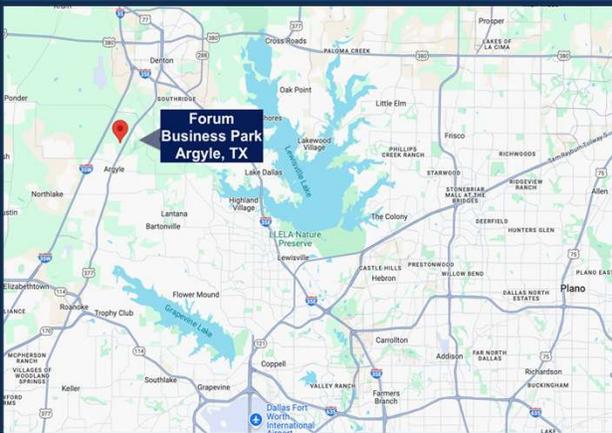




PROPERTY SUMMARY

Space Available:	1,500 – 6,000 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Area:	64,000 SF
Year Built:	2018 & 2025
Rental Rate:	Upon Request
Lease Term:	Negotiable



PROPERTY OVERVIEW

Set up shop in one of the fastest-growing nodes of the Dallas-Fort Worth metro with the newly constructed facilities at Forum Business Park, presented by Americo Real Estate. Established in 2023, these warehouses range from 1,500 to 6,000 square feet and boast sleek, efficient designs with finished offices that foster a productive atmosphere.

PROPERTY HIGHLIGHTS

- MODERN DESIGN AND ACCESS**
 Each warehouse grade-level loading with 12-foot by 14-foot overhead doors, clear heights from 17 to 19-foot allow for intensive workloads with 200 amps of 3-phase power, and modern interior offices.
- INDUSTRIAL FUNCTIONALITY**
 Generous clear heights from 17 to 19 feet accommodate intensive workloads with 200 amps of 3-phase power
- STRATEGIC LOCATION**
 Positioned directly off US-377, 10 minutes from Downtown Denton, 30 minutes from Fort Worth, and 45 minutes to Dallas.
- INDUSTRY PRESENCE**
 Verdant submarket has attracted national players like Lowe's and Elite Material & Logistics Solutions, contributing to nearly 2 million in industrial square footage leased since 2021
- GROWTH FORECASTED AREA**
 Located in a rapidly growing area; the number of residents within a 5-mile radius is projected to rise by 62.5% through 2027.



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