

30,000 sf Warehouse/Office Space



FOR LEASE
\$14,900/month

*Corner of Hwy. 84 and Juanita Drive
Denison, TX*

3375 Juanita Dr | For information contact Jimmy Ray or Karry Ray | 903.465.7101

Property Details

Four buildings - 2 with 10,000 sf, 2 with 5,000 sf | 63,000 sf fenced storage | Great for light production, warehouse, and/or office | Can build interior to suit | Will lease entire property or portions

Aerial view of property for lease



OFFICE / WAREHOUSE / STORAGE

Building 101

- 10,000 sf (100 x 100)
- 16' sidewalls
- 4 drive-in overhead doors
- office area and restroom
- custom interior buildout

Building 102

- 5,000 sf (50 x 100)
- 16' sidewall
- central heat and air
- 2 drive-in overhead doors
- office area and restroom
- custom interior buildout

Building 103

- 10,000 sf (100 x 100)
- 16' sidewalls
- 4 drive-in overhead doors
- office area and restroom
- custom interior buildout

Building 104

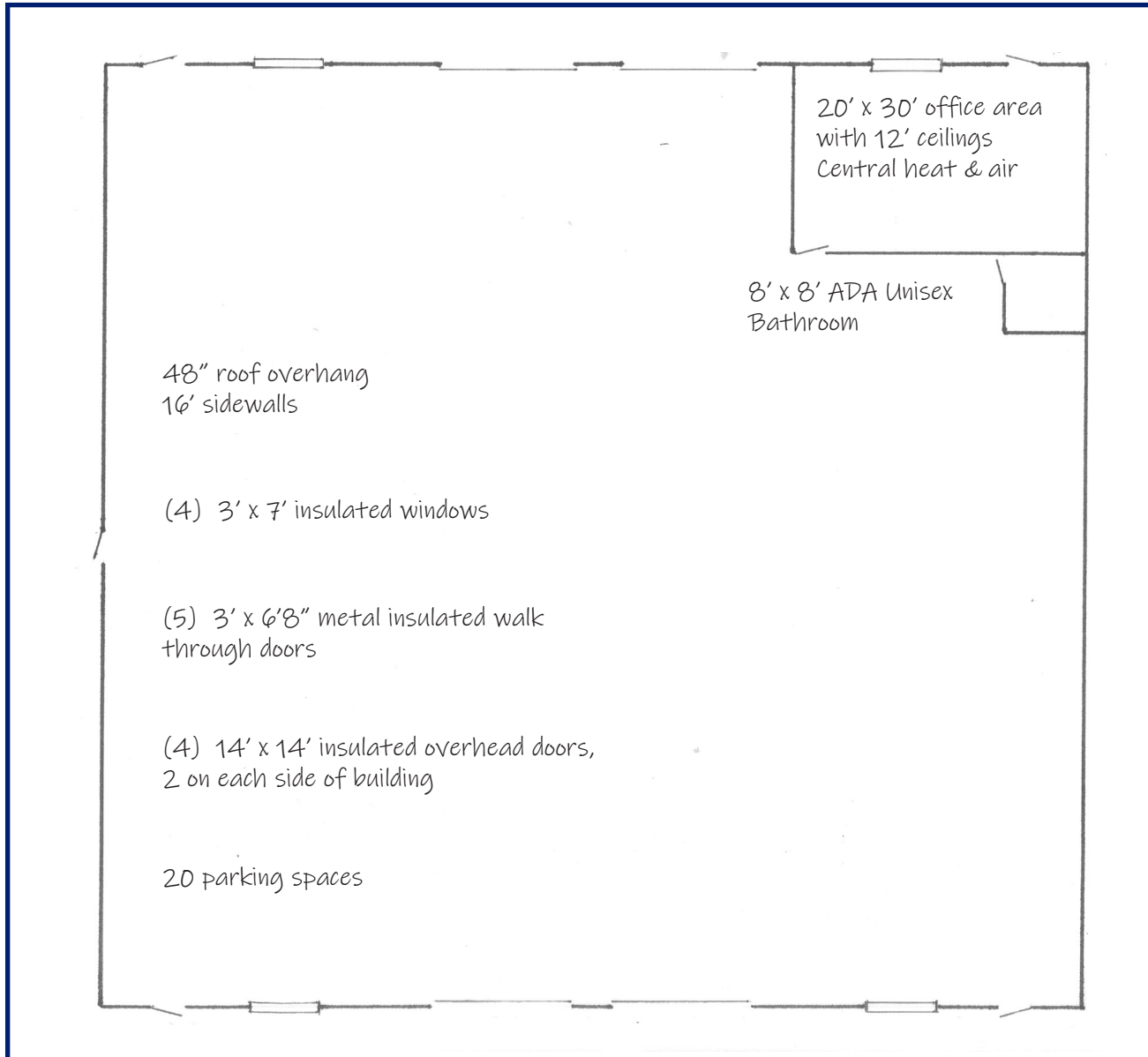
- 5,000 sf (50 x 100)
- 16' sidewall
- central heat and air
- 2 drive-in overhead doors
- office area and restroom
- custom interior buildout
- 63,000 sf secure fenced and gated storage area

\$14,900 per month, plus utilities
5 year lease, base rate

LOCATION: FM 84 | one mile east of exit 70 off of US Highway 75 | Half mile west of SH 91

Floor Plans and Building Details

Building #101 | 100' x 100'



Utilities:

- 230v single phase power
- City water/sewer

Interior rooms:

- Central heat and air
- Metal studs/sheetrock
- Suspended 12' ceiling
- Drop-in 5-light fixtures

Warehouse/manufacturing space:

- Approx 9,400 sf
- Warehouse lighting

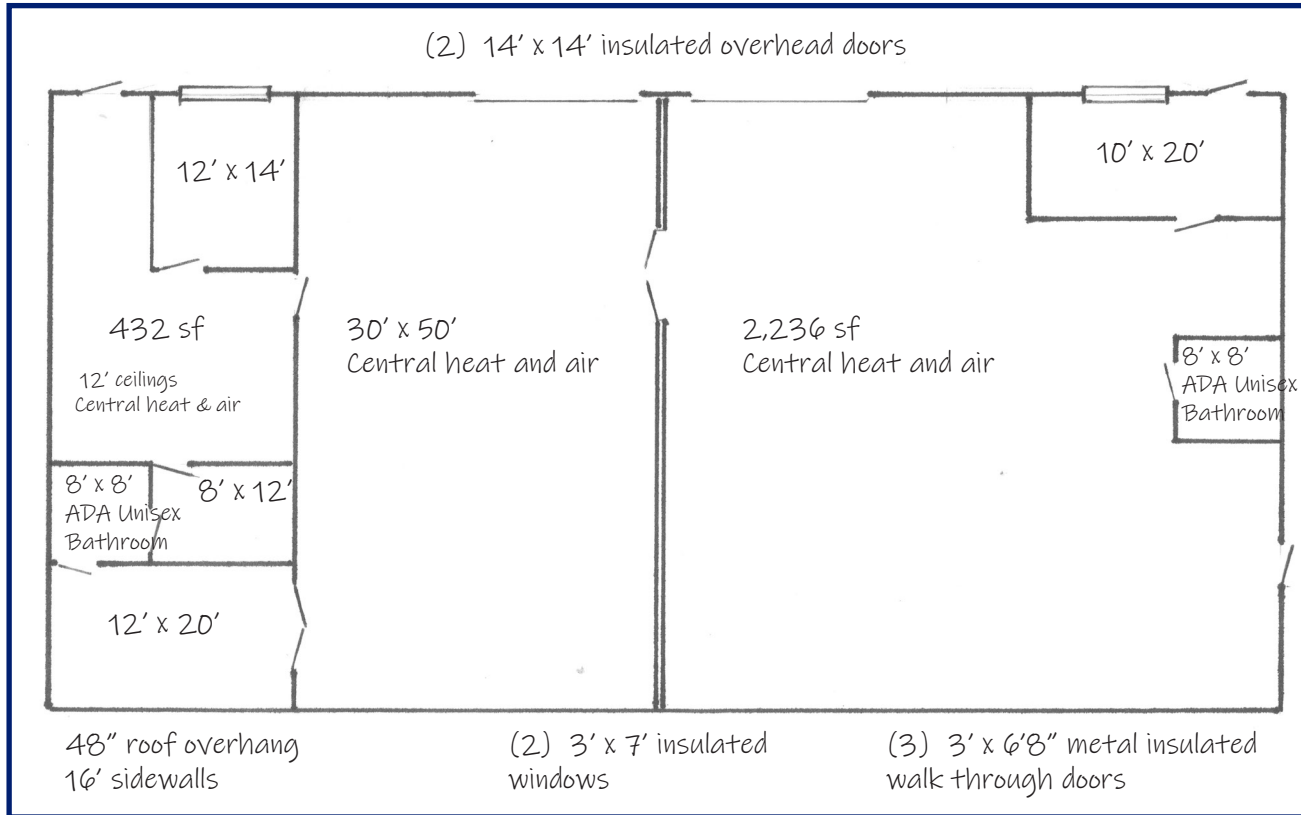
Parking:

- 20 spaces in front of building
- 20 spaces in common parking lot
- More available if needed



Floor Plans and Building Details

Building #102 | 50' x 100'



Utilities:

- 230v single phase power
- City water/sewer

Interior rooms:

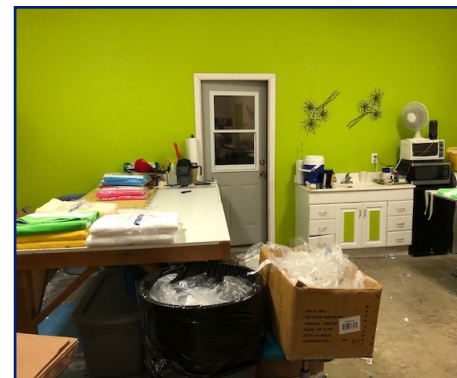
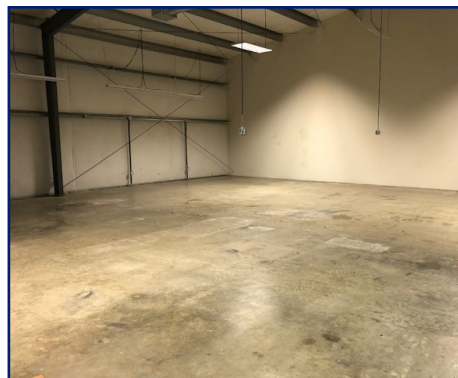
- 5 rooms, total office area 1,264 sf
- Central heat and air
- Metal studs/sheetrock
- Suspended 12' ceiling
- 5 drop in light fixtures

Warehouse/manufacturing space:

- Approx 3,736 sf
- Central heat and air

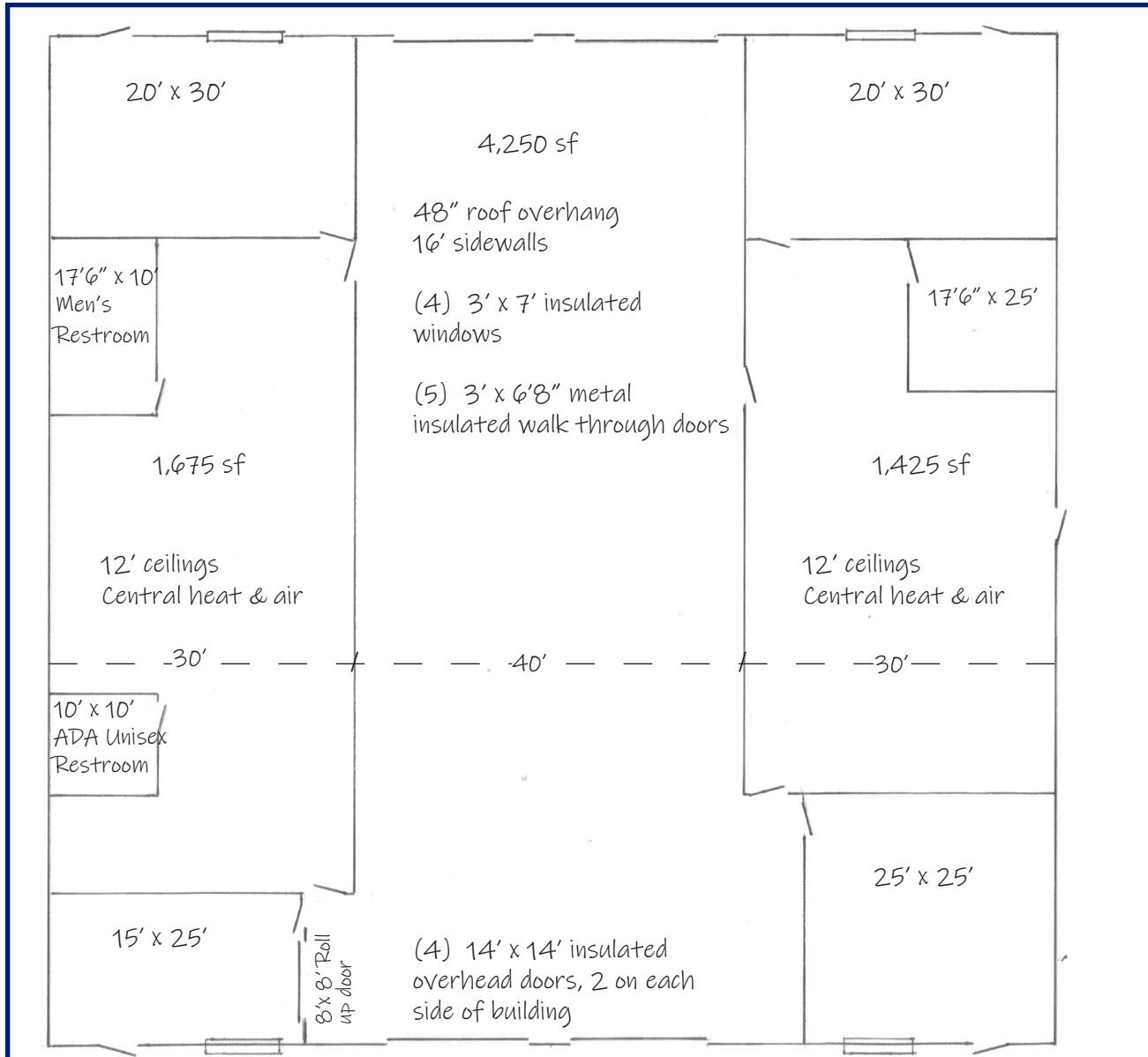
Parking:

- 10 spaces in front of building
- 10 spaces in common parking lot
- More available if needed



Floor Plans and Building Details

Building #103 | 100' x 100'



Utilities:

- 230v single phase power
- City water/sewer

Interior rooms:

- Central heat and air
- Metal studs/sheetrock
- Suspended 12' ceiling
- Drop-in 5 light fixtures

Warehouse space:

- Approx 4,250 sf
- Warehouse lighting

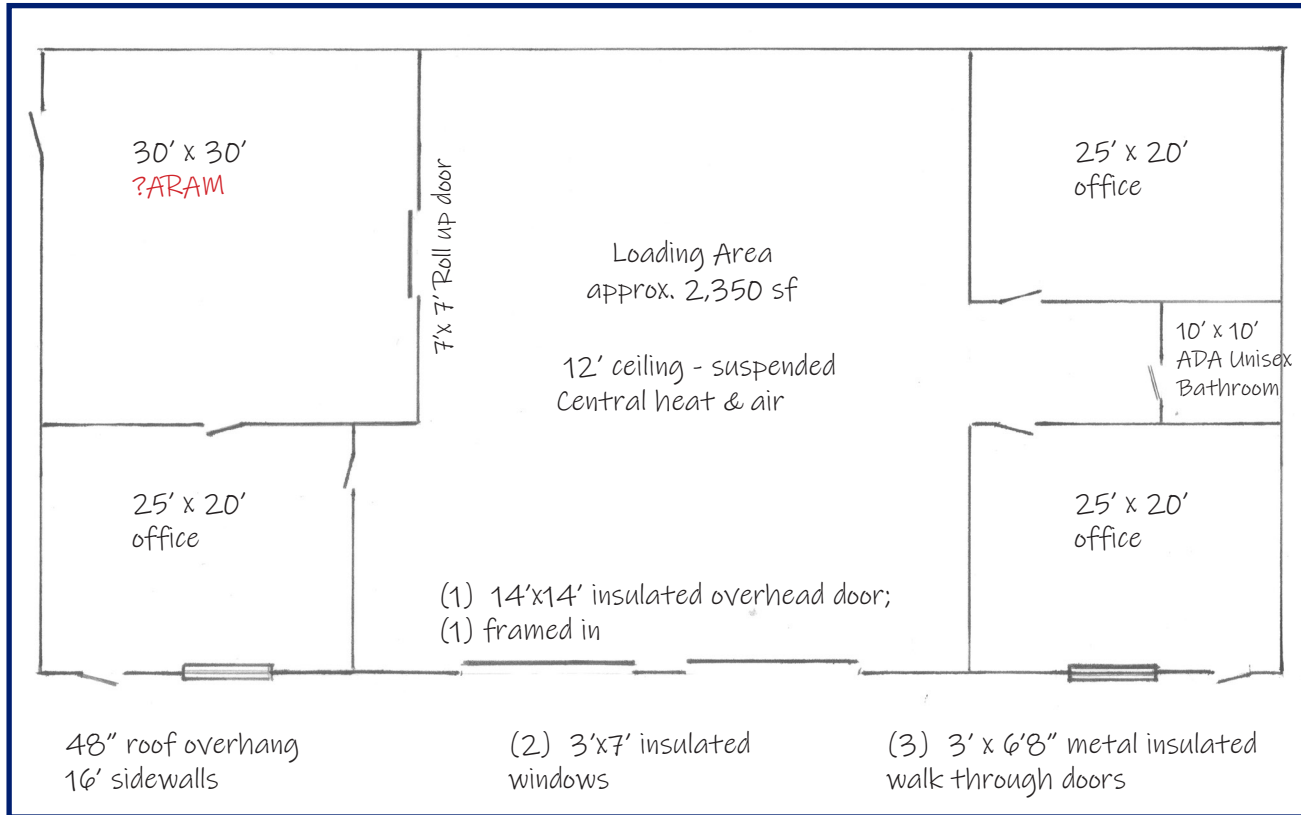
Parking:

- 20 spaces in front of building
- 20 spaces in common parking lot
- More available if needed



Floor Plans and Building Details

Building #104 | 50' x 100'



Utilities:

- 230v single phase power
- City water/sewer

Interior rooms:

- 4 rooms, total office area 2,650 sf
- Central heat and air
- Metal studs/sheetrock
- Suspended 12' ceiling
- Drop-in 5 light fixtures
- ADA Unisex restroom

Warehouse/manufacturing space:

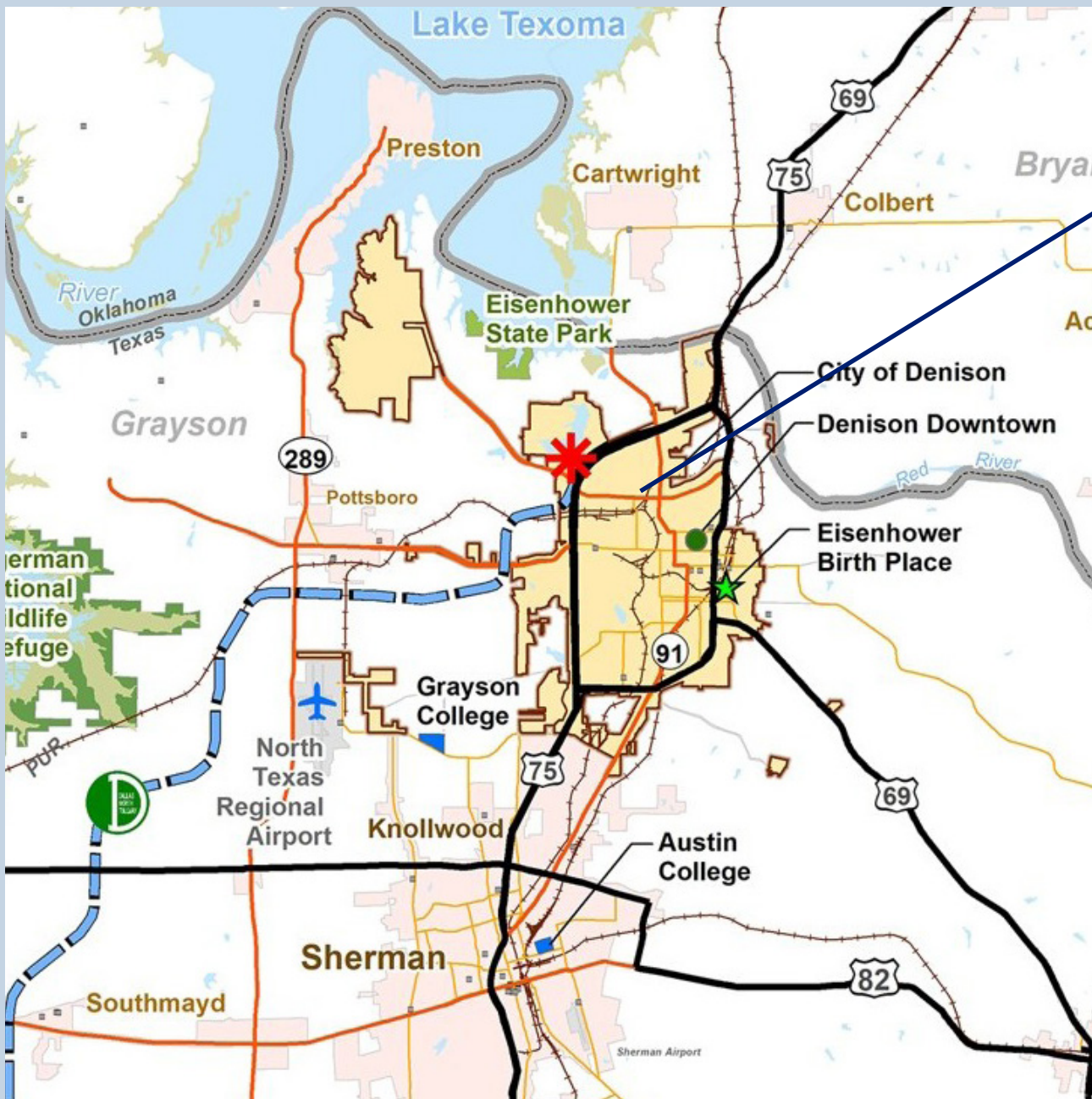
- Approx 2,350 sf
- Central heat and air

Parking:

- 10 spaces in front of building
- 10 spaces in common parking lot
- More available if needed



Denison, Texas



PROPERTY OVERVIEW

- Sits in easily accessible location between U.S. Hwy 75 and State Hwy 91, on FM 84
- Is part of the J.C. Ray Business Park
- 30,000 sf footprint includes (2) 10,000 sf units and (2) 5,000 sf units
- Each unit has custom interior buildout
- Property has 63,000 sf fenced storage
- **ADD OTHER SALES POINTS and INFO YOU CAN THINK OF...**

About Denison, Texas

OPPORTUNITY // The City of Denison has a rich history in the Texoma region of Texas and Oklahoma. It is nestled along the Red River and Lake Texoma and is easily accessible by US Highway 75. The downtown core of Denison is thriving, though it experienced a decline through the 70s and 80s as Highway 75 was built as a bypass around the City. Currently, the City is experiencing a surge in investment. New businesses and residents are locating in Denison because of its charm, good schools, and proximity to Dallas. The City of Denison is actively improving the character of the downtown through many policies and programs, as well as the recent designation of a Tax Increment Reinvestment Zone (TIRZ#3).

Famous Beginnings and New Growth

- Denison came to life as a railroad town in 1872, and 18 years later, its most famous son was born in a modest white frame house on the railroad line. Dwight D. Eisenhower's story is told at the Eisenhower Birthplace State Historical Site, just a few blocks from the Traveler's Hotel property.
- The City of Denison, through its state-designated Main Street Program, has sustained downtown restoration efforts for decades. The downtown and surrounding area retail and entertainment district is becoming a destination for citizens and visitors to enjoy.

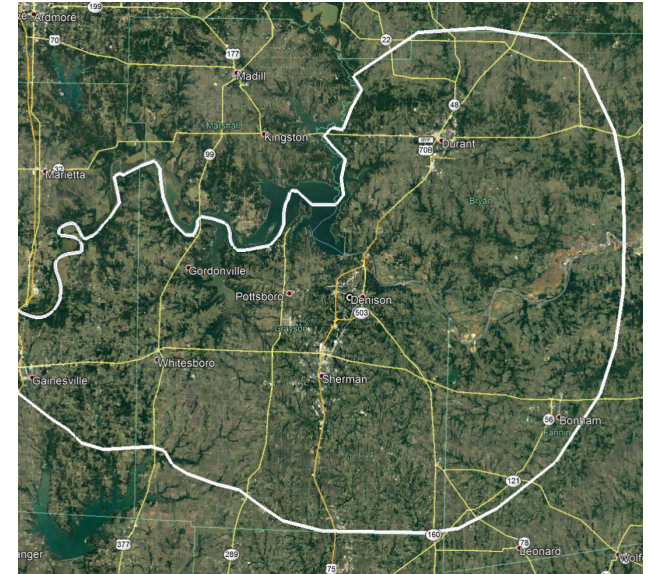


Current Main Street looking toward Austin Ave.



D Streetscape Phase I beginning soon

Retail Trade Area Information



	10 Miles	15 Miles	RTA
Population	50,221	90,616	219,000
Average			
HH Income	\$68,539	\$68,214	\$68,770
Labor Force	40,327	72,157	157,857
Household			
Expenditure	\$1.11B	\$1.95B	\$4.18B

Traffic counts | U.S. 75 = 30,000-60,000 vpd

FOR LEASE INFO CONTACT Owners Jimmy Ray / Karry Ray | 903.465.7101 | karryray@gmail.com

FOR MORE INFO ON DENISON CONTACT Williams Myers, CEcD | 903.464.0883 | wmyers@denisontx.org

