



REAL ESTATE SERVICES
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RETAIL / OFFICE / INDUSTRIAL / LAND / MULTI-FAMILY
Chris Rosprim, CPM/REALTOR®/Broker
2434 Lillian Miller Pkwy., Denton, TX 76205
(940) 243-4000 - Office / (940) 453-2180 – Cell / (940) 382-9826 FAX

PROPERTY SUMMARY

April 18, 2020

PROPERTY:	KRUM INDUSTRIAL BUILDING <u>For Lease</u>
LOCATION:	7849 Plainview Rd., Krum, TX 76249
TYPE:	Industrial WHS with Offices
PRICE:	\$8.50/SF/Yr
ZONING:	County – No Zoning
POTENTIAL USE:	Wide variety of possible uses. General contracting, construction, farm and ranch, sales, warehouse, distribution, light manufacturing, automotive / vehicle repairs and service, boats & RV services, sign shop, etc.
SCHOOL DISTRICT:	Krum ISD
SIZE:	7,475 SF Metal WHS Building 740 SF Office Space / 6,735 SF WHS Space
AVAILABLE:	Immediately
LAND:	1 Acre - 2 tax parcels
TRACT CONFIGURATION:	Irregular / mostly rectangular
TOPOGRAPHY:	Level
GROUND COVER:	Parking area, natural grass, building
FRONTAGE:	Plainview Rd.
ACCESS:	Plainview Rd.
VISIBILITY:	Good
UTILITIES:	Co-op water; Aerobic septic system; Electric existing
HVAC:	Office area has HVAC, WHS area has some HVAC units
POWER:	Heavy Electric 110/220 V
CEILING HEIGHT:	Office – 8'; WHS – 12 – 13'
TAXES:	Tax Parcel ID: R214584 – 13,068 SF / 0.30 AC Tax Parcel ID: R214585 – 30,492 SF / 0.70 AC R214584 – 2018 Taxes - \$212 R214585 – 2018 Taxes - \$3,873

	Total Taxes – 2018 - \$4,085
SIGNAGE:	Available on site
ADA:	Unknown
PARKING:	Plenty of parking – front / sides
FLOODPLAIN:	Not believed to be in the flood plain
LIGHTING:	Ample overhead lighting existing & skylights
EASEMENTS:	Utilities / access to adjacent tract
OHD:	3 Grade Level: 2 – 10 x 10; 1 – 10 x 7’6”
SALE:	Not available for sale at this time
AGE:	1994 / 1996 / 1999 – Added on in subsequent years
CURRENT USE:	Vacant
TERMS:	Negotiable
NNN:	NN – Taxes / Insurance; Taxes: \$0.046/SF/Mo Insurance:
MAINTENANCE:	Single tenant building – tenant responsible for general maintenance after move in
LISTED:	MLS, Loop Net, CoStar, KWCLS & 900+ Web-sites
COMMENTS:	7,475 SF Metal Building on 1 acre just 1 mile west of Krum in the country. Property used as a machine shop. 740 SF Office Space – 2 offices, kitchen / break room; 6,735 SF WHS Space; 2 restrooms; 3 grade level OHD – 2@ 10 x 10; 1 – 10’ x 7’6”; Heavy electrical service. Wide variety of uses – potential – farm and ranch, auto service and repairs, boat – RV sales and service, warehouse distribution facility and similar uses. Plenty of outside parking. Part of WHS is HVAC. Plenty of attic vents and fans.
CONTACT:	Chris Rosprim, Broker 940-243-4000 chrisrosprim@kwcommercial.com

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