



PROPERTY SUMMARY

PROPERTY:	Expressway Industrial Business Park		
ADDRESS:	1716 Shady Oaks Dr, Denton, TX 76205		
TYPE:	Industrial Warehouse Distribution Light Manufacturing		
ZONING:	LI (Light Industrial)		
AVAILABLE:	<u>+/- 19,500 SF Total</u> - +/- 1,000 SF Recently renovate office – +/-18,500 SF Warehouse		
RATE:	\$9.25/SF + NNN (\$3.10)		
TERMS & TI:	Negotiable		
BUILDING SPECS:	20' Sidewall Height 24' Clear Height – 4 OHD With Loading Dock		
UTILITIES:	Existing to Site		
SIGNAGE:	Monument Signage Available		
PARKING:	Ample		
LISTED:	LoopNet, Costar, Crexi, many sites		
COMMENTS:	Warehouse/Flex space, with move in ready availability at Expressway Industrial Business Park. Located in the well established multi-tenant complex in the heart of Denton's industrial corridor. The available 19,500 SF suite features 3 phase power, fully sprinklered, 2 grade level doors, 1 loading dock, and 1,000 SF of dedicated office space. The park offers multiple access points, a signalized intersection, and ample parking throughout. Strategically located within proximity to I-35, tenants benefit from easy connectivity to the greater DFW market, Denton's continued population growth, two major universities, and significant ongoing I-35 corridor development.		
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