

**920**  
**S. WESTERN BLVD**  
**DENTON, TEXAS 76207**

**126,890 SF OW**  
**FOR SUBLEASE**



**RICH YOUNG, JR. | SIOR**  
**972-236-7645**  
**RICHJR@RichYoungCompany.com**



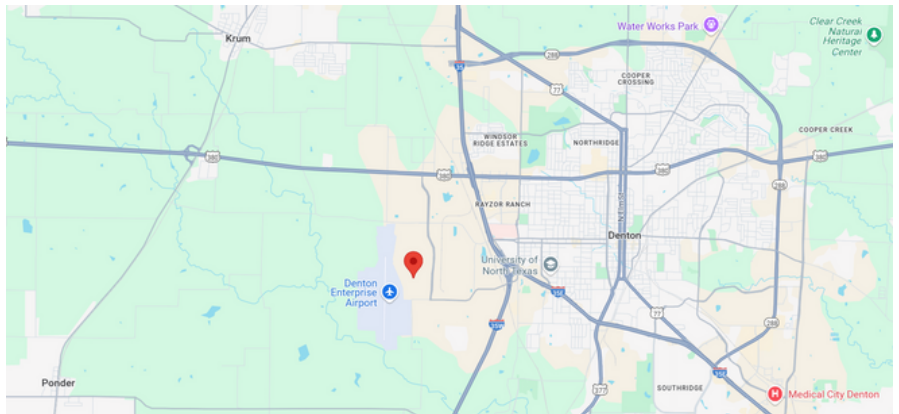
**5710 LBJ FREEWAY | SUITE 150**  
**DALLAS, TEXAS 75240**  
**972-236-7645**

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## PROPERTY HIGHLIGHTS

- 32' Clear
- Ready to occupy
- Loading: 25 dock Doors | 2 ramped doors (all with levelers)
- Excellent accessibility to I35
- ESFR Sprinklers
- Professionally owned and managed
- Stand alone building
- Below market sublease through 7/31/2032



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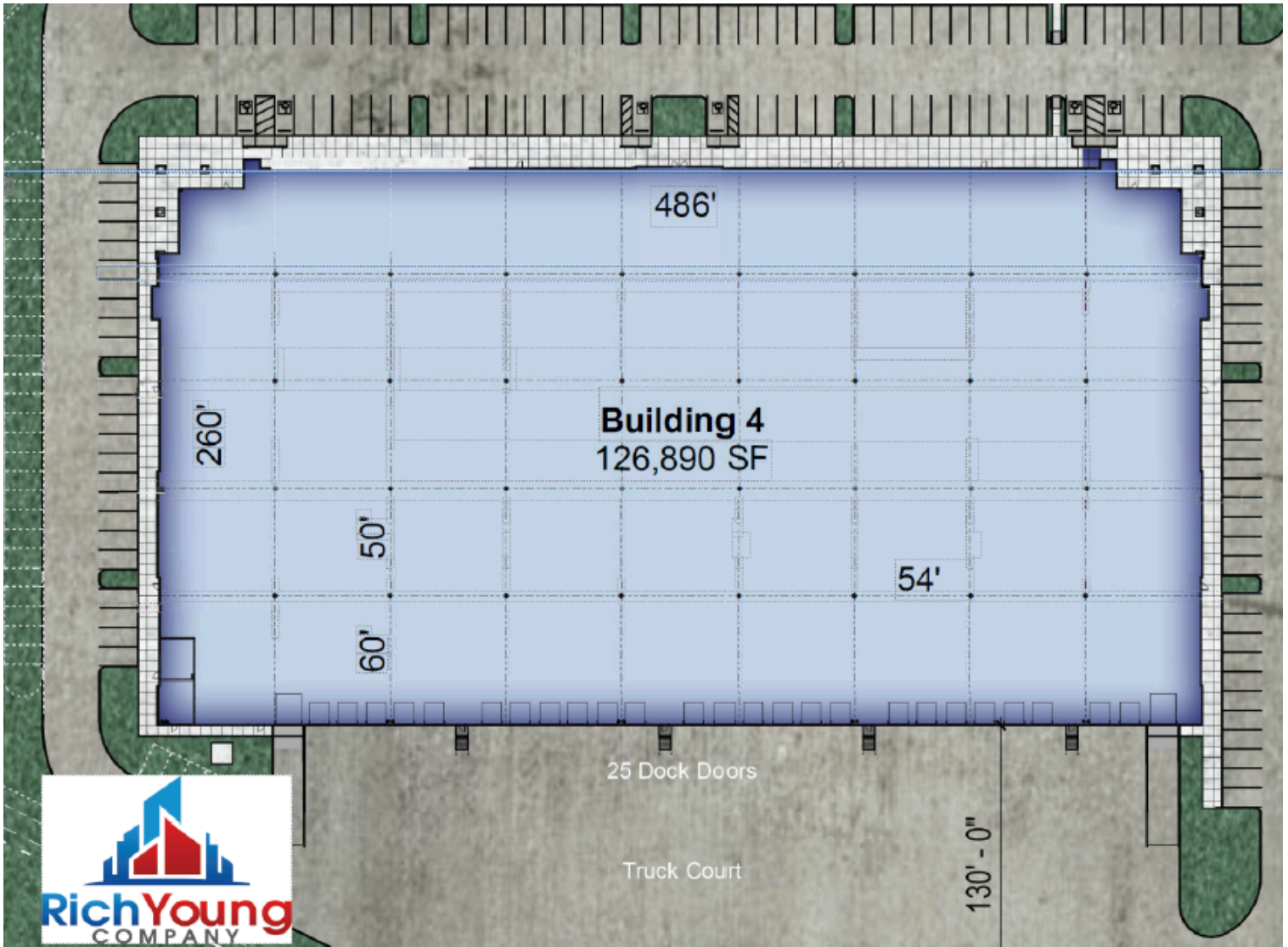
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