

INDUSTRIAL FLEX WAREHOUSES FOR LEASE

6126 PR 902

6126 PRIVATE DRIVE 902, CELINA, TX 75009



FOR LEASE

KW COMMERCIAL | CELINA-PROSPER-
1212 S. Preston Road Suite 120
Celina, TX 75009



Each Office Independently Owned and Operated

DANIEL TRIGO
O: (972) 382-8882
daniel.trigo@kw.com
0717822, Texas

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PROPERTY SUMMARY

6126 PRIVATE DRIVE 902



Property Summary

Price:	\$10 sqft
Lot Size:	5.38 Acres
Building SF:	7768
Year Built:	2012
Zoning:	AG - Agriculture

Property Overview

Versatile industrial property, sits on a 5.388-acre lot and offers significant flexibility for an owner-user or for multi-tenant leasing scenarios.

Two distinct components:

- Improved Area: two move-in-ready warehouses totaling 7,980 sq ft
 - Building A: A 3,200 sq. ft. facility that includes a 270 sq. ft. office.
 - Building B: A 4,780 sq. ft. flex-space that includes an 825 sq. ft. office and a 780 sq. ft. studio apartment.

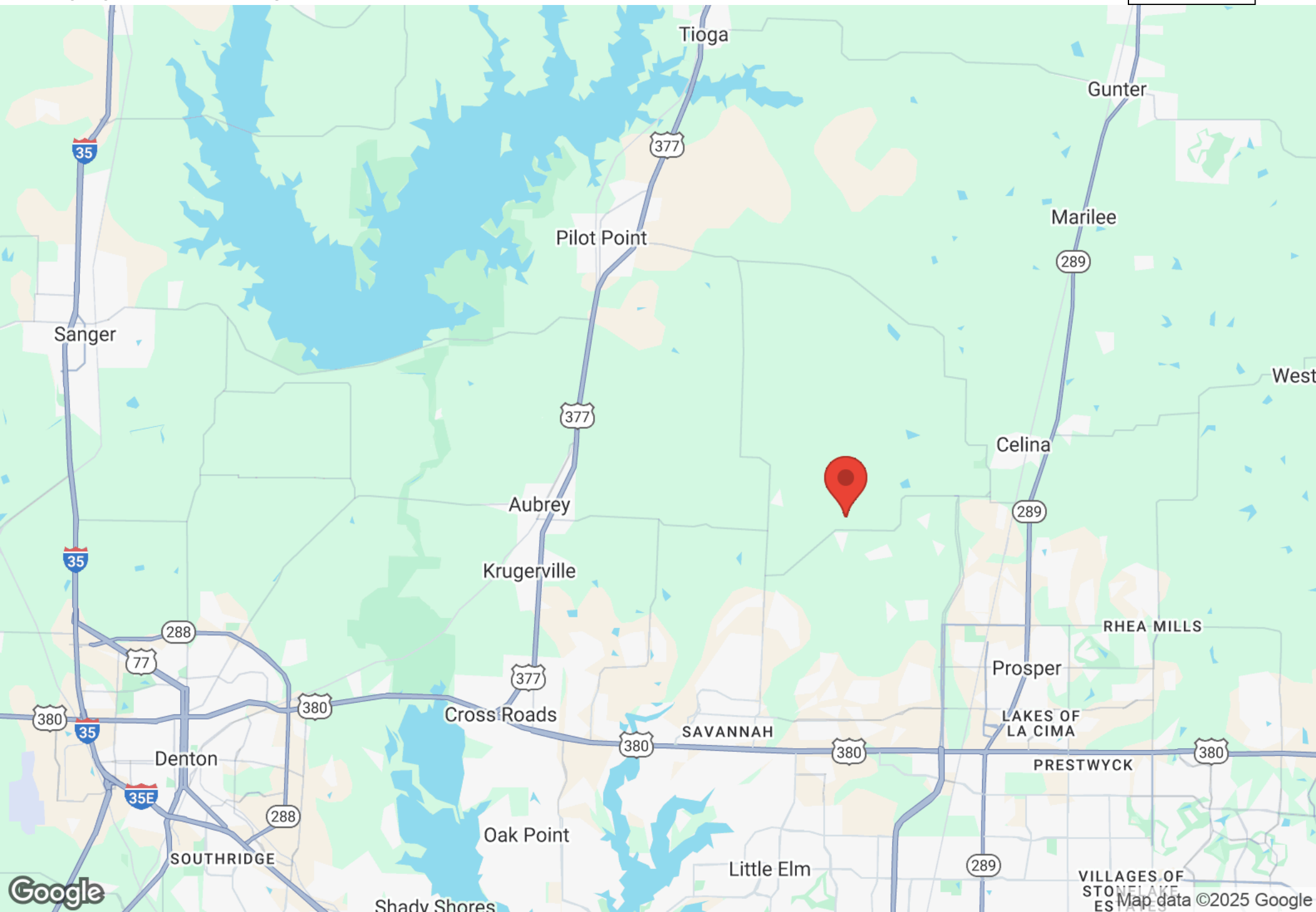
Surplus Land (4.088 Acres): This expansive undeveloped portion of the property is ideal for outdoor storage, a laydown yard, or future expansion.

Location Overview

Strategically located in the rapidly growing Celina area, outside the city limits, and offers excellent connectivity to major transportation routes including the Dallas North Tollway, FM 428, and FM 1385.

REGIONAL MAP

6126 PRIVATE DRIVE 902



SUMMARY

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PRICE: \$10 sqft

TOTAL BUILDINGS SF: 7,956

OFFICE SF: 1,095

PROPERTY OVERVIEW

Versatile industrial property, sits on a substantial 5.388-acre lot in Celina, Texas. Site is well-suited for a variety of uses, including an owner-user operation, distribution, light manufacturing, or any business requiring significant outdoor storage.

Two components:

1. Improved Area (1.3 Acres): This section houses two move-in-ready warehouse buildings totaling 7,980 square feet.

- Building A: A 3,200 sq. ft. facility featuring a 270 sq. ft. office, two restrooms, and two 12'x14' overhead doors.

- Building B: A 4,780 sq. ft. flex-space that includes a 2,963 sq. ft. warehouse, an 825 sq. ft. office, a 780 sq. ft. studio apartment, three restrooms, and two overhead doors.

2. Surplus Land (4.088 Acres): This expansive undeveloped portion of the property offers future expansion, a laydown yard for materials and equipment, or dedicated fleet parking.

Location Overview

The property is strategically positioned in Celina, Texas, which is consistently recognized as one of the fastest-growing cities in the Dallas-Fort Worth metroplex and the nation. This high-growth environment provides a strong economic base and a rapidly expanding local customer and employee pool, driven by over 11,000 planned residential rooftops in the immediate area.

Key logistical advantages include excellent connectivity to major regional transportation routes:

- Dallas North Tollway: A primary artery providing direct access to the greater Dallas area.

- FM 428 (Future Denton County Outer Loop): critical component region's future infrastructure, set to enhance east-west connectivity.

- FM 1385: A significant local thoroughfare.

PROPERTY PHOTOS

6126 PRIVATE DRIVE 902

Approximate Measurements

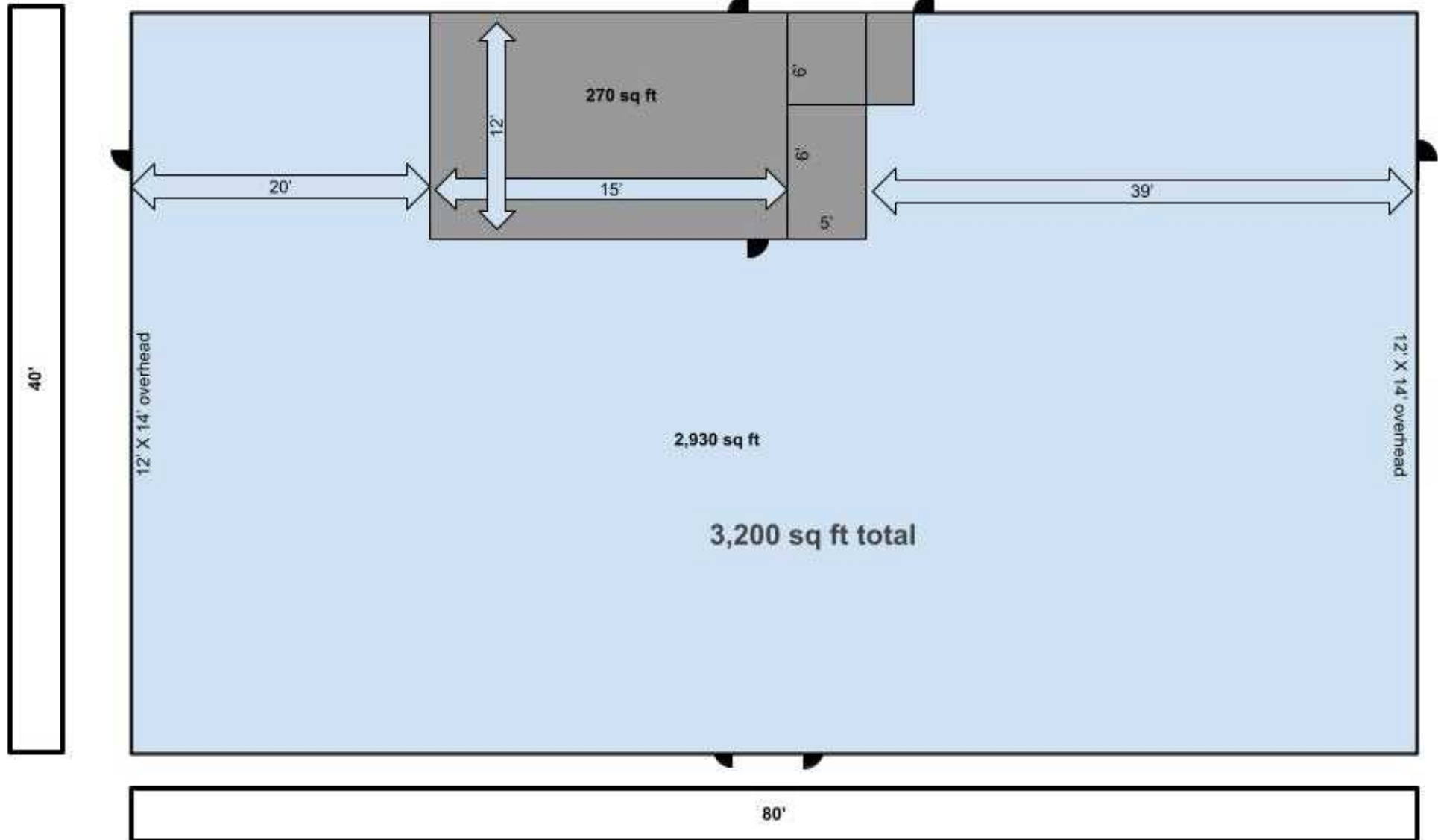
Warehouse A 6192 PR 902



Total 3,200 sq ft

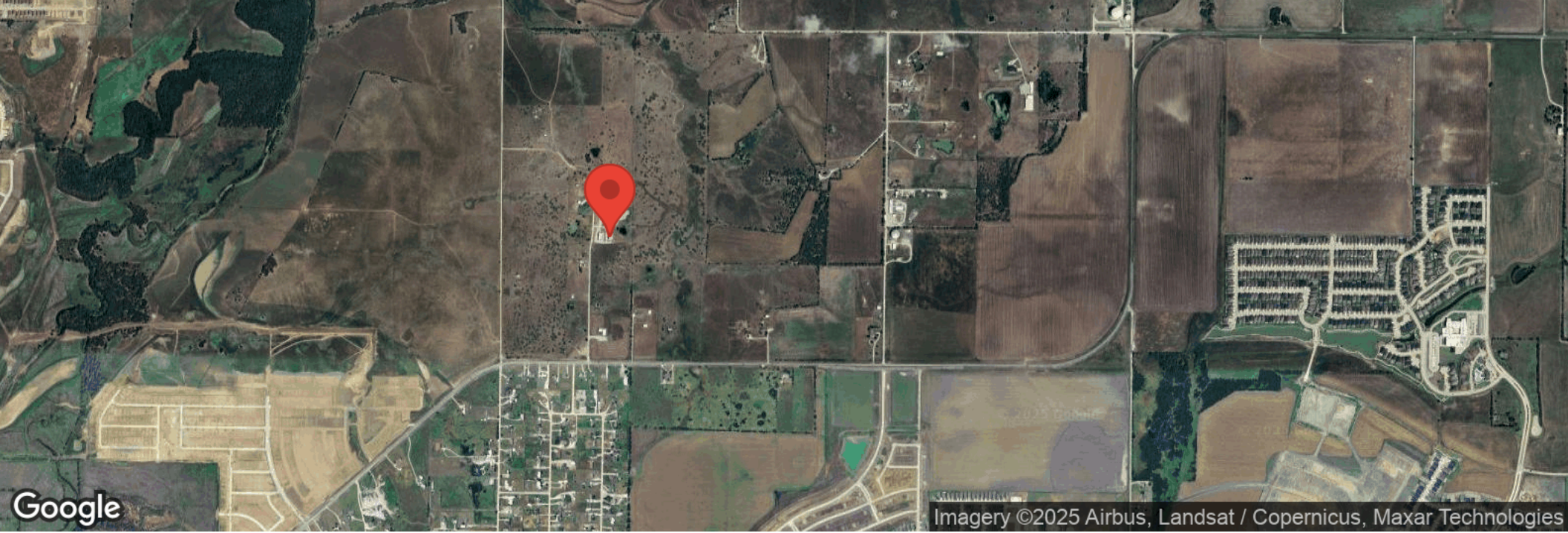
Office 270 sq ft

Warehouse 2,930 sqft

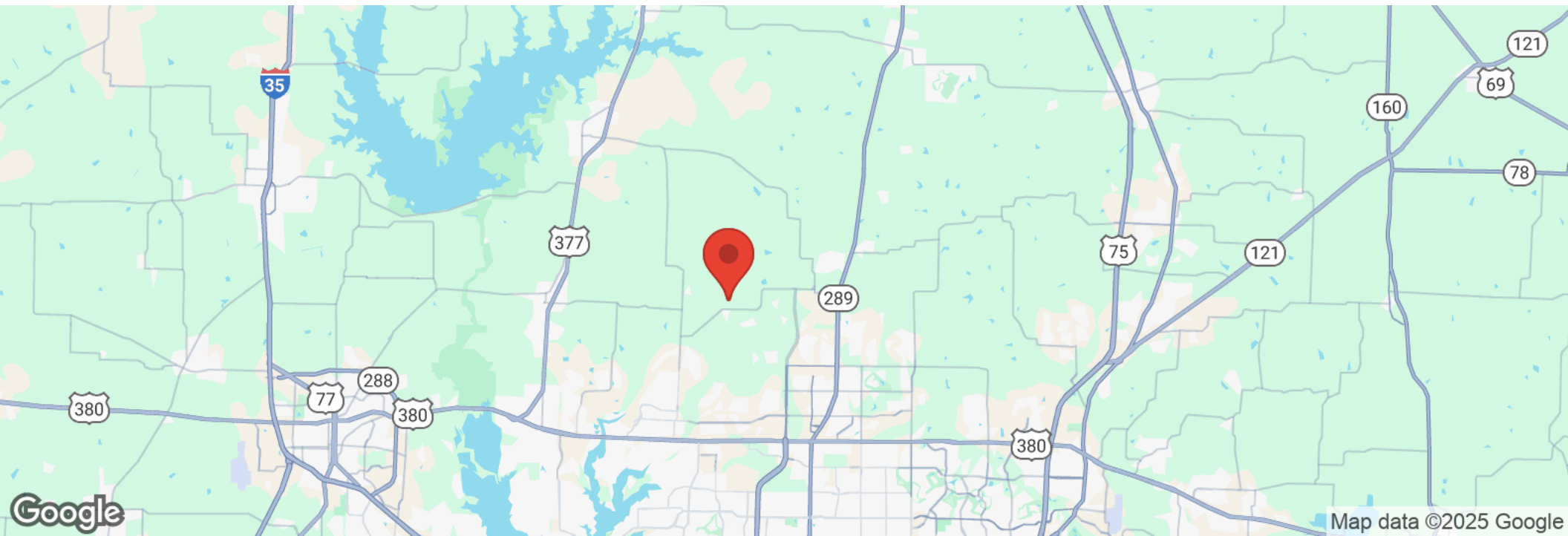


LOCATION MAPS

6126 PRIVATE DRIVE 902



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Map data ©2025 Google



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

<u>Keller Williams North Country</u>	<u>0578968</u>	<u>klrw768@kw.com</u>	<u>(972)382-8882)-</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Keller Williams Prosper Celina</u>	<u>0578968</u>	<u>klrw768@kw.com</u>	<u>(972)382-8882)--</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Georgina Hennan</u>	<u>0375485</u>	<u>georginahennen@kw.com</u>	<u>(972)382-8882)-</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Daniel Trigo</u>	<u>0717822</u>	<u>daniel.trigo@kw.com</u>	<u>(303)887-8431</u>
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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