

Building Information	
Building Name	Tin Star Furniture
Street Address	2300 S. Fannin
City, State Zip	Denison, Texas 75020
Former Occupant	Tin Star Furniture
Zoned as	Commercial
Asking Price	\$200,000
Lease Rate	18¢ sq. ft.



Building Characteristics	
Total Building Size	10,000 sq. ft.
♦Manufacturing Space	
♦Warehouse Space	9,000 sq. ft.
♦Office Space	1,000 sq. ft.
Dimensions (entire bldg.)	100 X 100
Year Constructed	
Type of Construction	
Clear Span	
Clear Span (width)	
Column Spacing	
Eave Height	
Ceiling Height (center)	25'
Insulation Type	
Floor Type/Thickness	
Sprinklers	
# Dock High Doors (size)	4 - 10 X 12
# Drive In O/H Doors (size)	1
Air Conditioning (office)	Yes
Air Conditioning (plant)	No
Expandable	Yes

Utilities	
Gas Supplier	Atmos Energy
Size of Main	
Pressure	
Electric Supplier	Open
Panel(s) in Service	3 phase
Water Supplier	City of Denison
Size of Main	
Pressure	
Sewer Supplier	City of Denison
Size of Main	
Telecommunications	Southwestern Bell
Fiber Optics	
Distance to Fiber Optics	

Site	
Site Size	.5 Acres
Additional Land Available	
Subject to Flooding	
Access Road	Coffin Street
Parking Spaces	
Ad Valorem Taxes	
Fire Insurance Rating	

Transportation	
Rail Access	
Existing Spur	
Name of Railroad	
Distance to Nearest Port	170 miles
Distance to State Highway	Adjacent (Highway 75)
Distance to Interstate	35 miles (I-35)
Distance to Airport	10 miles (Grayson)
Distance to Int. Airport	70 miles (Dallas Int.)

Comments	

Contact	
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