



209 S Shady Shores Dr

209 S Shady Shores Dr, Lake Dallas, TX 75065



Aryanto Putera

KW Commercial
2611 Cross Timbers Rd, Flower Mound, TX 75028
aryputera@kw.com
(469) 688-5678

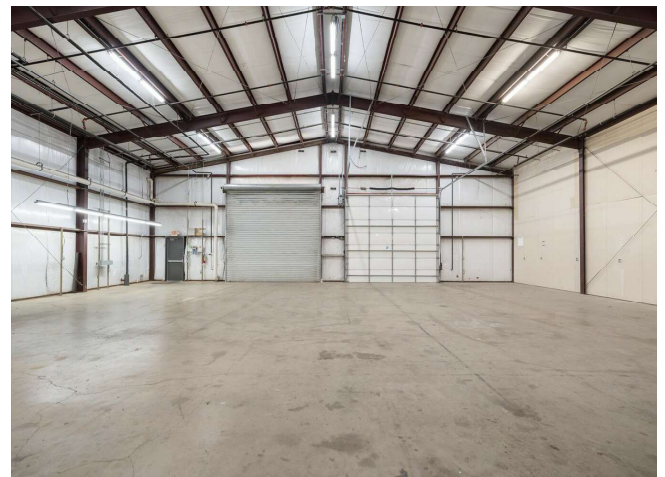


209 S Shady Shores Dr

\$12.00 /SF/YR

+/- 2,900 sf office / +/- 3,800 sf warehouse, +/- 2,750 sf Mezzanine
Two (2) 14' Drive-In-Doors
Fully Sprinklered
Warehouse Clear Height 17'-21'
17 Parking Spots...

- Easy access to I-35E
- +/- 6,700 sf of flex space on 1st floor
- +/- 2,750 sf of additional mezzanine storage
- Next to US post office
- Sits near the Denton Katy Trail
- Fully sprinklered warehouse

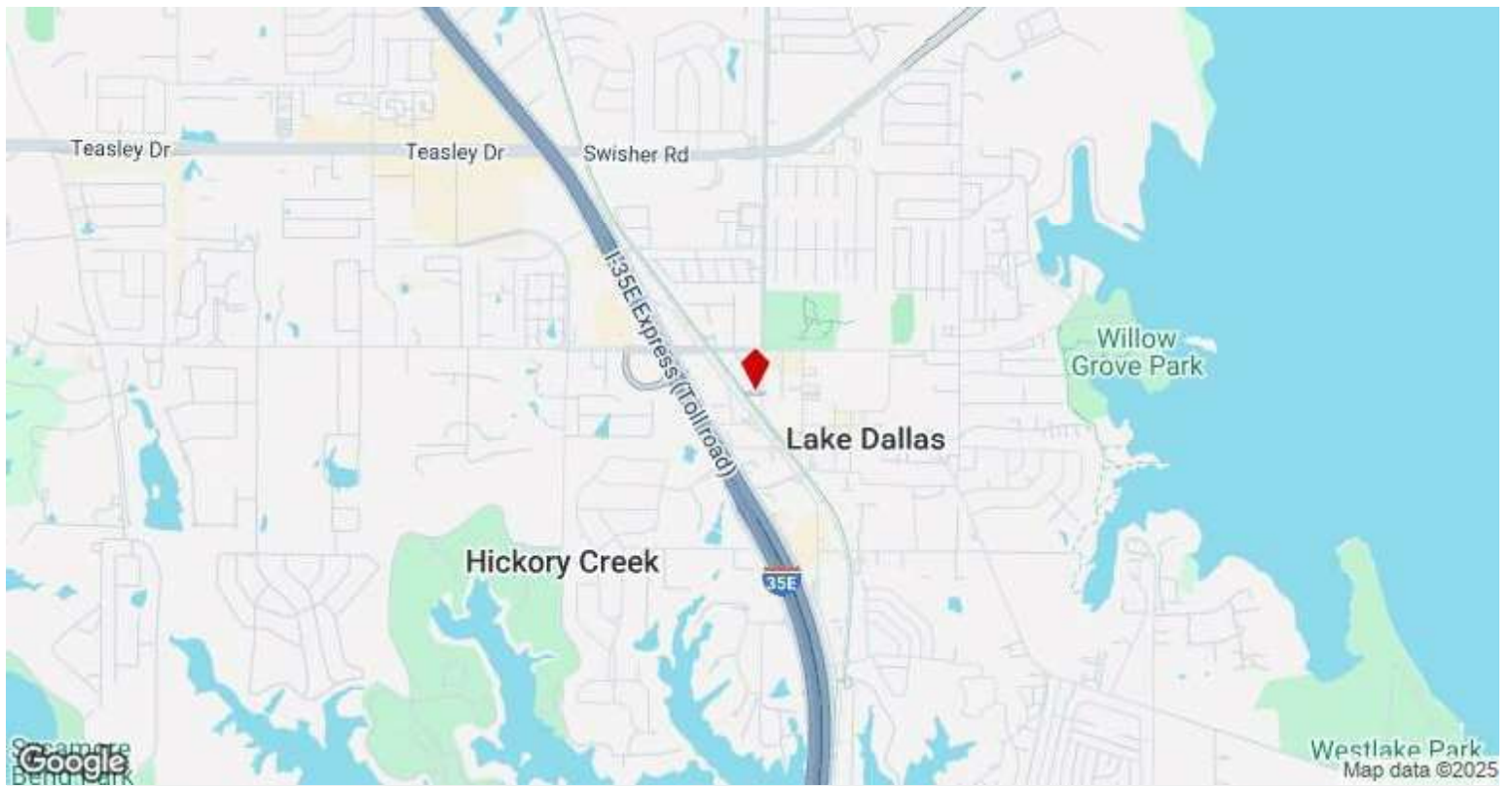


Rental Rate:	\$12.00 /SF/YR
Min. Divisible:	6,700 SF
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area:	12,100 SF
Year Built:	2010
Rental Rate Mo:	\$1.00 /SF/MO

1st Floor Ste 100

Space Available	6,700 - 9,450 SF
Rental Rate	\$12.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	2,900 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 5 Years

6,700 SF Total- appx. 2,900 SF Office- appx. 3,800 SF Warehouse - (with additional appx. 2,750 SF of Mezzanine Storage)Two (2) 14' Drive-In-DoorsFully SprinkleredWarehouse Clear Height 17'-21' 17 Parking Spots



209 S Shady Shores Dr, Lake Dallas, TX 75065

+/- 2,900 sf office / +/- 3,800 sf warehouse, +/- 2,750 sf Mezzanine
Two (2) 14' Drive-In-Doors
Fully Sprinklered
Warehouse Clear Height 17'-21'
17 Parking Spots

Property Photos

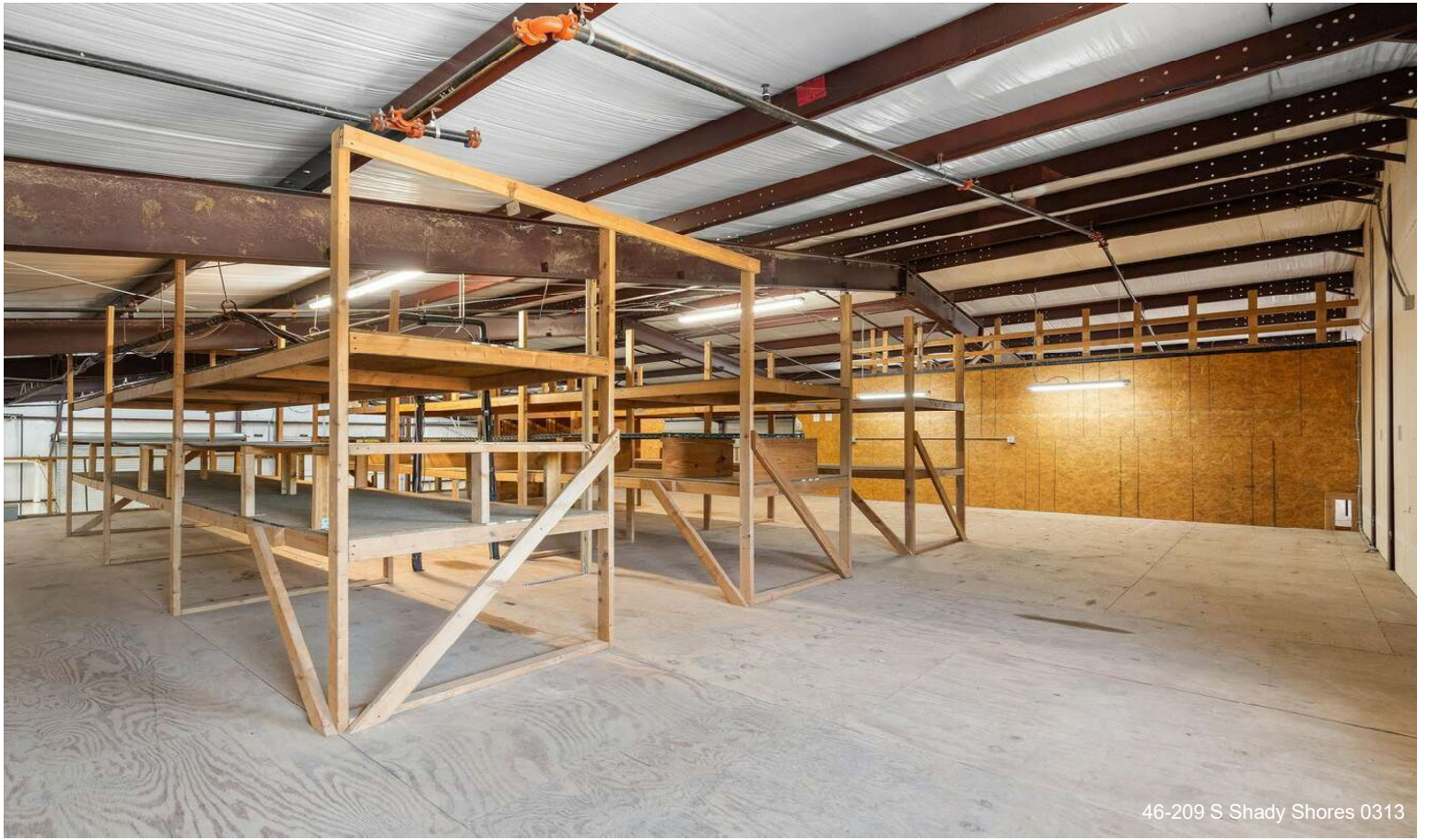


28-209 S Shady Shores 0223



25-209 S Shady Shores 0208

Property Photos



46-209 S Shady Shores 0313



05-209 S Shady Shores 0109

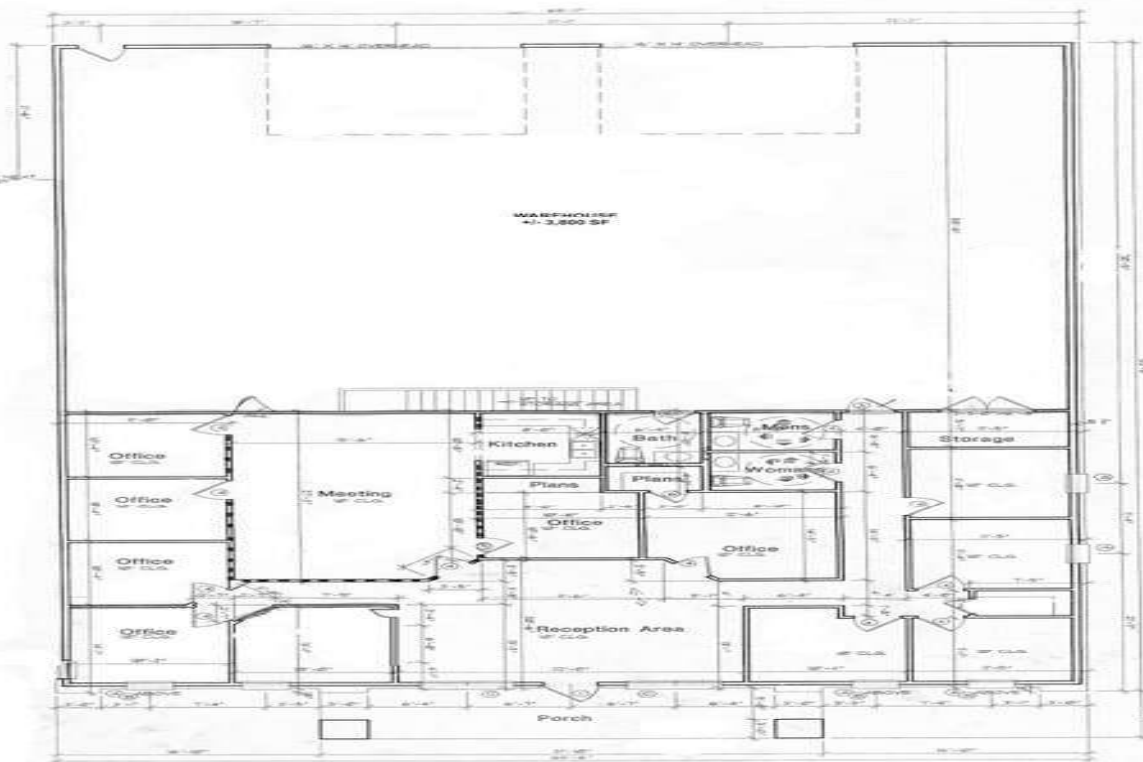
Property Photos



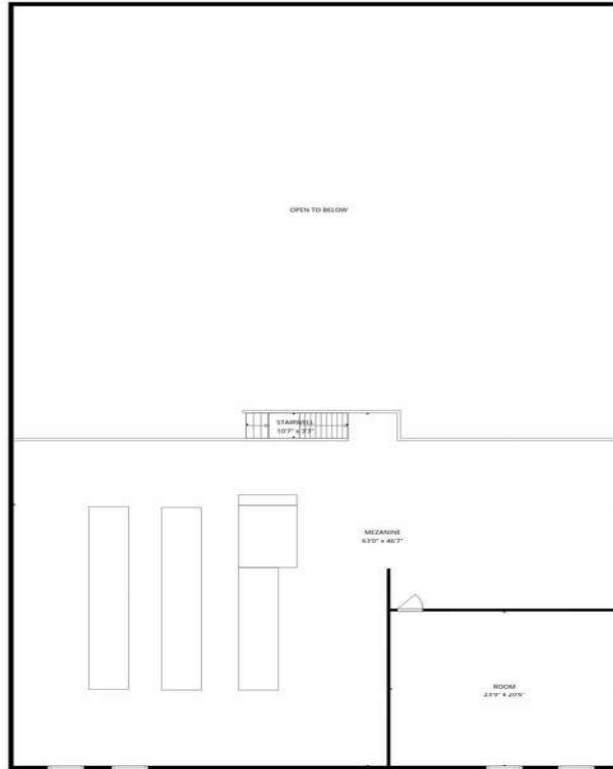
Property Photos



22-209 S Shady Shores 0193



Property Photos



MEASUREMENTS DEEMED HIGHLY RELIABLE, BUT SUBJECT TO INDEPENDENT VERIFICATION



Aerial