

WESTGATE BUSINESS PARK



FOR LEASE

1550 Western Blvd | Denton, TX

PRICE: \$9.75 / SF NNN

AVAILABLE: +/- 20,989 SF

OPEX: 2024 est@ \$2.80 / SF

OVERVIEW:

Phase I - 3 Buildings +/- 409,116 SF

Building I: +/- 170,177 SF - LAST SPACE AVAILABLE - 20,989 SF with **6 Dock High Loading Positions: 2 with Levelers, Seals, Shelters, and Dock Locks.** Storage Yard, & Office
(1550 Western Blvd)

Building II: +/- 169,520 SF - Fully Leased
(1500 Western Blvd)

Building III: +/- 69,419 SF - Proposed Construction - Build to Suit
(1450 Western Blvd)



+/- 20,989 SF
Square Feet



Western Blvd
Frontage



Industrial
Type



HI - Heavy Industrial
Zoning

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PROPERTY OVERVIEW



Phase I: +/- 22.48 AC Containing 3 Buildings Totaling +/- 412,705 SF

WestGate Business Park is a Class A, Master Planned +/- 22.48 AC Office / Warehouse Industrial Park, offering users tremendous access to I-35, US Hwy 380, and the Denton Enterprise Airport. In the heart of major industrial users such as Peterbilt, Fastenal Corporation, Target Distribution, Peerless Manufacturing, & other major corporate users.

Building Features

- Ceiling Clear Heights - 28 Ft
- Painted Concrete Tilt Wall Construction with Architectural Reveals
- ESFR Fire Sprinkler Protection
- Multiple 9' X 10' Dock High & Loading Positions
- Column Spacing - 50' x 52'
- 277 / 480 V - 3 Phase, 4 Wire Electrical
- 6" Reinforced Concrete Floor Slab, 4,000 PSI
- Utilities Available: Electricity, Natural Gas, Water, and Sewer
- Zoning: HI, Heavy Industrial

Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.

RON BULLOCK

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SITE

1550 Western Blvd | Denton, TX



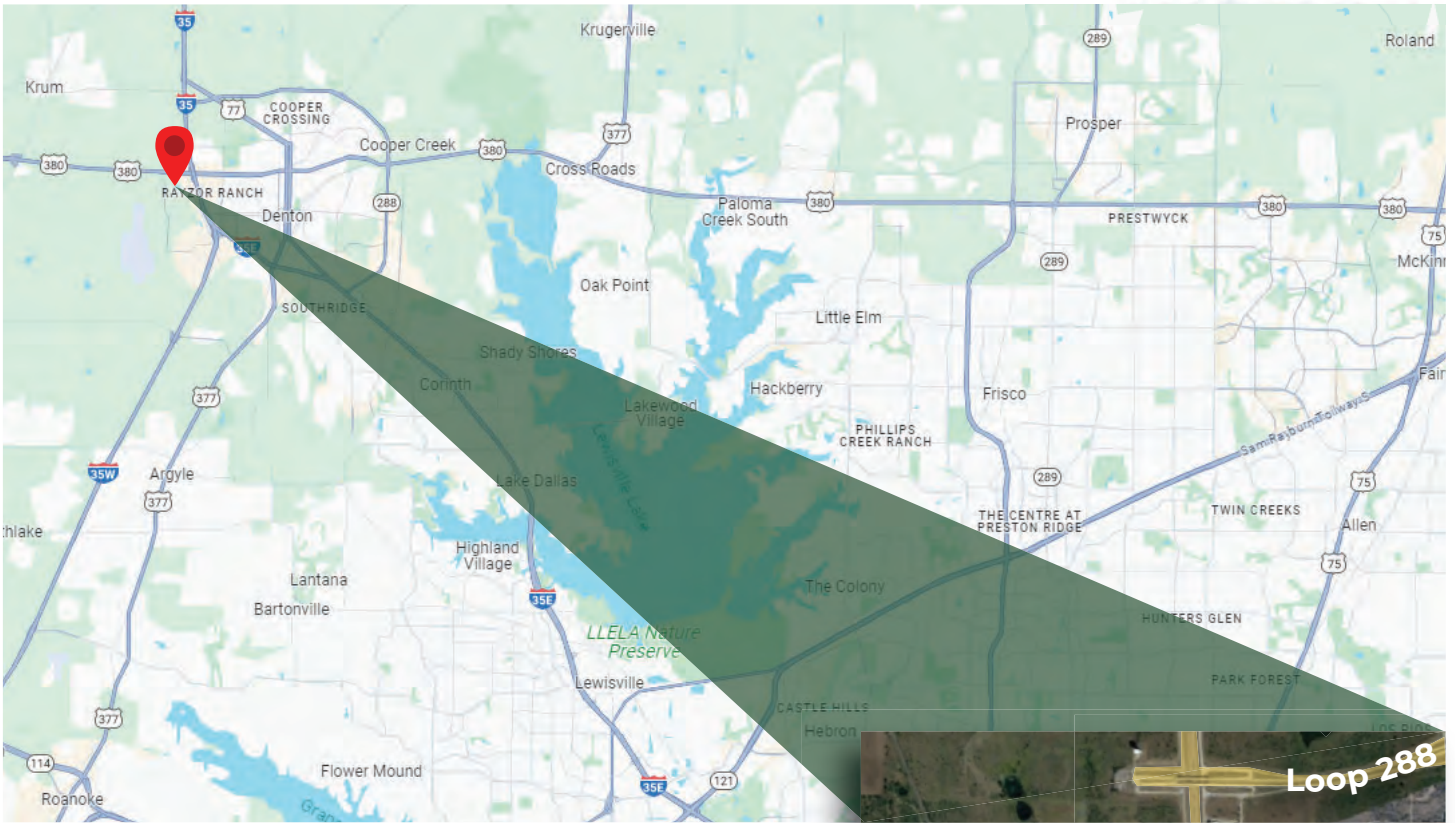
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MAPS

1550 Western Blvd | Denton, TX



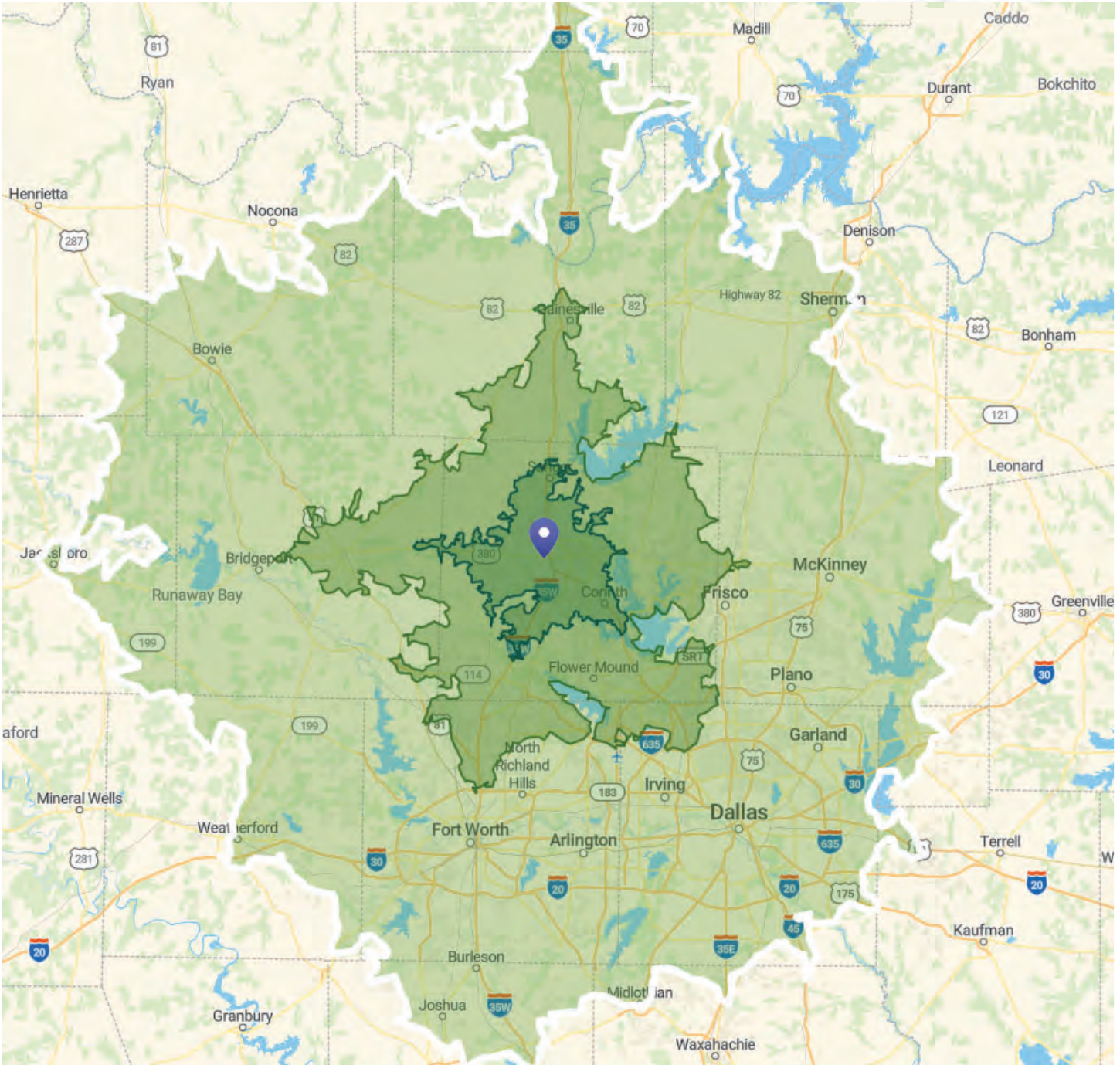
DRIVE TIME (To city center)

| | |
|-----------------|--------|
| HWY 380 | 1 Min |
| I-35 | 3 Min |
| Rayzor Ranch | 4 Min |
| I-35 E / I-35 W | 4 Min |
| Loop 288 | 5 Min |
| HWY 377 | 7 Min |
| Krum, TX | 7 Min |
| Denton Square | 9 Min |
| Corinth, TX | 9 Min |
| Lewisville, TX | 18 Min |






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DRIVE TIME



Drive Time

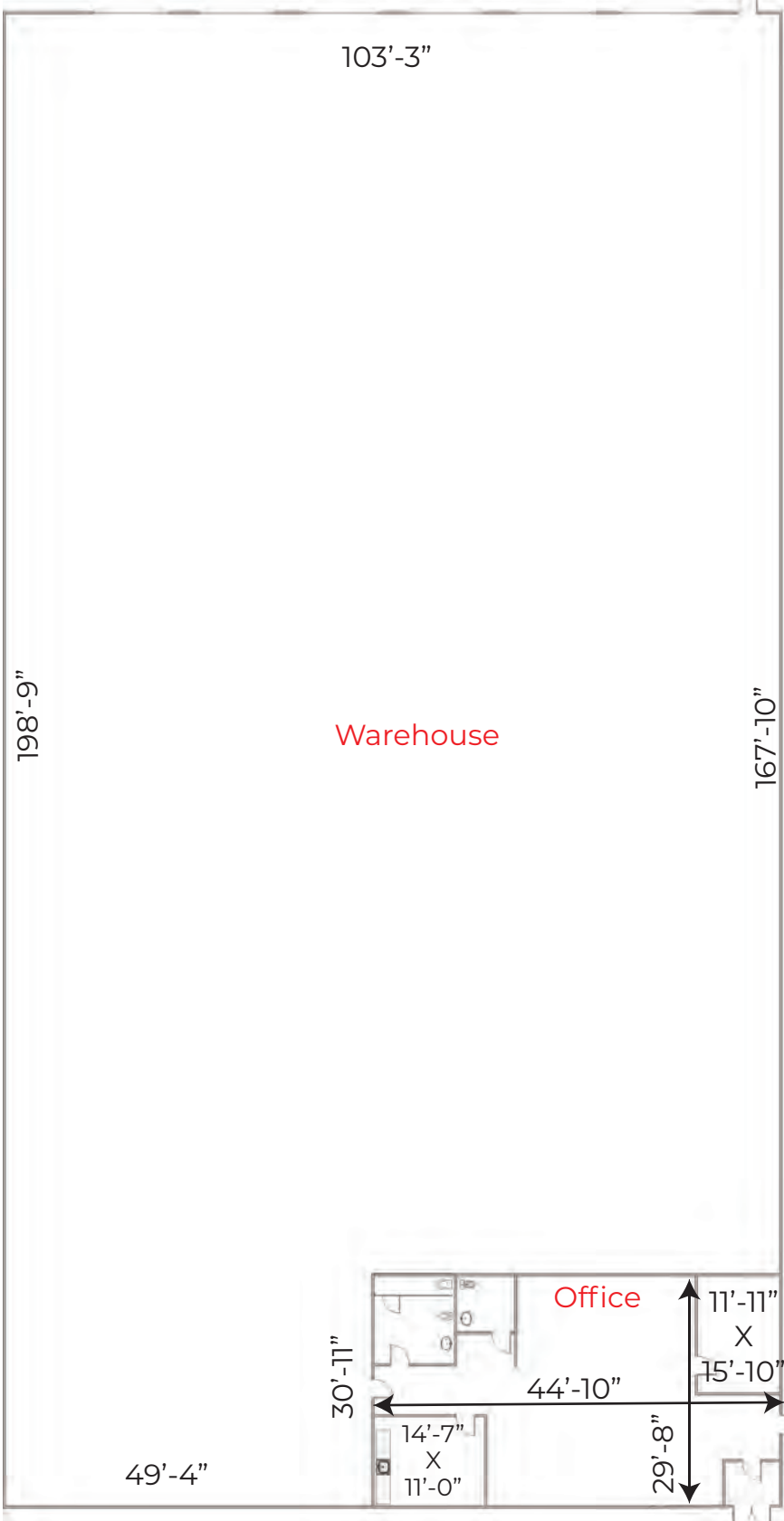
-  — 15 Minutes Away
-  — 30 Minutes Away
-  — 60 Minutes Away

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FLOOR PLAN



Space Available: Suite 160 20,989 SF

Includes:

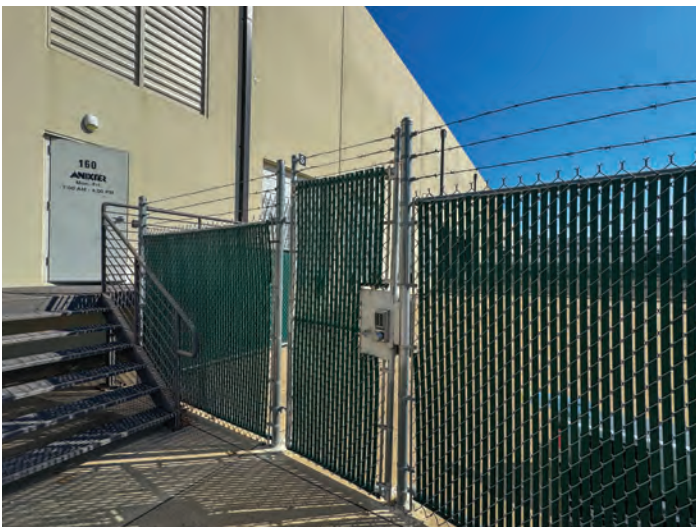
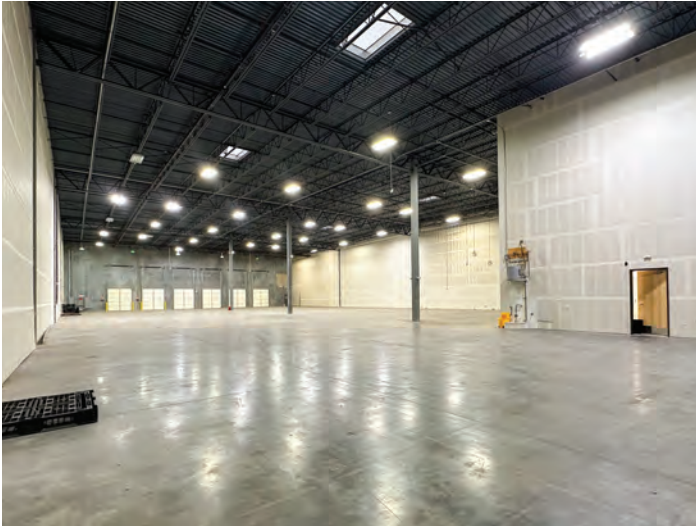
- **Warehouse**
- Sealed Floor in Warehouse
- 28' Clear Height
- 6 Total Dock Positions
- 2 Dock Positions w/ Dock Levelers, Dock Seals, Shelters, and Dock Locks
- Locking Cages on all Dock Positions
- Fenced Yard Space
- 4 Dock Positions within Fenced Yard Area
- Power Drops in Warehouse
- Power Drops for Forklift Charging
- Various 110V Power Distribution along Warehouse Walls
- LED Lighting throughout Warehouse with Motion Sensors
- Sky Lights throughout Warehouse Area
- Mop Sink & Station
- **+/- 1,330 SF Finished Office Area**
- Private Restrooms
- Conference Room
- Kitchenette / Break Room
- Reception

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PHOTOS



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PHOTOS



Entry / Reception



Open Office



Conference Room



Open Office



Open Office



Break Room / Kitchenette

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Information About Brokerage Services

Texas law requires all real estate license holders 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date