



- Heavy Traffic Location
- Good Visibility
- Plenty of Parking
- 2 Grade Level Doors
- Available Immediately

828 E. MCKINNEY ST. INDUSTRIAL

# SHOWROOM/WAREHOUSE

3,900<sup>+/-</sup> SF

828 E. MCKINNEY ST., DENTON, TEXAS 76209



**AVAILABLE FOR LEASE**

**LEASE RATE \$2,750+UTILITIES**

**BUILDING SIZE** - 7,200 SF

**SPACE AVAILABLE** - 3,900 SF

- **SHOWROOM SF** - 1,000 SF

- **WAREHOUSE SF** - 2,322 SF

- **OFFICE SF** - 578 SF

**# GRADE LEVEL DOORS** - 2

**# PARKING SPACES** - 14 (includes 1 handicap)

**YEAR BUILT** - 1982

**ZONING** - DC-G

**LOT SIZE** - 0.59 AC

## PROPERTY DESCRIPTION

Industrial warehouse with showroom, 2 offices & 2 grade level doors. Available immediately at a highly visibly corner on heavily traveled street with plenty of parking.

Located at the SW corner of E. McKinney & Bradshaw Streets.

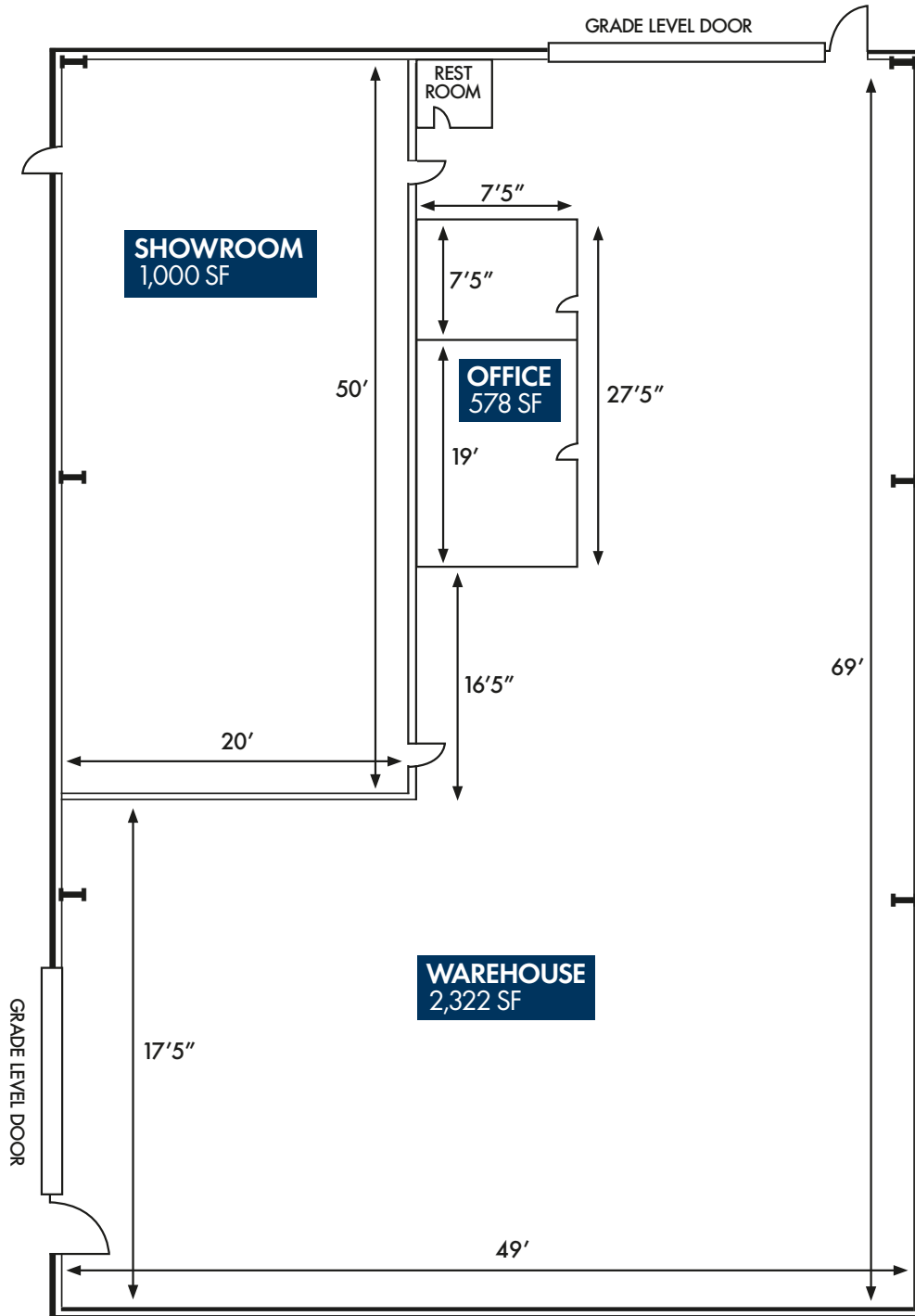
**FOR MORE INFORMATION PLEASE CONTACT ALEX PAYNE/BRAD ANDRUS/CHASE TRAUGHBER**

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# FLOOR PLANS

## INDUSTRIAL



FOR MORE INFORMATION PLEASE CONTACT **ALEX PAYNE / BRAD ANDRUS / CHASE TRAUGHBER**

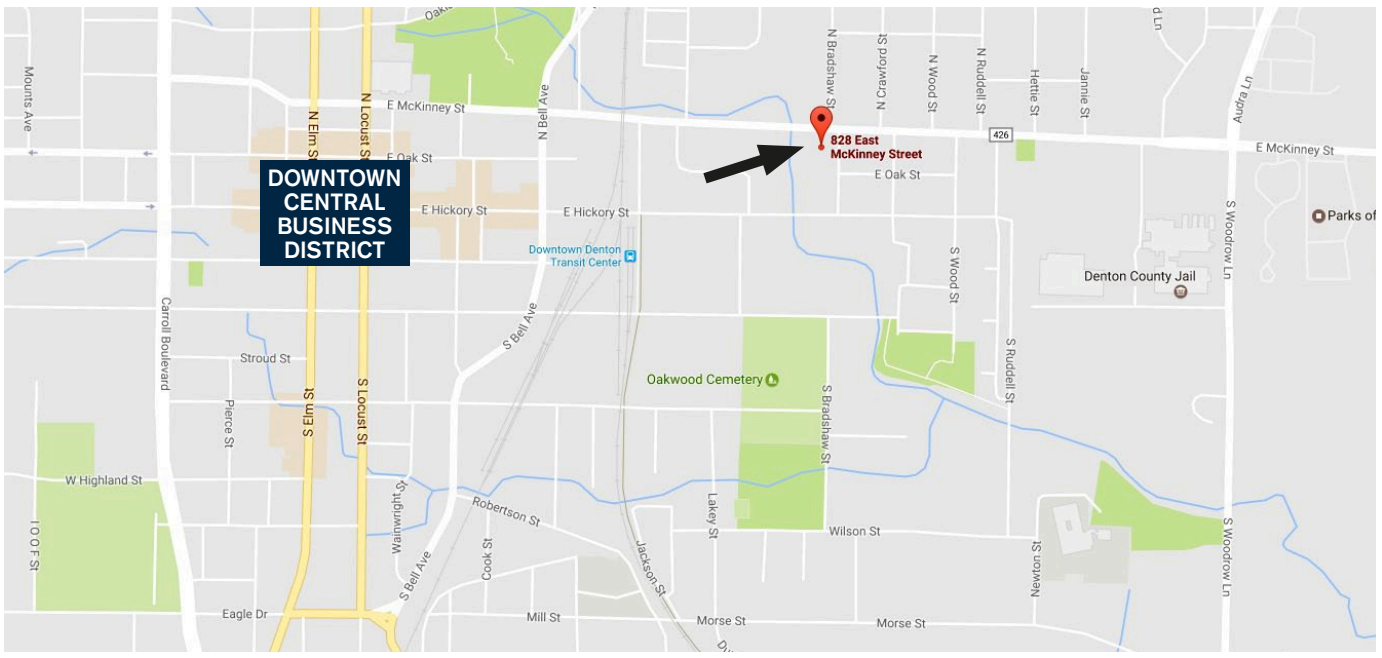
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# STREET MAP

INDUSTRIAL



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