



PROPERTY PROFILE

Name: HR Industrial Park

Availability: Immediate occupancy available. See below.

Address: 7350 FM 1417 Denison, TX 75020 (Grayson County)

Location: The subject property is located at the southeast corner of Refuge/Heironimus Road and 7350 FM 1417, Denison, TX 75020 (Grayson County).

Land: The land area is approximately 47 acres.
Improvements consist of nine pre-engineered metal buildings with metal exterior and roof, built in 2021, with crushed asphalt parking lots and driveways.

Suites:

Building	Suite	Size	Status	Comments
1	101	10,500	Leased	
2	105	10,500	Leased	
3	109	5,600	Available 1-1-2024	Fronts on Eagle Lane. Also has 2,100 sf. of covered storage
4	201	5,600	Leased	
4	202	5,600	Leased	
5	206	11,200	Leased	
6	211	11,200	Available 9-1-2023	Fronts on FM 1714. Can be divided in half.
7	301	11,200	Leased	
8	306	11,200	Leased	
9	311	11,200	Leased	
Total		81,800		

Loading: Each suite has one rollup overhead door. Doors are 14' high x 14' wide.



- Clearances:** 16' clear at the side wall, 18'+ at the apex of the roof.
- Lighting:** LED interior and exterior lighting.
- Finish Out:** Office finish includes air conditioning, stained concrete floors, painted walls, windows, and bathroom.
- Parking:** The parking lots and driveways consists of 6" white rock base overlaid with 3" of recycled crushed asphalt.
- Access:** The property is located on the southeast corner of FM 1417 and Heironimus Lane. FM 1417 is a north-south major traffic carrier for Denison, Sherman, and the County. It intersects with FM 120, Refuge Road/Heironimus Lane, US Highway 82, US Highway 75, State Highway 56, State Highway 11. Heironimus Lane is an extension of Refuge Road, which is a major collector extending to the west to State Highway 289, North Texas Regional Airport, Hagerman National Wildlife Refuge, and Lake Texoma. To the east Heironimus dead ends into a floodplain.
- Maintenance:** Tenant is responsible for and pays directly for its janitorial service, utilities, interior maintenance, and waste disposal. Landlord is responsible for and Tenant reimburses Landlord for the exterior walls, roof, common areas, building insurance, and real estate taxes.
- Signage:** There is one free-standing monument sign identifying the property has HR Industrial Park.
Individual tenant signage on the building is available. With Landlord's written approval, Tenant may, at Tenant's expense, erect a sign on the exterior of the building in quality, design, and size per Landlord's sign specifications.
- Zoning:** Light Industrial. Zoning is consistent with the present use and surrounding uses fronting on FM 1417.



Utilities:

Utility	Supplier	Size	Location
Water	City	12"	East side of FM 1417
Sewer			Each building has its own individual aerobic septic system
Storm			Surface water drainage discharges into bar ditches and flows to the north
Gas			No natural gas service. Individual tenants can arrange for propane, if desired.
Electric	Oncor		Overhead from pole mounted transformers. Each building has 400 amp, three phase power or more.

Brokers:

Broker may register its client by requesting a Registration Letter.

Principals:

Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

Rental Basis:

The Base Rent is adjusted once a year based on the CPI. Also, there is an end-of-year pass through of operating expenses (triple nets) as noted above. With Landlord's written approval, Tenant may, at Tenant's expense, modify the interior of the building for its needs. Lease terms are subject to Landlord's approval of the tenant's financial status and intended use of the property.

Information:

Contact Broker: Hope Realty
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Exhibits:

The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Site Plan
- Drive Time Map