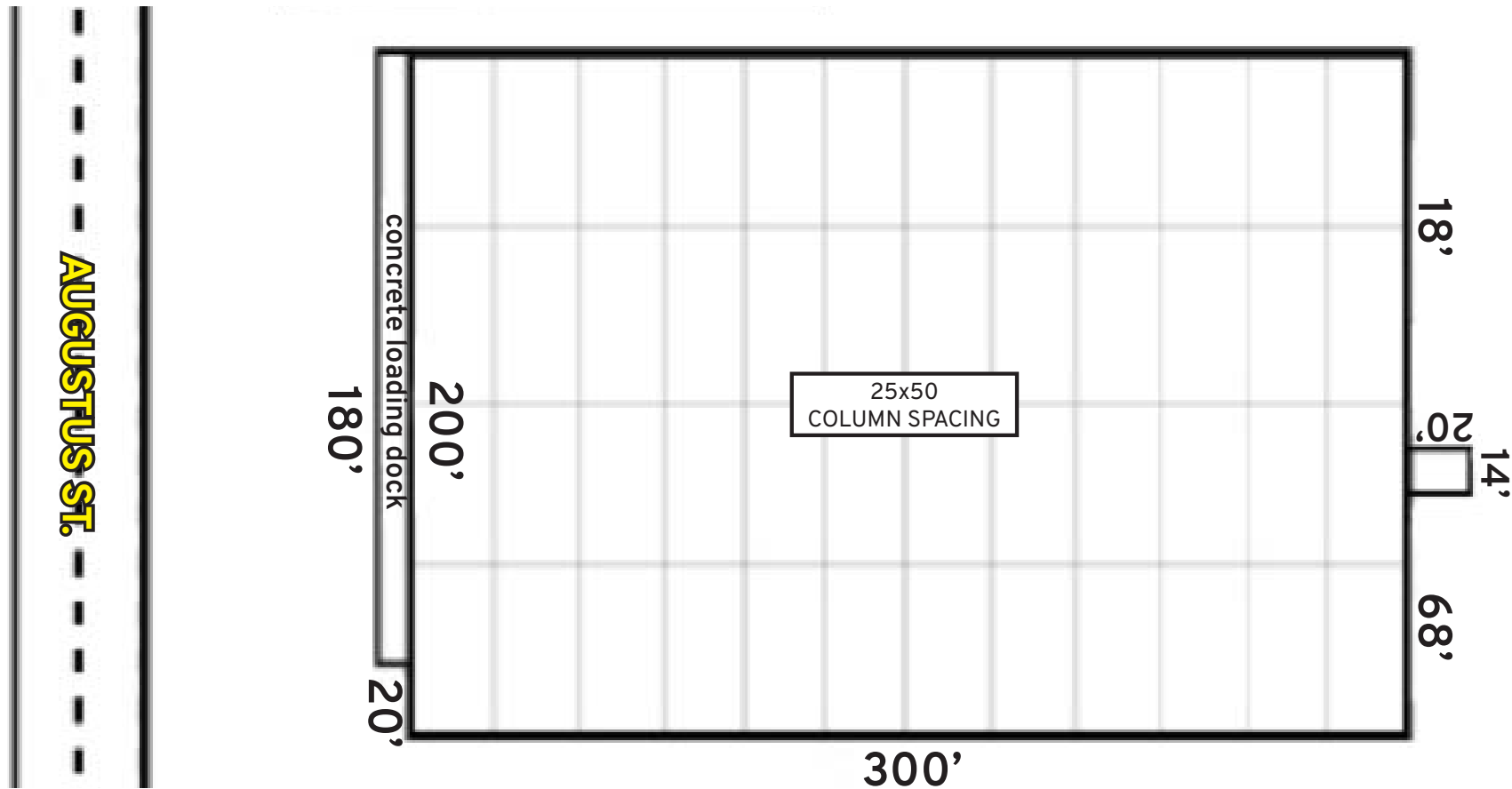
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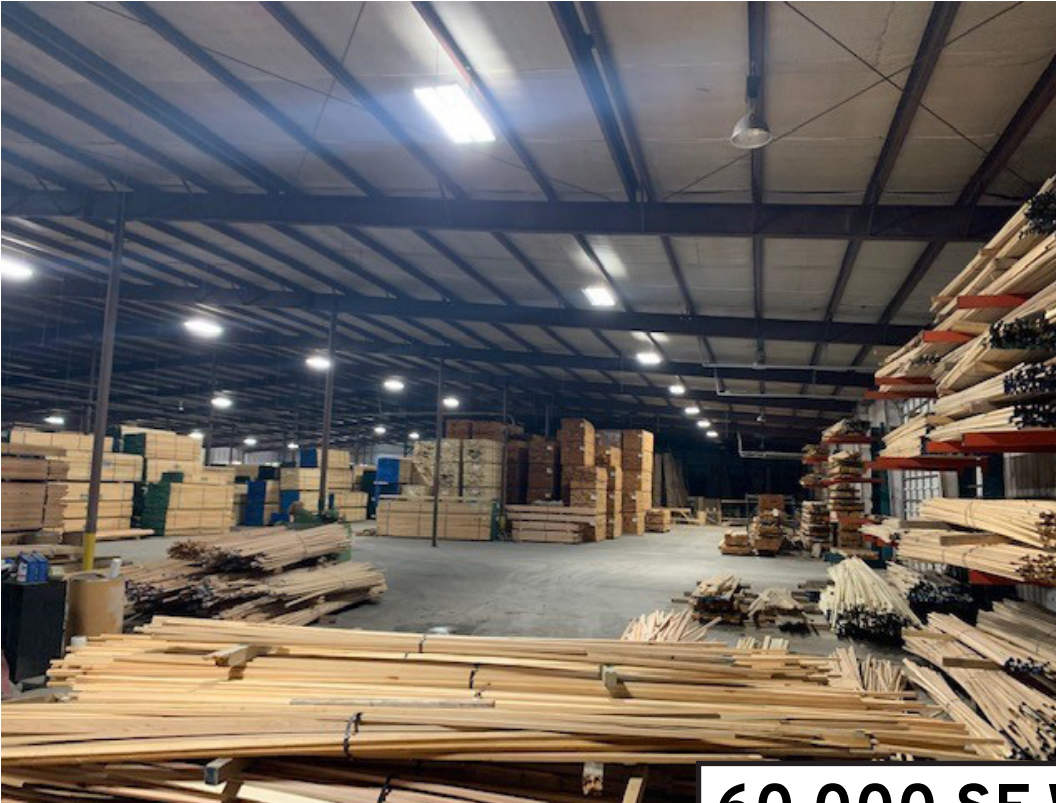
David Cox / 972.632.5050
dcox@careycoxcompany.com

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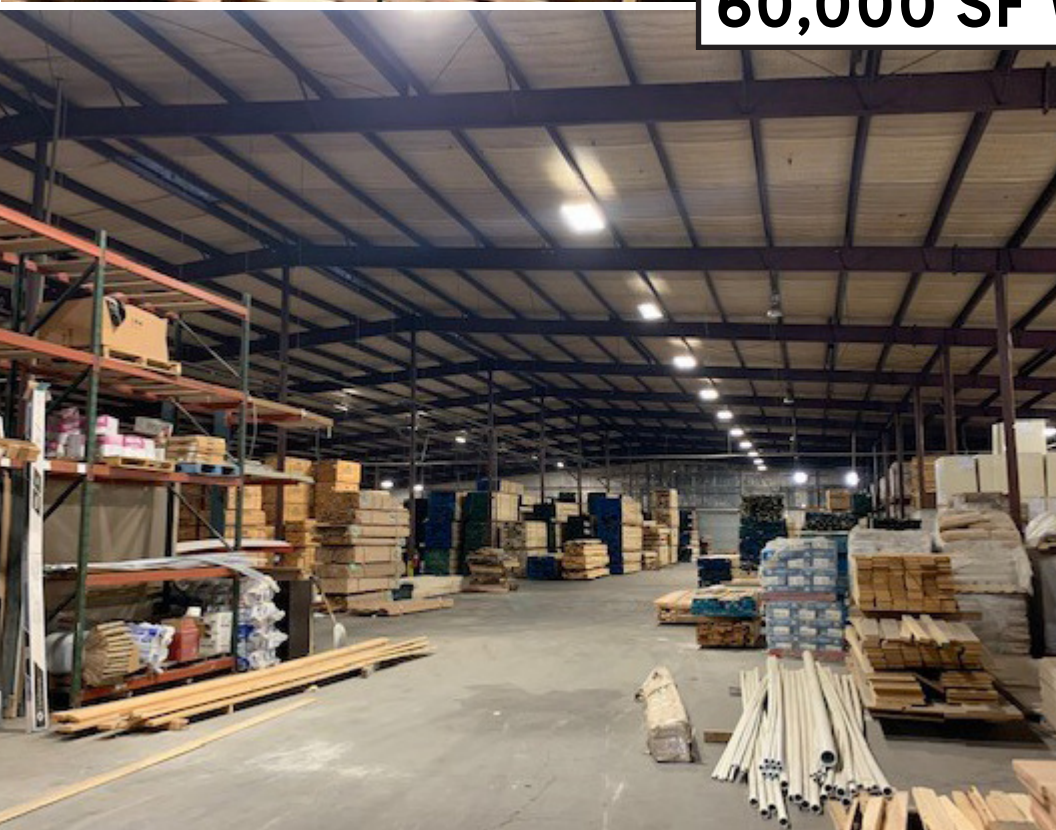


BUILDING FOOTPRINT



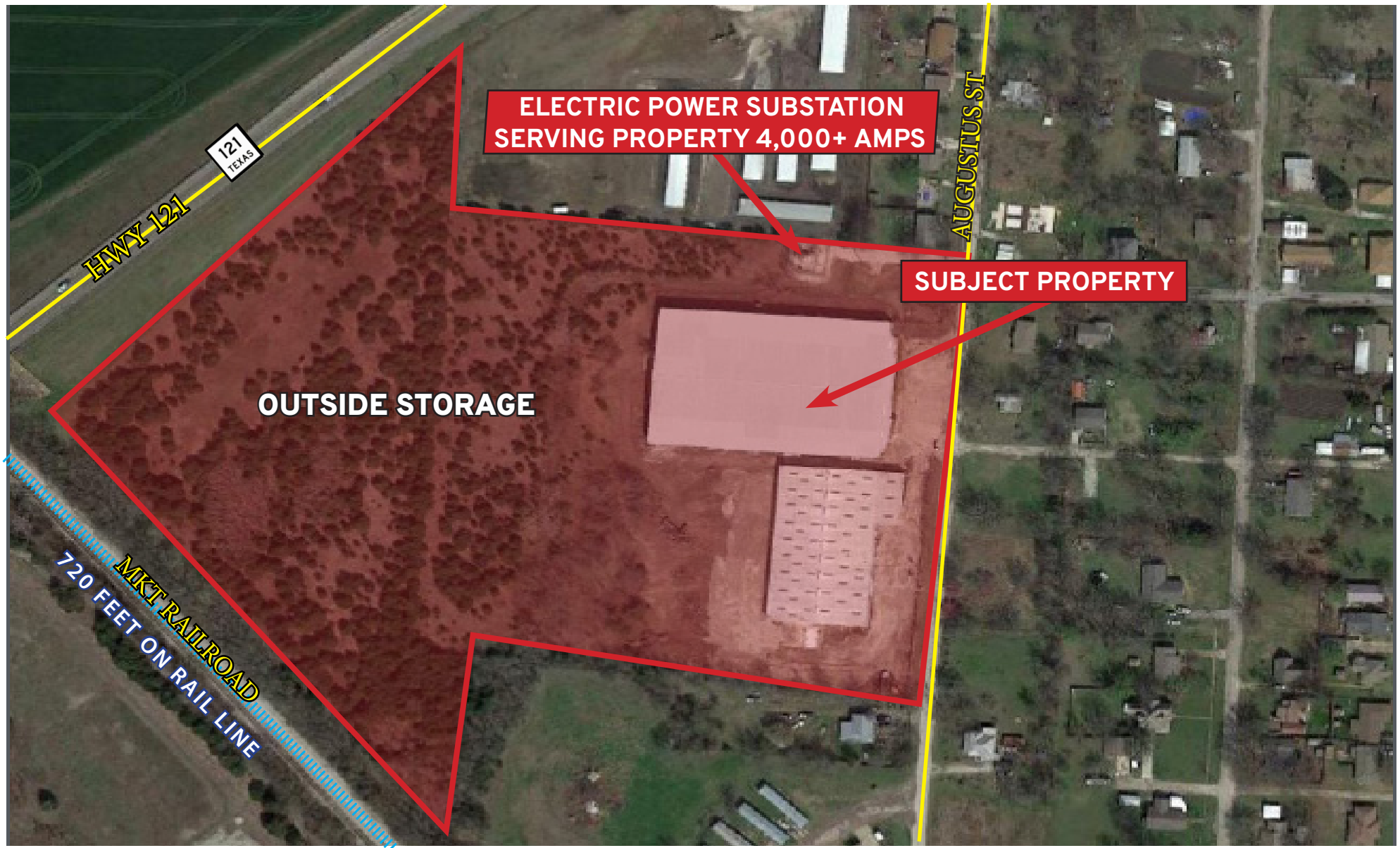


60,000 SF WAREHOUSE



SITE AERIAL

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SURROUNDING AREA

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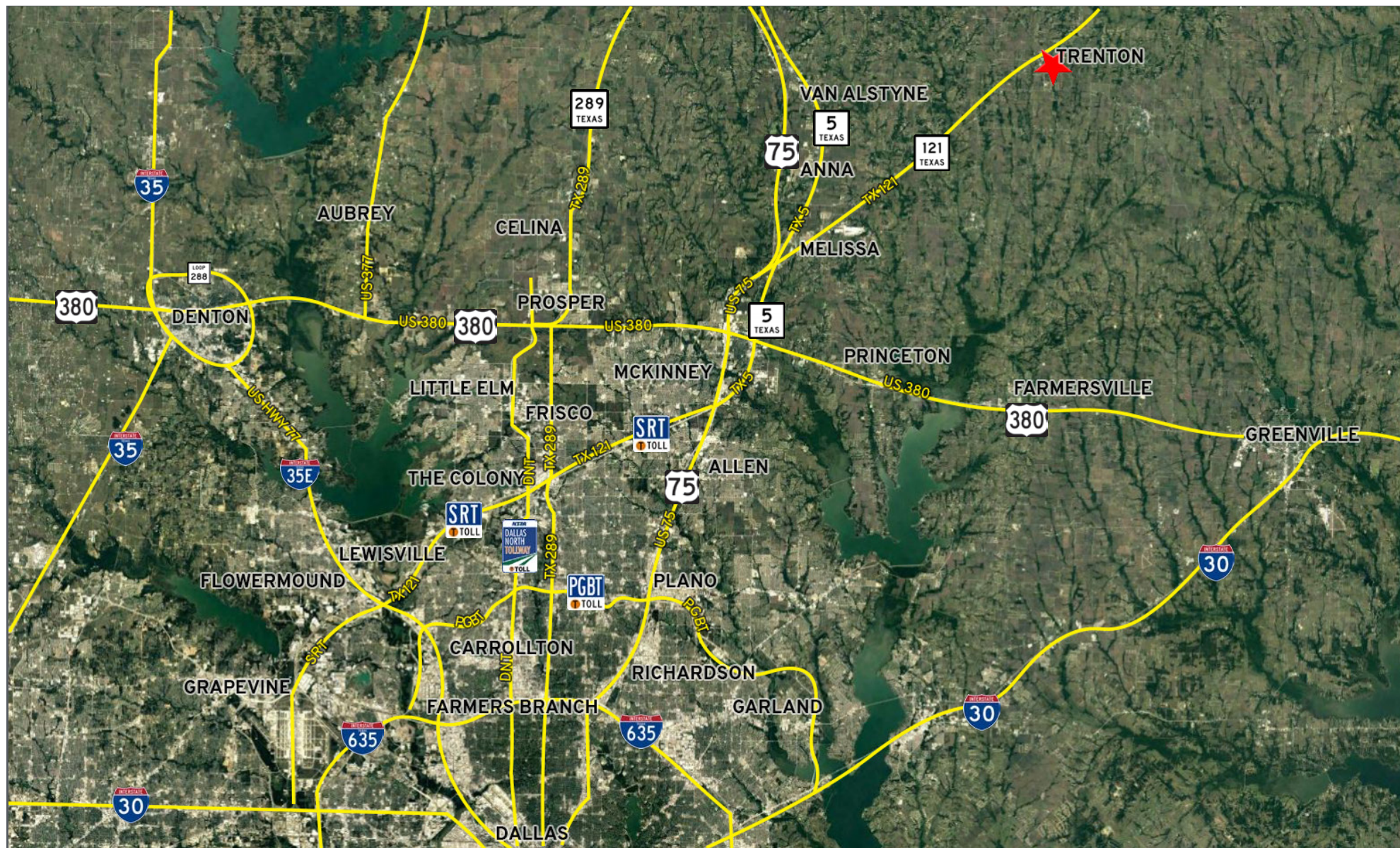
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DFW METROPLEX LOCATION

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- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

- TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Carey Cox Company	385233	bcox@careycoxcompany.com	(972)562-8003
License Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	(972)562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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