

CORINTH 35 DISTRIBUTION CENTER

FOR SALE OR LEASE



AVAILABLE: 16,297-32,594 SQUARE FEET
2950 W SHADY SHORES ROAD, CORINTH, TX 76208

PROPERTY FEATURES

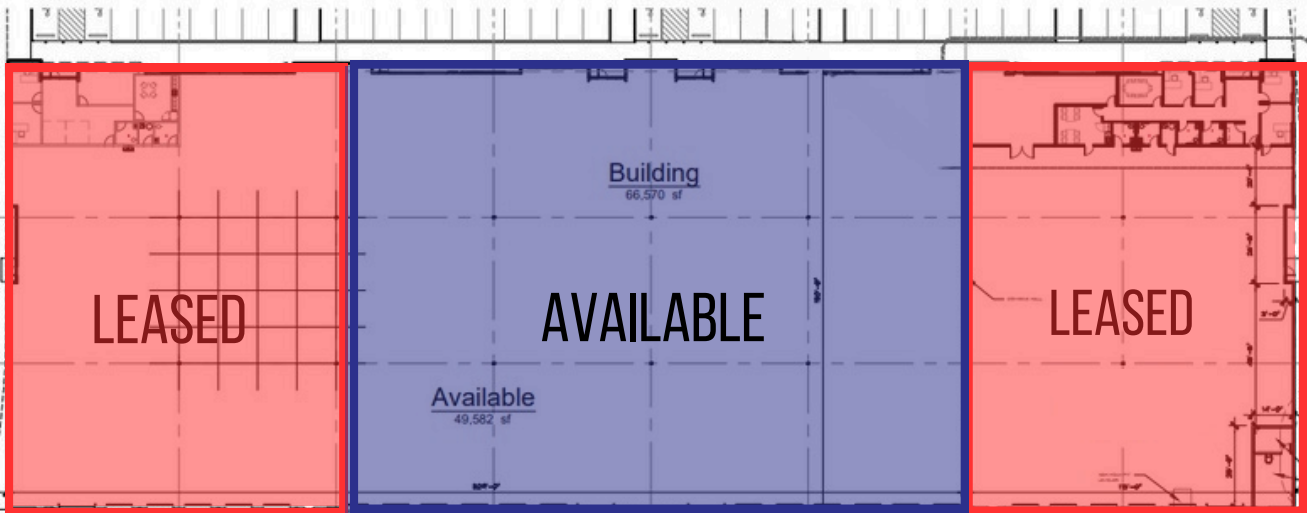
- ✓ 16,297-32,594 SF Available For Lease
- ✓ Total SF: +/- 66,570
- ✓ Ample Parking Available
- ✓ 115 Foot Truck Court
- ✓ 22 Dock High Doors
- ✓ 4 Ramp Doors
- ✓ 4 Ramp Doors
- ✓ 28' - 31' Clear Height
- ✓ Power: 1,600 amps | 3 Phase
- ✓ Column Spacing: 54' x 50'
- ✓ Fully Delivered
- ✓ Locally Owned & Managed
- ✓ R-20 Roof Insulation
- ✓ Fully White Boxed Warehouse
- ✓ Multiple Different Lease Sizes Available

DAVID WILGANOWSKI, SIOR

Vice President
(214) 903-6791
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified before purchase or lease.

2461 N. Stemmons
Dallas, TX 75207

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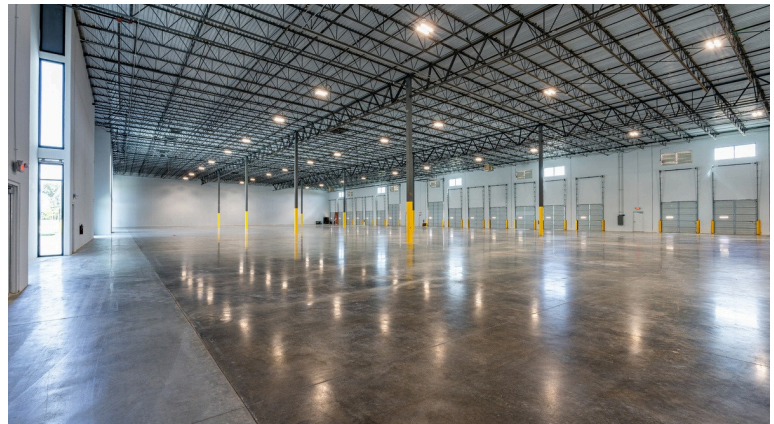


DEVELOPMENT::



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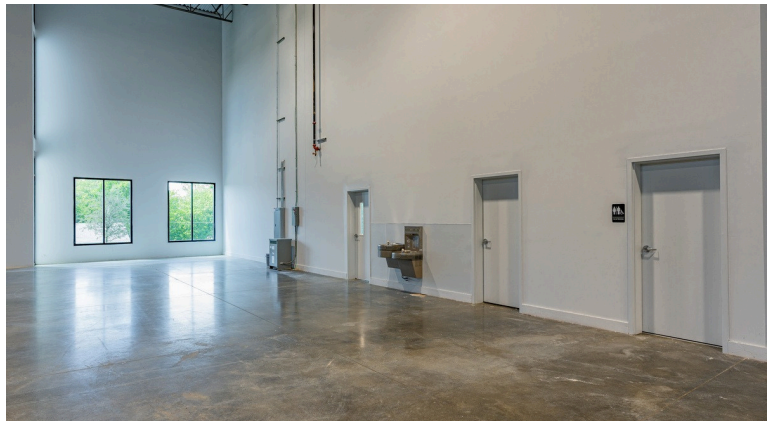


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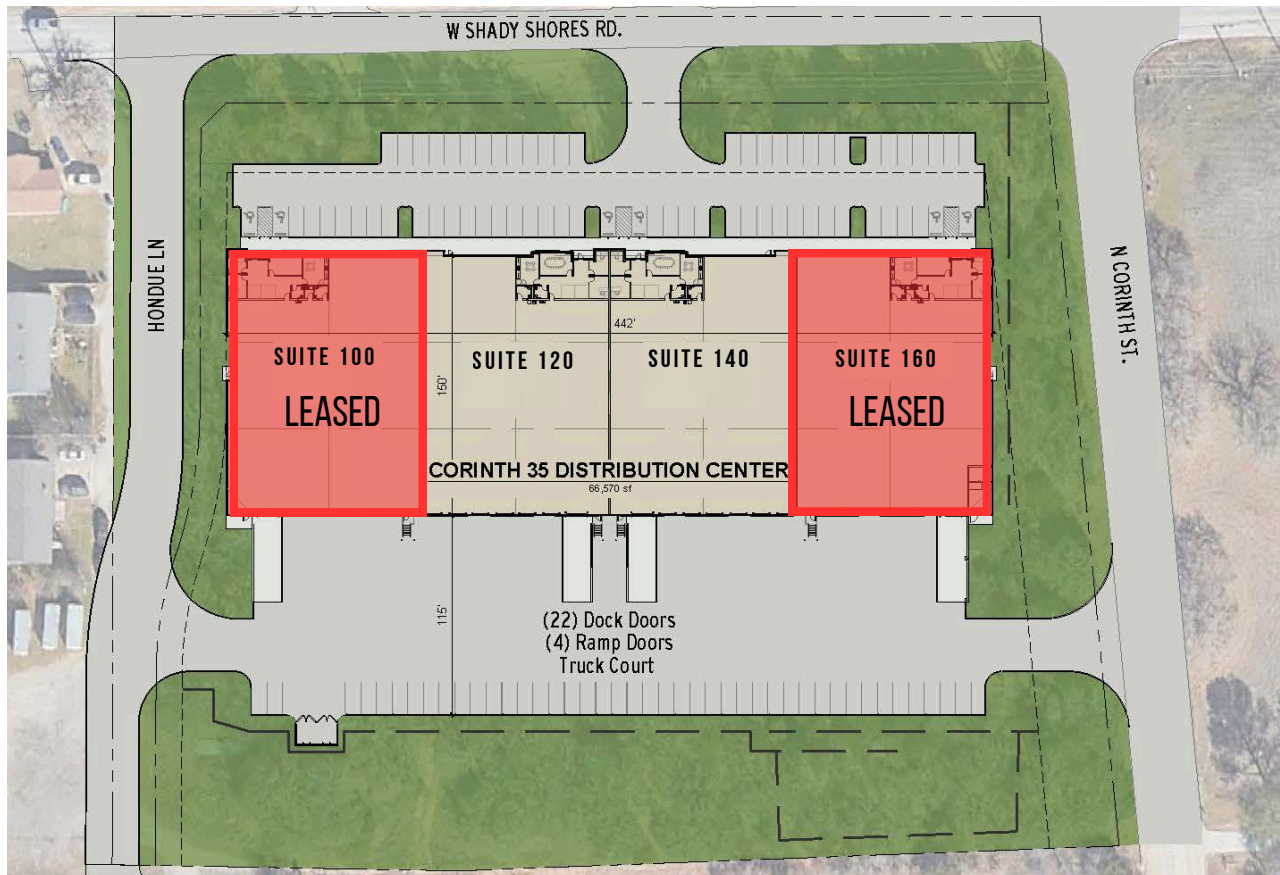


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#120

- ✓ 16,297 SF
- ✓ +/-1,450 SF of Office
- ✓ 1 Oversized Dock Ramp
- ✓ 6 Dock Doors

#140

- ✓ 16,297 SF
- ✓ +/-1,450 SF of Office
- ✓ 1 Oversized Dock Ramp
- ✓ 6 Dock Doors

#120 AND #140

- ✓ 32,594 SF
- ✓ +/- 2,900 SF of Office
- ✓ 2 Oversized Dock Ramps
- ✓ 12 Dock Doors



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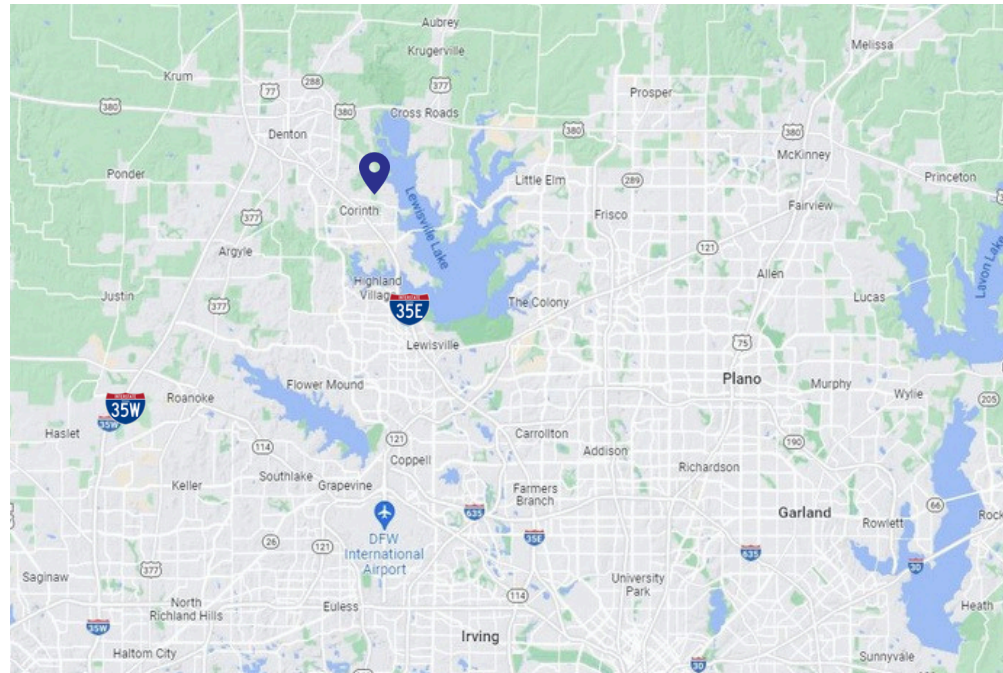


INGRESS & EGRESS

The site has direct ingress/egress access to I-35 and is an ideal location for any distributor, manufacturer or showroom user. Exit Corinth Parkway when traveling Northbound on I35E. Exit Post Oak Drive when traveling southbound on I35E.

LOCATION OVERVIEW

- ✓ Roughly half a mile from I-35E
- ✓ 4.1% Annual Population Growth Rate
- ✓ 30 minutes North-West of Downtown Dallas
- ✓ 25 minutes from DFW Airport
- ✓ 10 minutes from Downtown Denton
- ✓ 12 min from Downtown Lewisville



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