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# PrestonBend

REAL ESTATE

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**FOR SALE**

**3101 Woodlawn Blvd, Denison, Texas 75020**



## PROPERTY DETAILS

Unique opportunity to purchase a  $\pm 74,362$  SF facility in Denison! This former call center was previously 100% temperature controlled and is currently being used for wholesale/warehousing. It has heavy power in place, dropped ceilings, and a new roof. The property has a huge parking lot and is centrally located with quick access to Hwy 75 via Spur 503. It is a great location for retail, office, or commercial users looking to move their business to the booming Sherman/Denison Market. Contact Broker Today for Details!

## OVERVIEW

- Total Building Size:  $\pm 74,362$  SF
- Year Built: 1970
- Lot Size: 5.93 AC
- Price: Contact Broker
- Heavy Parking: 6.3 / 1000
- Fully Sprinkled
- Drop Ceiling
- Formerly 100% HVAC Bldg
- Heavy Power
- NEW 60 mil TPO Roof (2023)
- Zoning: Commercial



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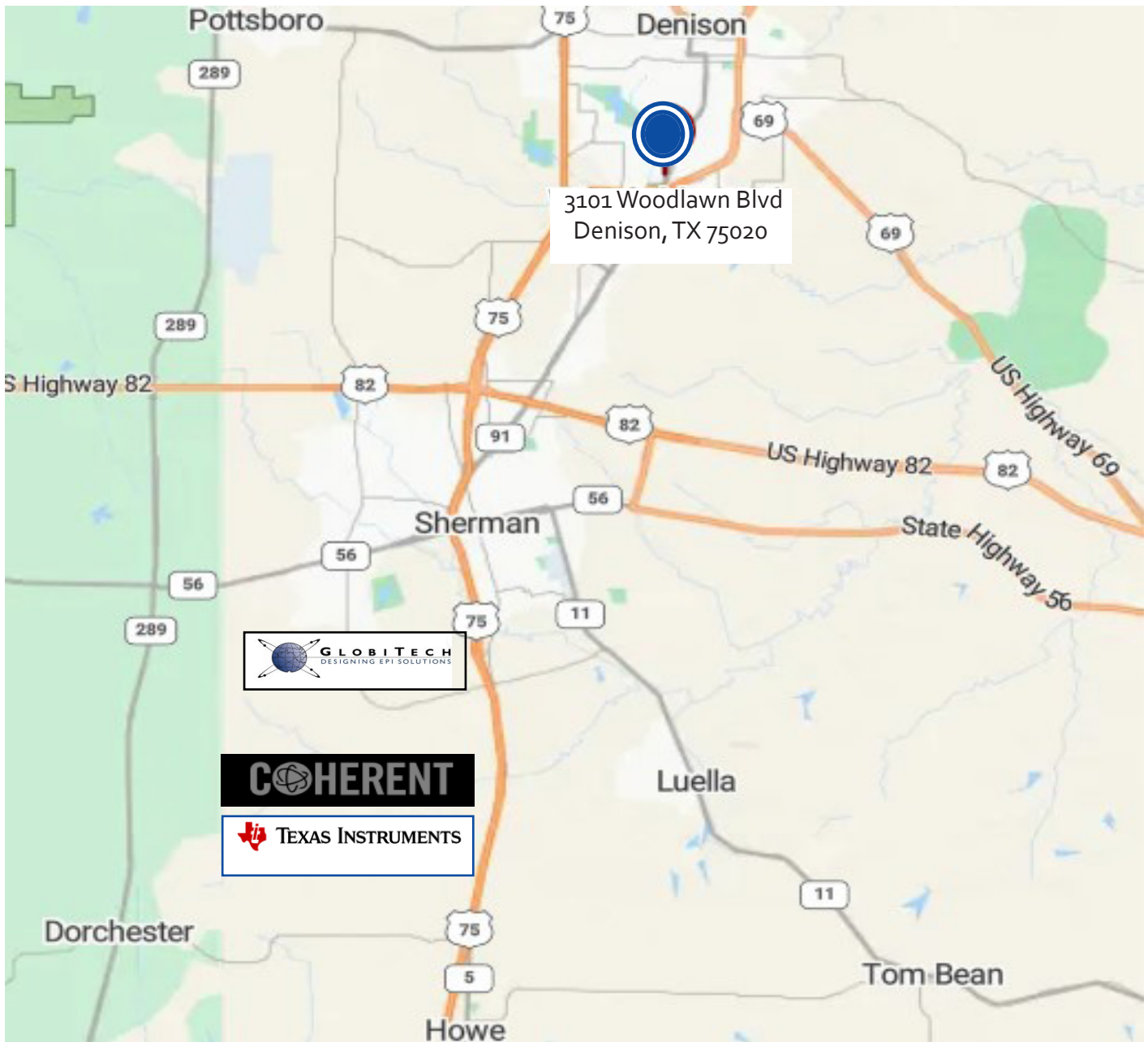
**Randy Jay,**  
Principal Broker

972.413.0375

[randy@prestonbendre.com](mailto:randy@prestonbendre.com)

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# Site Aerial



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Principal Broker

972.413.0375

[randy@prestonbendre.com](mailto:randy@prestonbendre.com)