

# FOR SALE OR LEASE

## AVAILABLE: 12,000 SQUARE FEET

1028 SHADY OAKS DR, DENTON, TX 76205



### APRIL ROBERT

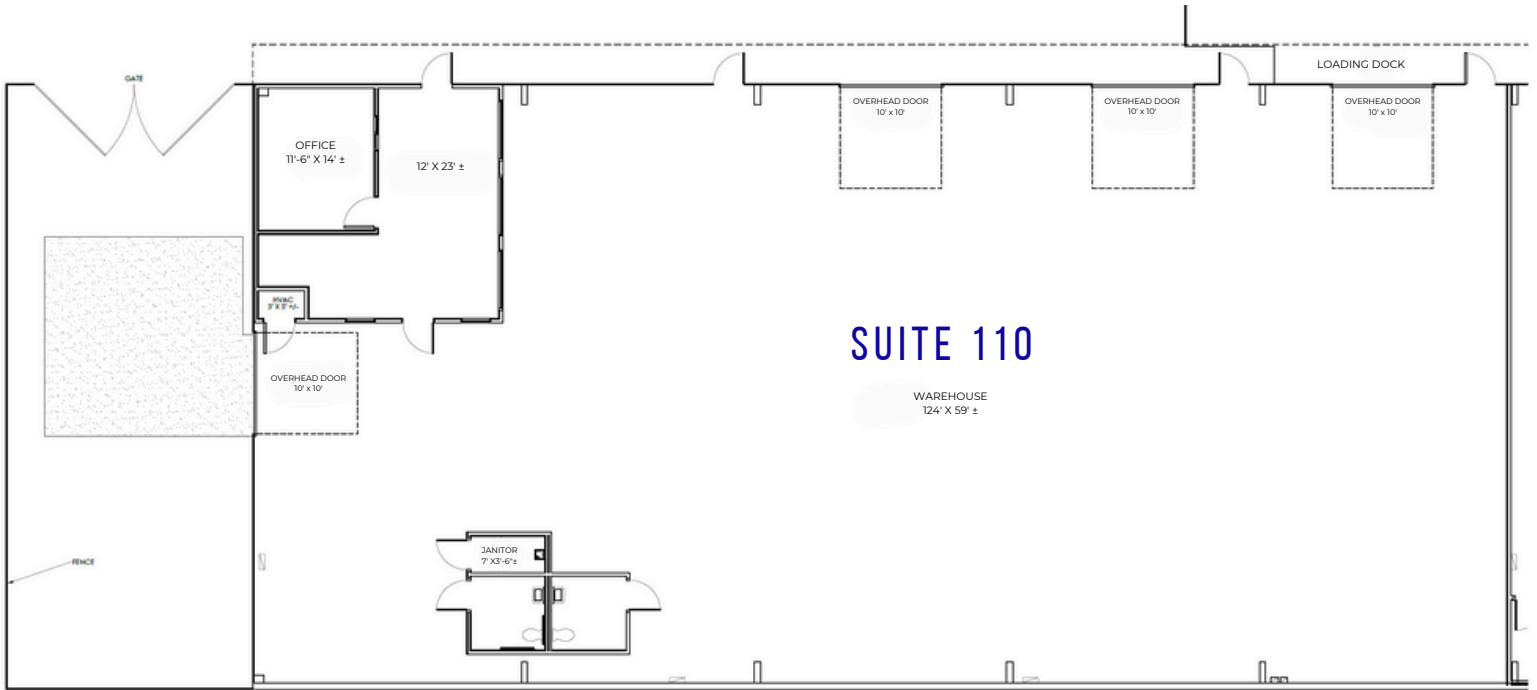
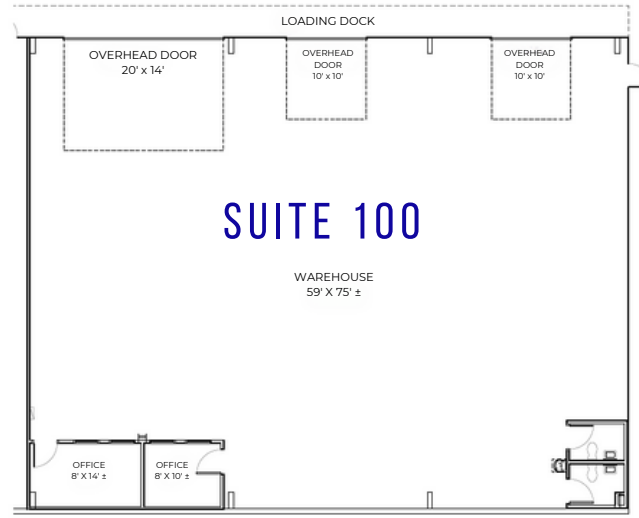
Vice President of Property Management  
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## PROPERTY FEATURES

- ✓ Total SF: 12,000
  - Suite 100 - 4,535 SF
  - Suite 110 - 7,465 SF
- ✓ Total Office SF: 400
  - Suite 100 - 221 SF
  - Suite 110 - 179 SF
- ✓ 16' Clear Height
- ✓ 3 Dock Doors (10' x 10')
- ✓ 1 Over-Sized Dock Door (20' x 14')
- ✓ 3 Grade Level Doors
- ✓ ClearSpan Building
- ✓ Outdoor Storage Available

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.