



PROPERTY SUMMARY

PROPERTY:	Yorum Business Park		
ADDRESS:	5000 Energy Place Building 100, Denton, TX 76207		
TYPE/ZONING:	Commercial / Industrial / Office – City of Denton Light Industrial		
AVAILABLE:	Building 100 – 6,000 Total SF +/- 2,000 SF Office		
RATE:	\$15.00 / SF / YR - MG		
TERMS:	Negotiable		
TI:	Negotiable		
UTILITIES:	To the site, Tenant's Expense		
SIGNAGE:	Available. All signage will be per city ordinances and Landlords approval.		
PARKING:	Ample		
LISTED:	LoopNet, Costar, Crexi, and many other sites		
COMMENTS:	+/- 6,000 SF light industrial office/warehouse space located in Denton, Texas. The property offers a functional layout with approximately +/- 2,000 SF of office and +/- 4,000 SF of warehouse space. Well-suited for contractors, service-based businesses, mechanical, plumbing, electrical, and construction-related users. Strategically positioned within Denton's established industrial corridor with convenient access to major thoroughfares, the property provides efficient connectivity for local and regional service operations throughout Denton County and the greater North Texas market.		
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