



For Sublease

3101 W Oak St
Denton, Texas 76207

648,726 SF Available



JLL Contacts

JM Priddy

jm.priddy@jll.com

(214) 952 7283

Jamie Galati

jamie.galati@jll.com

(817) 437 4615

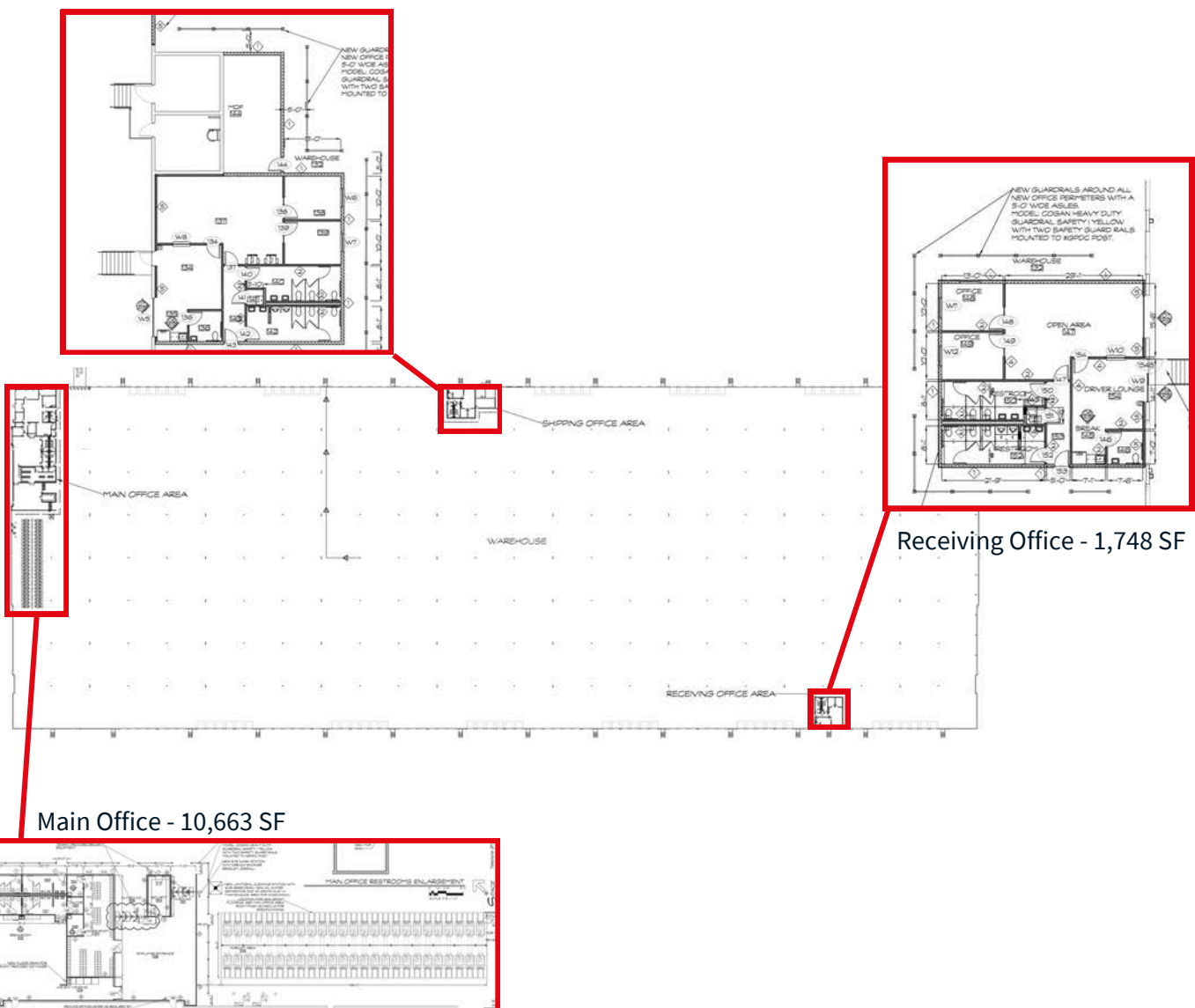
Jones Lang LaSalle Brokerage Inc.



Property Specifications

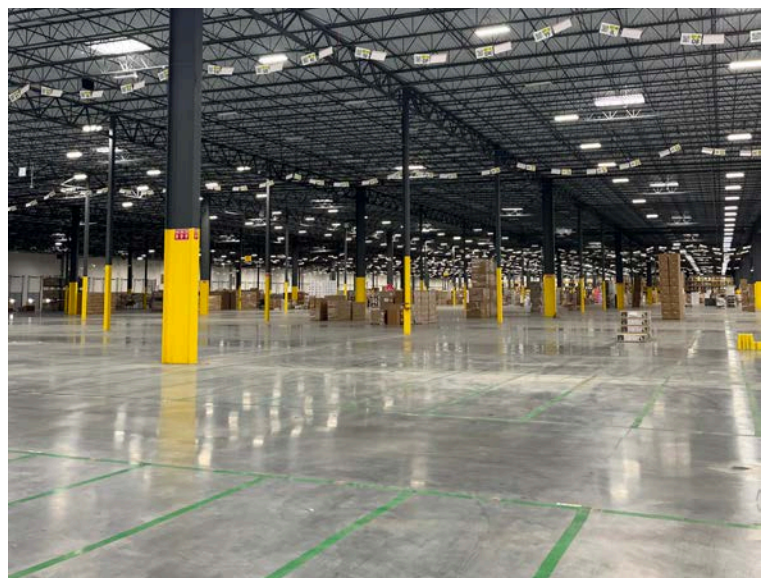
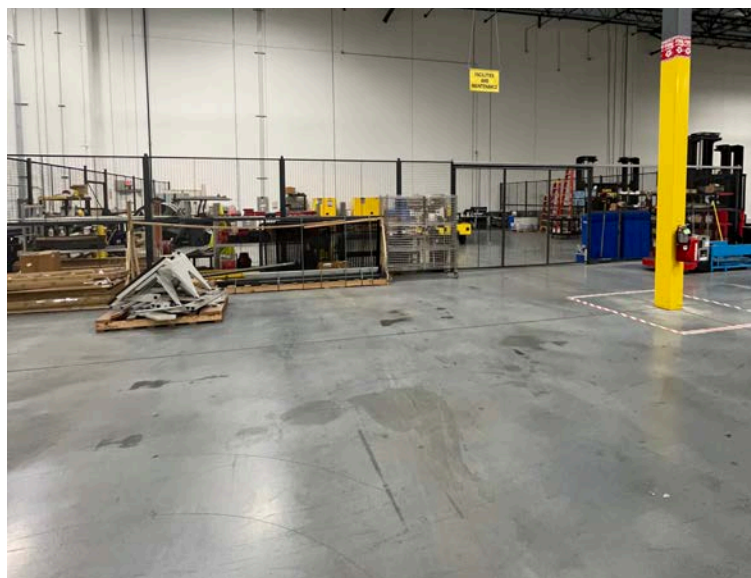
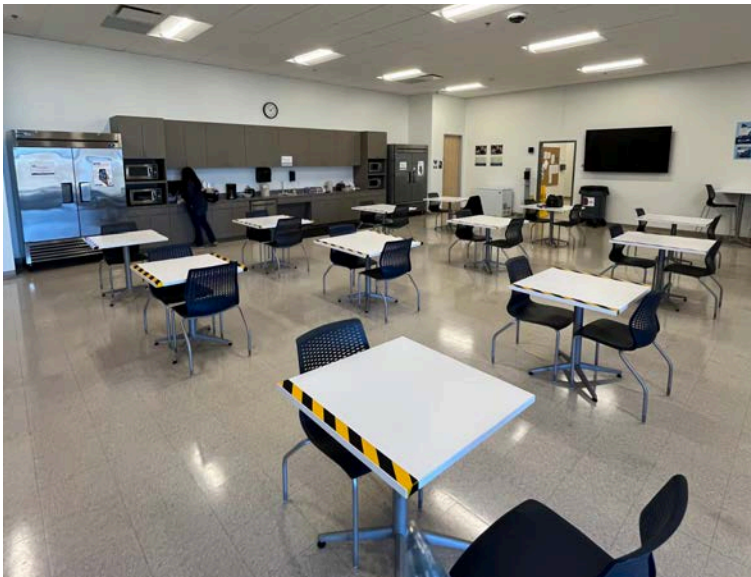
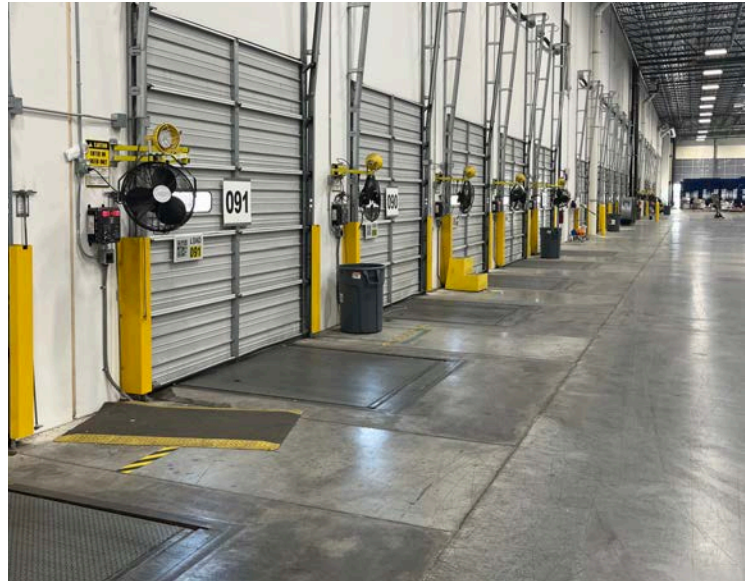
- 648,726 SF Distribution Building for Sublease
- Available 4/1/25
- Lease Expiration: 12/31/2031
- 36' Clear Height
- 143 (9' x 10') Dock High Doors
- 2 (12' x 14') Ramped Drive-in Doors
- 54' x 60' Column Spacing with 60' Staging Bays
- 185' Truck Courts
- 169 Trailer Stalls
- ESFR Sprinkler System
- Ductilecrete Slab System
- Triple Freeport
- Excellent Access to I-35E (Dallas) and I-35W (Fort Worth)

Site Plan



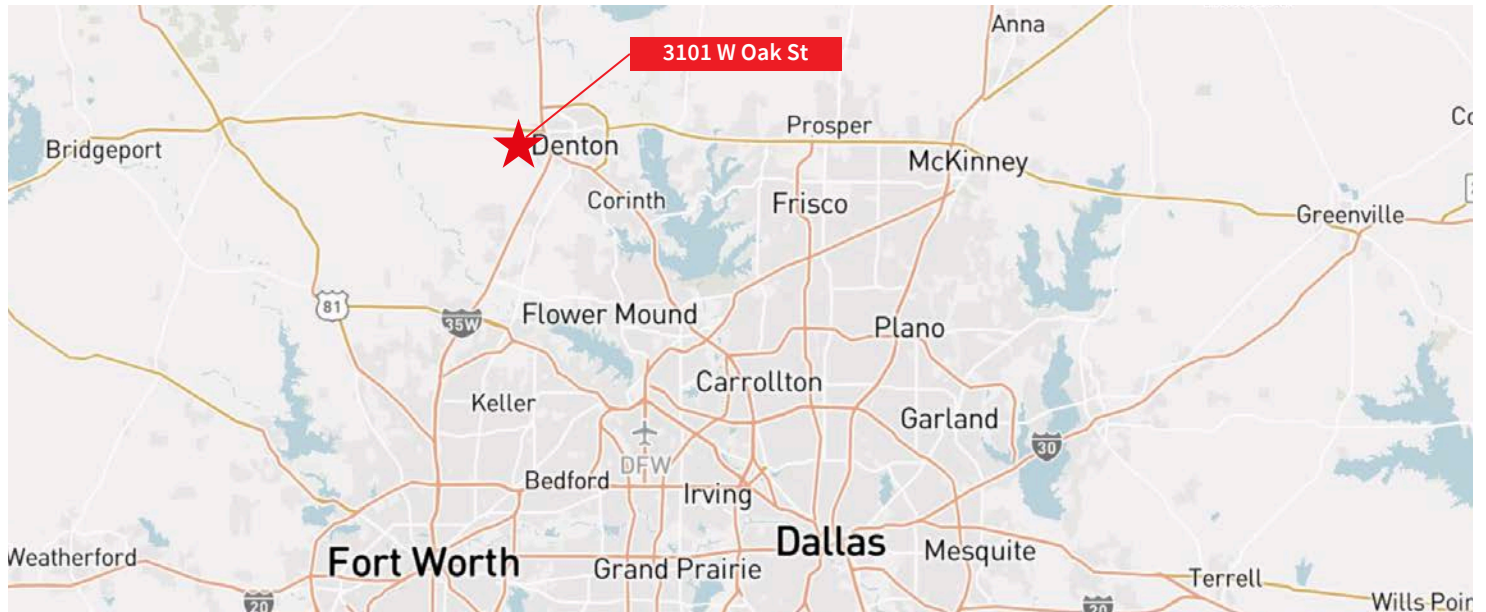


Property Photos





Location Highlights



JM Priddy

jm.priddy@jll.com

(214) 952 7283

Jamie Galati

jamie.galati@jll.com

(817) 437 4615

Jones Lang LaSalle Brokerage Inc.

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023 Jones Lang LaSalle IP, Inc. All rights reserved.