

WAREHOUSE SPACE FOR LEASE

2605 N. HWY 91 | DENISON, TEXAS 75020

25,920 SQUARE FEET



WAREHOUSE PROPERTY HIGHLIGHTS

- Four (4) dock high doors , one (1) at grade overhead door and one (1) pedestrian door
- Fully sprinkled and florescent lighting
- Bathroom or office can be added

JMRE JOHN MUNSON REAL ESTATE

EMAIL: JOHN@JMCRE.BIZ
2402 W. MORTON, #101 DENISON, TX 75020
OFFICE: 903-463-2300 FAX:903-463-2377



VALERO

DENISON HIGH SCHOOL

VICTRON ENERGY TRUCK STOP W/ FOOD (UNDER CONSTRUCTION)

UNIFIRST

FLORESTONE

REINERT CHEMICAL PAPER

ACS MANUFACTURING

KWIKSET

CHAMPION COOLER

WAREHOUSE PROPERTY

VALERO TRUCK STOP (UNDER CONSTRUCTION)

PFT INSULATION

JC RAY & FAT TOWELS

SIGN WAREHOUSE

RUIZ FOODS

MOFFITT WEST

HERITAGE APARTMENTS



WAREHOUSE SPACE FOR LEASE

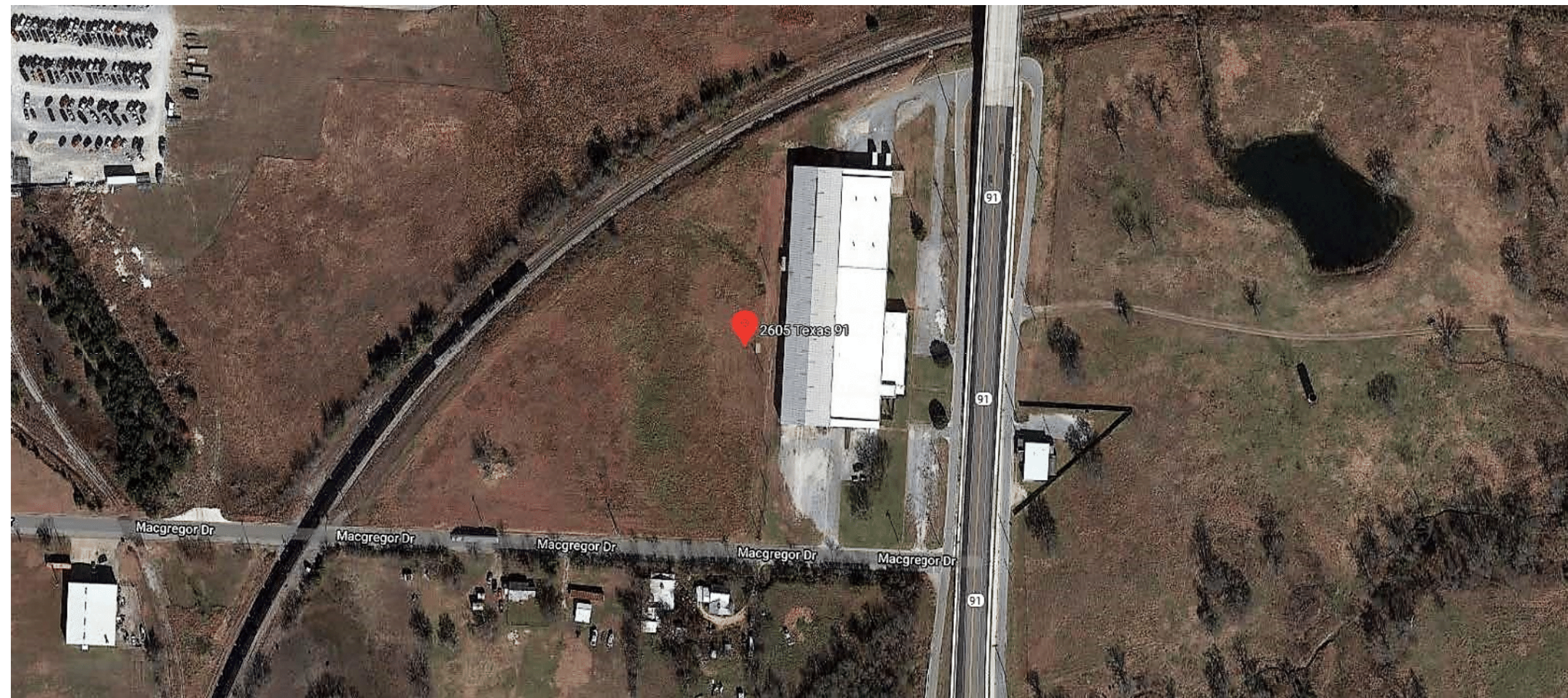
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SUBJECT PROPERTY

The property consists of an office/warehouse building of 73,000 sqft on 473,628 sqft of land located at 2605 State Highway (SH) 91 North, Denison, Grayson County, Texas. The property is located on the northwest corner of SH 91 and MacGregor Street. A brief legal description of the subject property is as follows:

Situated in the County of Grayson, State of Texas, being a part of the T J Shannon Jr Survey, Abstract number 1140, and being a part of that tract of land conveyed to Arthur J Gavrin by instrument recorded in Volume 770, page 144, Deed Records, Grayson County, Texas and containing 10.873 acres of land.



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SITE DESCRIPTION

The site contains a total of 10.873 acres or 473,628sqft(per survey). The tract is triangular in shape and is above street grade of SH 91 and basically at the street grade with MacGregor Street.

FRONTAGE/ACCESS/VISIBILITY

The tract is located on the northwest corner of SH 91 and MacGregor Street. The site has 663.24 feet of frontage on the west side of SH 91 and approximately 912.86 feet along the north side of MacGregor Street. SH 91 is a two-lane, asphalt paved, north/south primary road. MacGregor Street is a two-lane, asphalt paved, east/west secondary roadway. The property has three curb cuts along SH 91 and two curb cuts along MacGregor Street. Property has direct access by SH 91 to U S Highway 75 to the north. Highway 75 is built to interstate standards and is direct access to Dallas and DFW Airport to the south. Driving time is one and one-half hours.

FLOOD PLAIN AND TOPOGRAPHY

The topography is level to slightly sloping and is at street grade and has good drainage to south and east. No FEMA designated flood plain or drainage problems exist on the site.

UTILITIES

All public utilities and services are available to adequately serve the site including electric, gas, telephone, water and sewer. All utilities are available to develop additional building area on the vacantland to the west.

EASEMENTS/RESTRICTIVE COVENANTS

There are no restrictions other than City of Denison Light Industrial zoning. Normal easements are in place to service the property as shown on the survey.

ZONING

The property is zoned Light Industrial District. The purpose of the district is to accommodate manufacturing, industrial and warehousing uses. All industrial uses are allowed except heavy industrial.

ADJACENT USES

NORTH: Office/Warehouse development-ACS Manufacturing, Champion Cooler

EAST: Vacant land and vacant retail building across SH 91

SOUTH: Vacant land across MacGregor Street

WEST: Office/Warehouse development-ACS Manufacturing, Champion Cooler, ReinertJanitorial,Kwikset

ENVIRONMENTAL

A Phase 1 environmental study has been conducted on the Property and as far as is known no environmental problems exist.

ADA

The office and warehouse restrooms of the building meet American Disability Act (ADA) requirements. Marked handicapped parking spaces and ramps are in place.

IMPROVEMENTS

The Property is improved with an office/warehouse building containing 73,000sqftconstructed in1960/1974. The building has dock high loading facilities with a clearance height of 14 feet to 20feet.The office area is approximately seven (7%) percent or 5,030sqft, with the office building being one hundred (100) percent air conditioned provided by central heating, ventilation, air conditioning (HVAC)gas/electric split system. The improvements are block and metal exterior wall, asphalt paving, railroad spur and site drainage. The land-to-building ratio is 6.49:1.

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CONSTRUCTION SUMMARY

FOUNDATION

Reinforced concrete slab.

EXTERIOR WALLS

Combination of concrete block with brick veneer and sheet metal. The metal building has full insulation.

FRAME

Load-bearing concrete and interior steel columns, steel bridging, open webbed steel bar joist and girders. The lower portion of the steel columns are encased with concrete.

ROOF

The front portion of the building has a flat, 60 mil TPO 20-year roof with 2-inch ISO insulation while the rear portion is a pitched metal roof with insulation.

INTERIOR WALLS

The interior walls are concrete block and metal in the warehouse area. The office area walls are a combination of textured painted plaster with some wood panels on a wood frame. The restroom walls in the office area have a ceramic tile wainscot.

CEILINGS

The office area ceiling is acoustical tile and grid with recessed fluorescent lighting. Insulation is above the ceiling tiles in the office area. The warehouse area has unfinished ceilings with ceiling-mounted hanging fluorescent lights.

FLOORING

The office area floors are vinyl tile and carpet the restrooms have ceramic tile flooring. The warehouse portions have finished concrete floors.

EXTERIOR DOORS

The building has eleven (11) eight foot by ten foot (8' x 10') dock high doors that are truck accessible and four (4) steel pedestrian doors.

HVAC

The office area has air-conditioning provided by central HVAC. The warehouse area has heaters and an alternate electric system.

ELECTRICAL

The electrical system is in accordance with the City Code. Service is three-phase, 220 volts, and 1,200amps.

LIGHTING

Exterior security lighting on all sides. Interior and exterior moving to LED throughout.

PLUMBING

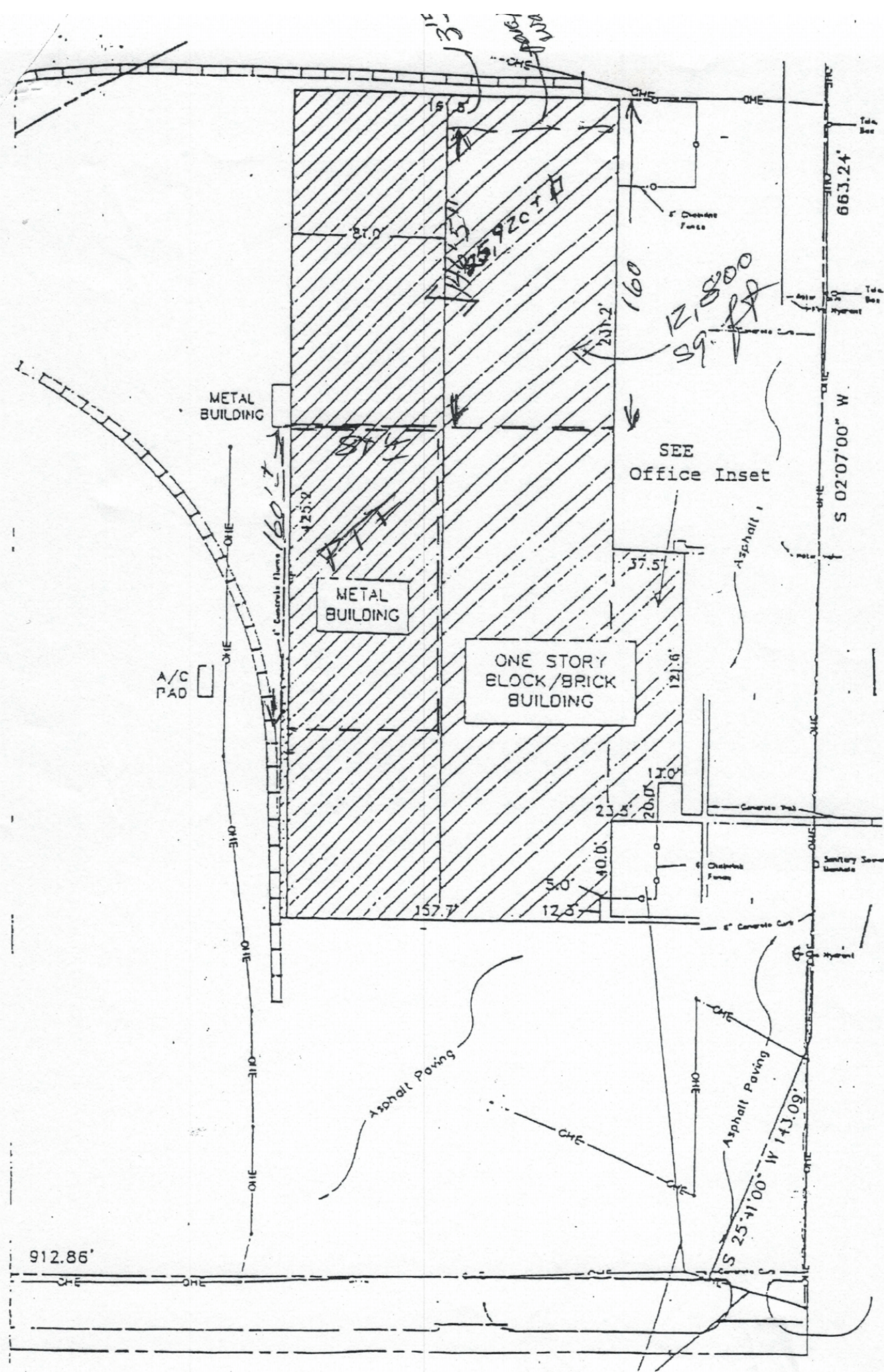
The plumbing system is in good working order and in accordance with City Code. The facility is 100% sprinkled for fire protection with annual inspection. There are restrooms in the office area and separate restrooms in the warehouse.

PARKING

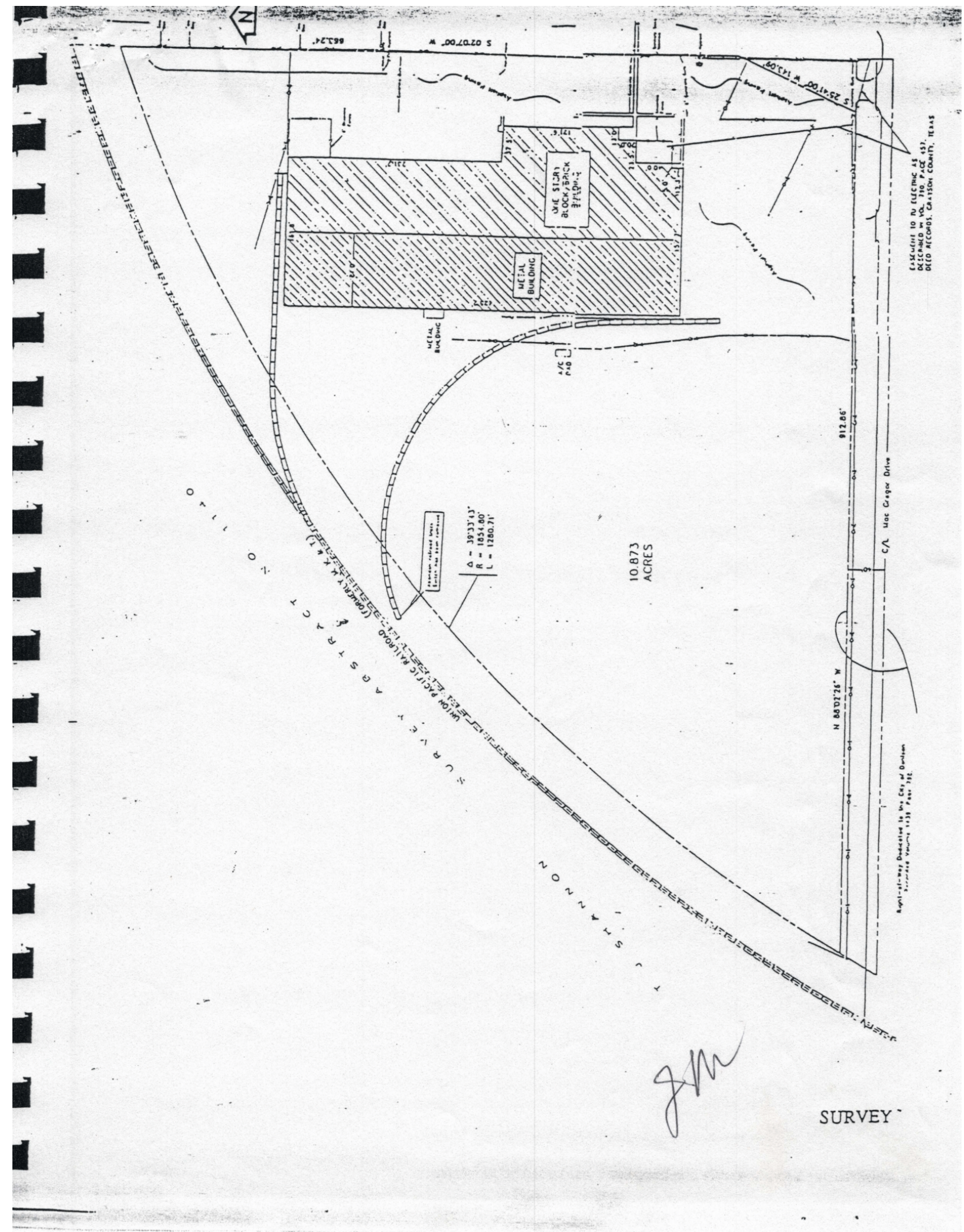
The employee parking and drive area in front and on sides with drive, truck parking and loading areas on the north and south side of the building is asphalt.

FIRE PROTECTION

The property is one hundred (100%) percent sprinkled with smoke alarms in the office area.



U. S. Highway 75A (91)



SITUATED in the County of Grayson, State of Texas, being a part of the T. J. Shannon Jr. Survey, Abstract No. 1140 and being a part of that tract of land conveyed to Arthur J. Garvin by instrument recorded in Volume 770, Page 144, Deed Records, Grayson County, Texas, and being described by metes and bounds as follows:

BEGINNING at a 1/2" steel rod at the northeast corner of said tract, said rod also being at the intersection of the southerly line of the M. K. and T. Railroad right-of-way and the westerly right-of-way line of U. S. Highway 75A;

THENCE South 02 deg. 07 min. 00 sec. West with said westerly line a distance of 663.24 feet to a 1/2" steel rod at a flare in said right-of-way line;

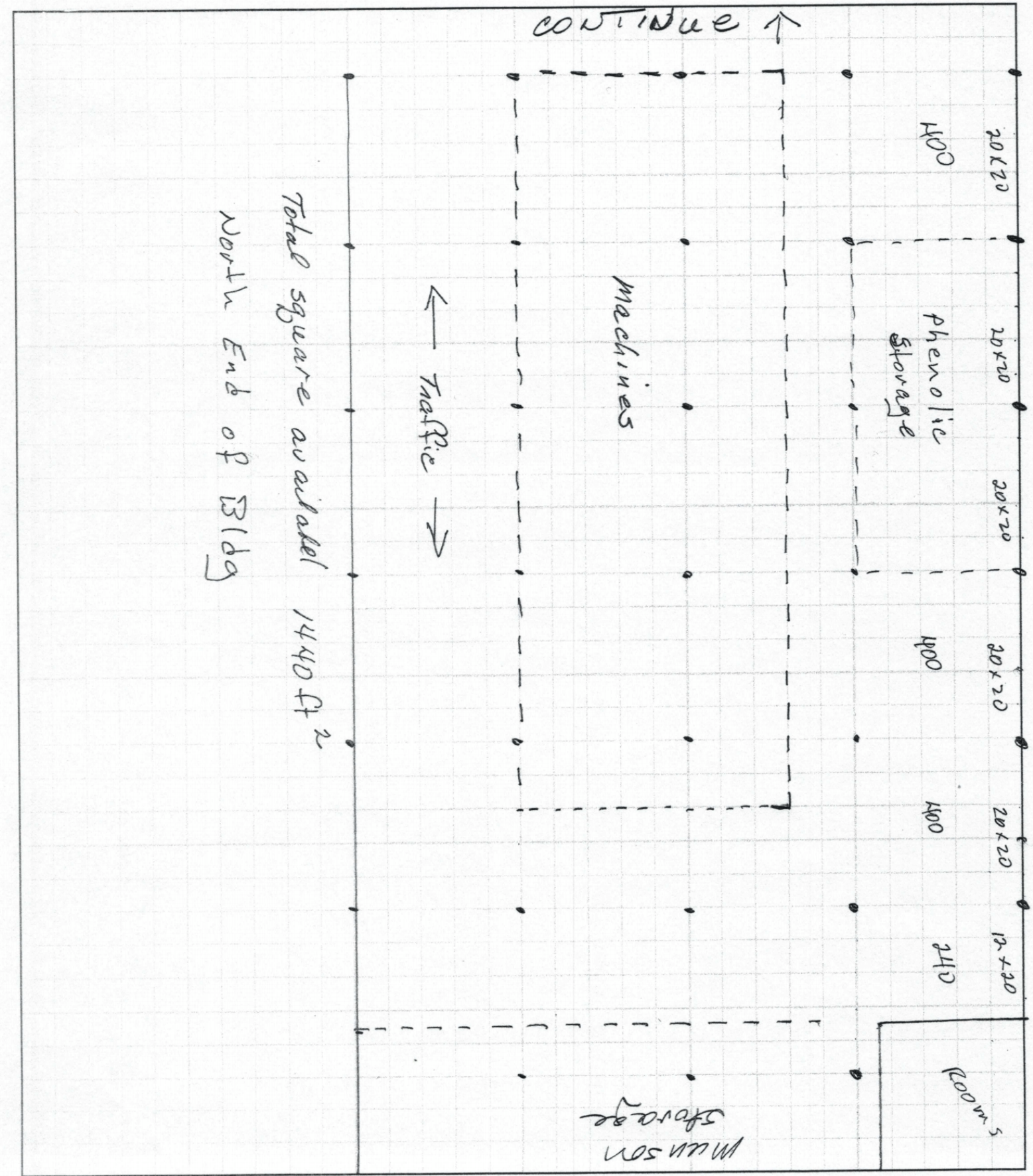
THENCE South 25 deg. 41 min. 00 sec. West with said westerly line a distance of 143.09 feet to 1/2" steel rod in the north line of a tract of land conveyed to the City of Denison by instrument recorded in Volume 1439, Page 798, said deed records;

THENCE North 88 deg. 02 min. 26 sec. West with the north line of said tract a distance of 912.86 feet to a 1/2" steel rod in the easterly line of said railroad right-of-way;

THENCE with said right-of-way line and a curve to right having a radius of 1854.80 feet (chord bears North 52 deg. 42 min. 49 sec. East, a distance of 1255.42 feet) and an arc distance of 1280.71 feet to the POINT OF BEGINNING and containing 10.873 acres of land.

LEGAL DESCRIPTION

#2605 North End



JMCRE
EMAIL: JOHN@JMCRE.BIZ
OFFICE: 903-463-2300

