



LEASE

800 S Locust St

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Denton, TX 76201

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14 SF/yr (NNN)
AVAILABLE SF:	4,000 SF
LOT SIZE:	19,106 SF
BUILDING SIZE:	4,000 SF

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PROPERTY DESCRIPTION

This highly functional 4,000 SF flex/commercial space features a seamless 50/50 split between a 2,000 SF front showroom and a 2,000 SF rear warehouse. Positioned directly on South Locust Street, the property combines customer-facing retail visibility with functional back-of-house operational storage, making it an ideal footprint for a wide range of commercial tenants in the growing Denton market.

PROPERTY HIGHLIGHTS

- 2,000 sf of Warehouse
- 2,000 sf of Showroom and Office
- Restrooms in Office and Warehouse
- Retail Glass Store Front

ADDITIONAL PHOTOS



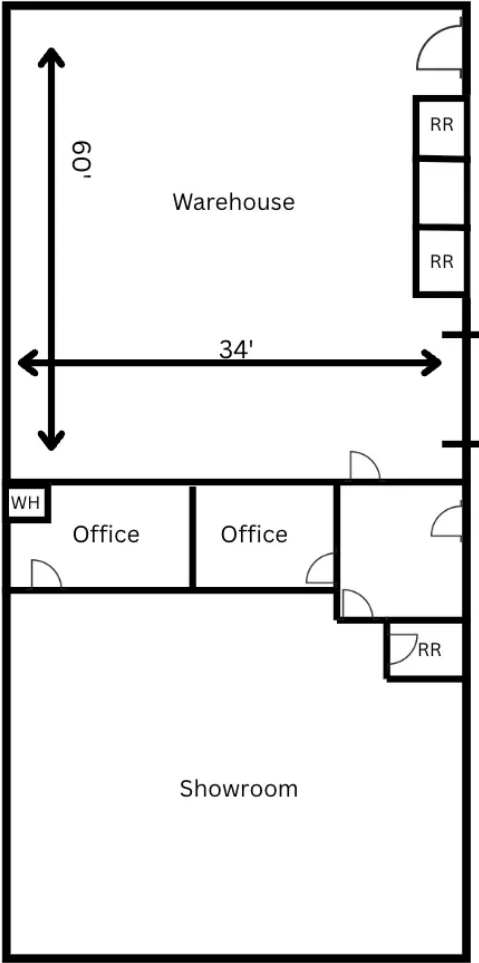
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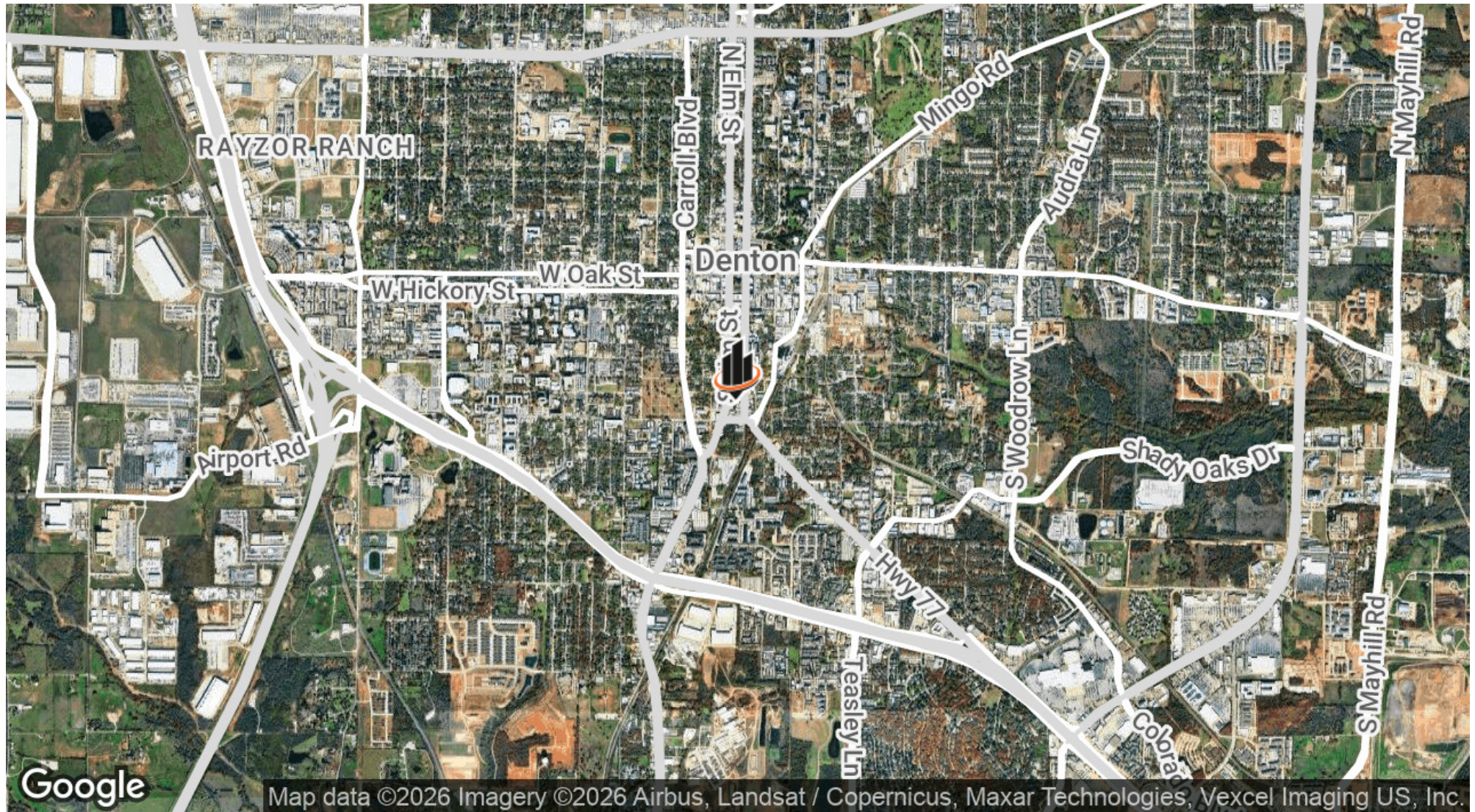
FLOOR PLAN



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LOCATION MAP



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MEET THE TEAM



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