


Building Information			
Street Address	3335 Juanita Dr.		
City, State Zip	Denison, TX 75020		
Former Occupant			
Zoned as	Light Industrial		
Asking Price			
Lease Rate	\$760.00/mo		
Building Characteristics			
Total Building Size	25,000 sq. ft.		
◆Manufacturing Space			
◆Warehouse Space	4,00 sq. ft.		
◆Office Space	12 X 12		
Utilities			
Dimensions (entire bldg.)		Gas Supplier	TXU Gas
Year Constructed	1983	Size of Main	
Type of Construction		Pressure	
Clear Span	16'	Electric Supplier	Txu Electric
Clear Span (width)		Panel(s) in Service	
Column Spacing	25'	Water Supplier	City of Denison
Eave Height	16'	Size of Main	
Ceiling Height (center)	18'6"	Pressure	
Insulation Type	3.2 fg/vinal backed	Sewer Supplier	City of Denison
Floor Type/Thickness	6" concrete	Size of Main	
Cranes/Tonnage		Telecommunications	Southwestern Bell
# Dock High Doors (size)		Fiber Optics	
# Drive In O/H Doors (size)		Distance to Fiber Optics	
Air Conditioning (office)	Yes		
Air Conditioning (plant)		Transportation	
Expandable		Rail Access	No
		Existing Spur	
Site		Name of Railroad	
Site Size		Distance to Nearest Port	
Additional Land Available	Yes	Distance to State Highway	75 feet (Highway 75)
Subject to Flooding	No	Distance to Interstate	35 miles (I-35)
Access Road	Juanita Dr.	Distance to Airport	10 miles (Grayson)
Parking Spaces	30+	Distance to Int. Airport	70 miles (Dallas Int.)
Ad Valorem Taxes			
Fire Insurance Rating		Contact	
		Name	Jimmy Ray
Comments		Company Name	JC Ray, Inc.
		Phone	(903) 465-7101
		E-mail Address	jray@airmail.net

