



For Sale

24,924 SF Office/Warehouse Net-Leased Investment Opportunity

13840 Denton Drive
Farmers Branch, TX 75234

Property Highlights

- 24,924 SF total with 4,100 SF office
- ± 2.01 acres with fenced outside storage area
- 100% leased through April 30, 2026
- Dock, semi-dock, and grade level loading
- Newly renovated office and warehouse with high-end finishes throughout
- Located one block off I-35 with easy access to 635 and President George Bush Turnpike Toll Road

\$3,068,000

Asking Price

13840 Denton Dr, Farmers Branch, TX 75234

Tenant Profile

Lease Overview

Premises:	24,924 SF
Tenant:	Corey Construction Residential Roofing
Term:	60 months
Expiration Date:	April 30, 2026
Type:	NNN lease structure - Landlord responsible for Roof, Structure, Foundation
Escalations:	2.5%
Starting Lease Rate:	\$8.00 PSF Annually
Renewal Options:	(2) 5 year options at FMV
Guaranty:	Corporate Lease
Tenant Website:	www.coreyconstruction.net

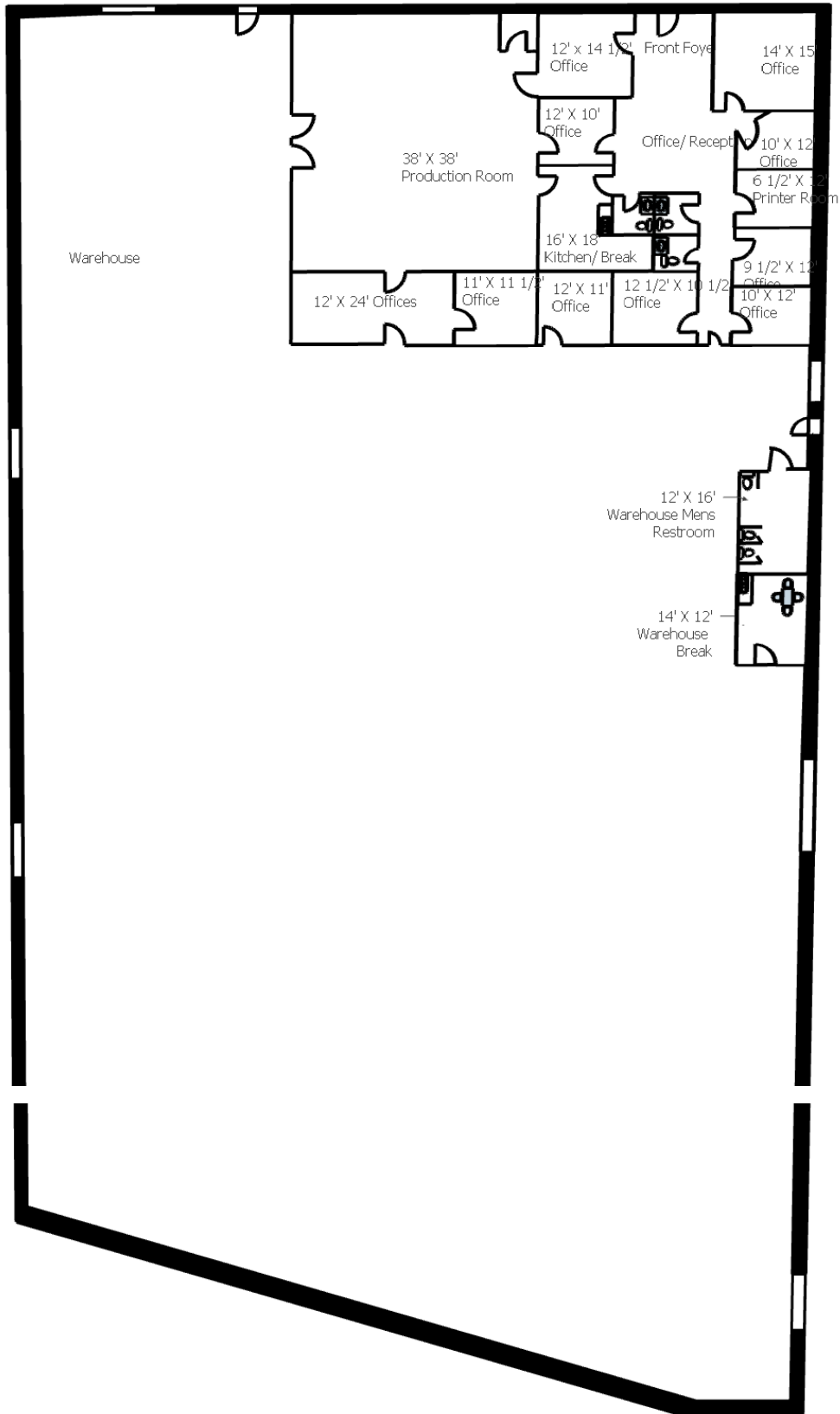
6.5%
Cap Rate

\$3,068,000
Asking Price

\$199,392
Starting NOI



Floor Plan



13840 Denton Dr, Farmers Branch, TX 75234

Property Photos



13840 Denton Dr, Farmers Branch, TX 75234

Location & Access

