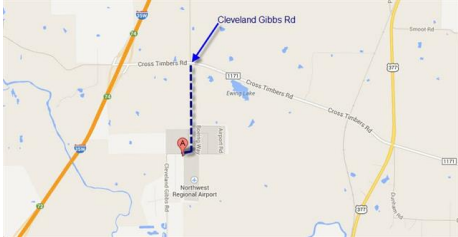


Commercial - Customer Full

MLS#: 13672074    **Active**    [11341 Cockleburr RD #209](#)    Roanoke    76262    LP:    \$2,625



Category:	Commercial	Type:	COM-Lease	Orig LP:	\$2,975
Area:	31/3			Low:	
Subdv:	Cockleburr Rd Addition	Lake Name:		\$/Gr SqFt:	\$ .75
County:	Denton	Plan Dvlpmnt:			
Parcel ID:	R68919	Legal:			
Lot:	Block:	MUD Dst:	No	Unexempt Taxes:	
Multi Prcl:	Yes				
Building SqFt:	6,500 / Building Plan	Yr Built:	2015 / New Construction - Complete		
Gross SqFt:	3,500	Zoning:	Comm	#Units:	4
Lot SqFt:	65,340 / Other Documen	Multiple Zoning:	Yes	Stories:	1
Acres:	1.500	Lot Dimen:		Will Subdiv:	Yes

Business Name:		Min Lease Rate(SF/MO):		Max Lease Rate(SF/MO):	
Gross Income:	\$1	Leasable SqFt:	6,500	Average Monthly Lease:	
Net Income:	\$1	Leasable Spaces:		Spaces Leased:	
Annual Expenses:	\$1	Lease Expiration Date:		Occupancy Rate:	
Income/Expense Src:					

Building Use:	Automotive, Industrial, Office/Warehouse, Storage Warehouse	Alarm/Security Type:	
Inclusions:	Building Only	Ceiling Height/Type:	15 to 20 Feet
Lot Size/Acreage:	1 Acre to 2.99 Acres	Flooring:	Concrete
Topography:		Heating/Cooling:	Central Air-Elec, Central Heat-Elec
Foundation:	Slab	Green Certification:	
Roof:	Metal	Owner Pays:	Common Area
Walls:	Metal	Tot Annual Exp Inc:	
Freight Doors:	Grade Level	Lease Length:	
Street/Utilities:	Aerobic Septic, Private Water	Special Notes:	
Property Association:		Possession:	Specific Date
Parking/Garage:	Assigned Spaces		
Features:	Firewalls, Open Span, Security Lighting		

Property Description: Great Location For Small Business anticipating Growth or Collector Of Toys, Conveniently located Near Argyle, Flower Mound, Trophy Club, Westlake, Southlake. Easy Access To Hwy 377, Hwy 114, Hwy 170, FM 1171. 30 Minute To Denton, Dallas, Fort Worth. 14' Overhead Door, Pass Through Door For Each Unit, Bathroom, 3 Climate Controlled Offices. 3 Phase Electrical Available

Public Driving Directions: N-I35-W, Rt-FM 1171, 1st right turn Cleveland Gibbs, Go thru stop sign, 2nd St, Left- Cockleburr Rd. At the corner of Cockleburr & Airway Blvd.

List Office Name: Hilliard REALTORS    List Agent Name: Alicia Harrison

Prepared By: Alicia Harrison / Hilliard REALTORS on 2018-02-28 19:19