

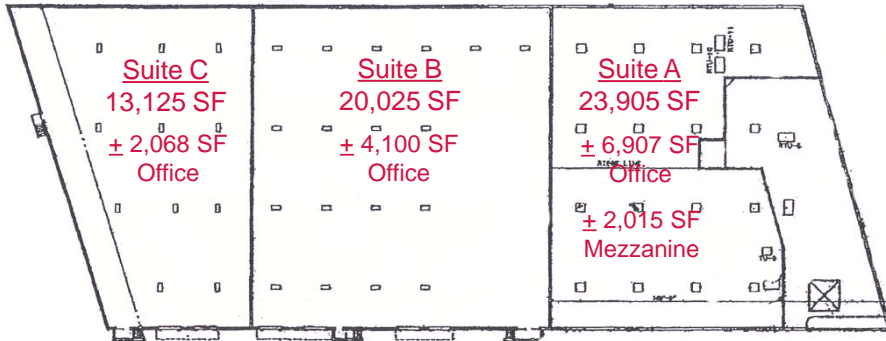
# For Sale/Lease

11937 Denton Drive  
Dallas, Texas  
13,125 - 57,055 Square Feet

Recently  
Refurbished!



Building can be sold as separate suites or combined



## Spaces Available for Purchase

### Suite A

- 23,905 SF
- ± 6,907 SF Office (Includes ± 2,015 SF Mezzanine)
- ± 14' Clear Height
- 5 Dock High Doors (1 Ramped)
- Sprinklered
- Heavy Power
- Denton Drive Frontage

### Suite B

- 20,025 SF
- ± 4,100 SF Office
- ± 14' Clear Height
- 2 Dock High Doors
- Sprinklered
- Heavy Power
- ± 6,420 SF A/C Production Area
- Ideal For Heavy Manufacturing

### Suite C

- 13,125 SF
- ± 2,068 SF Office
- ± 14' Clear Height
- 2 Dock High Doors
- Sprinklered
- Heavy Power
- ± 7,364 SF A/C Production Area

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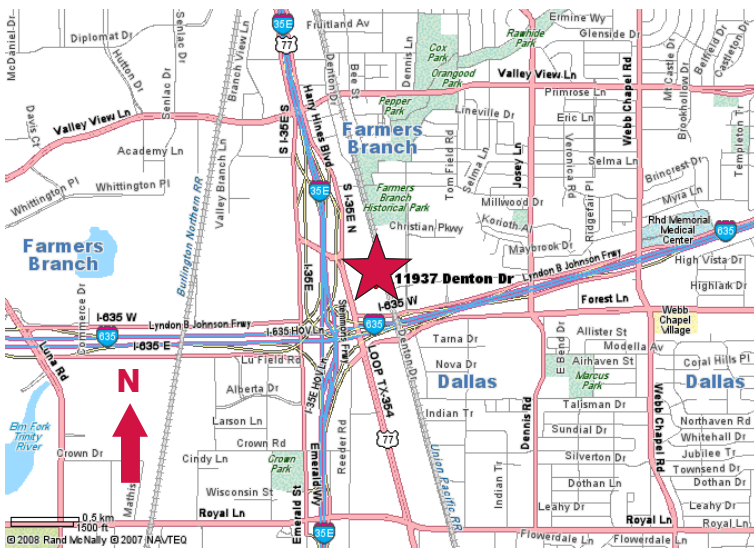
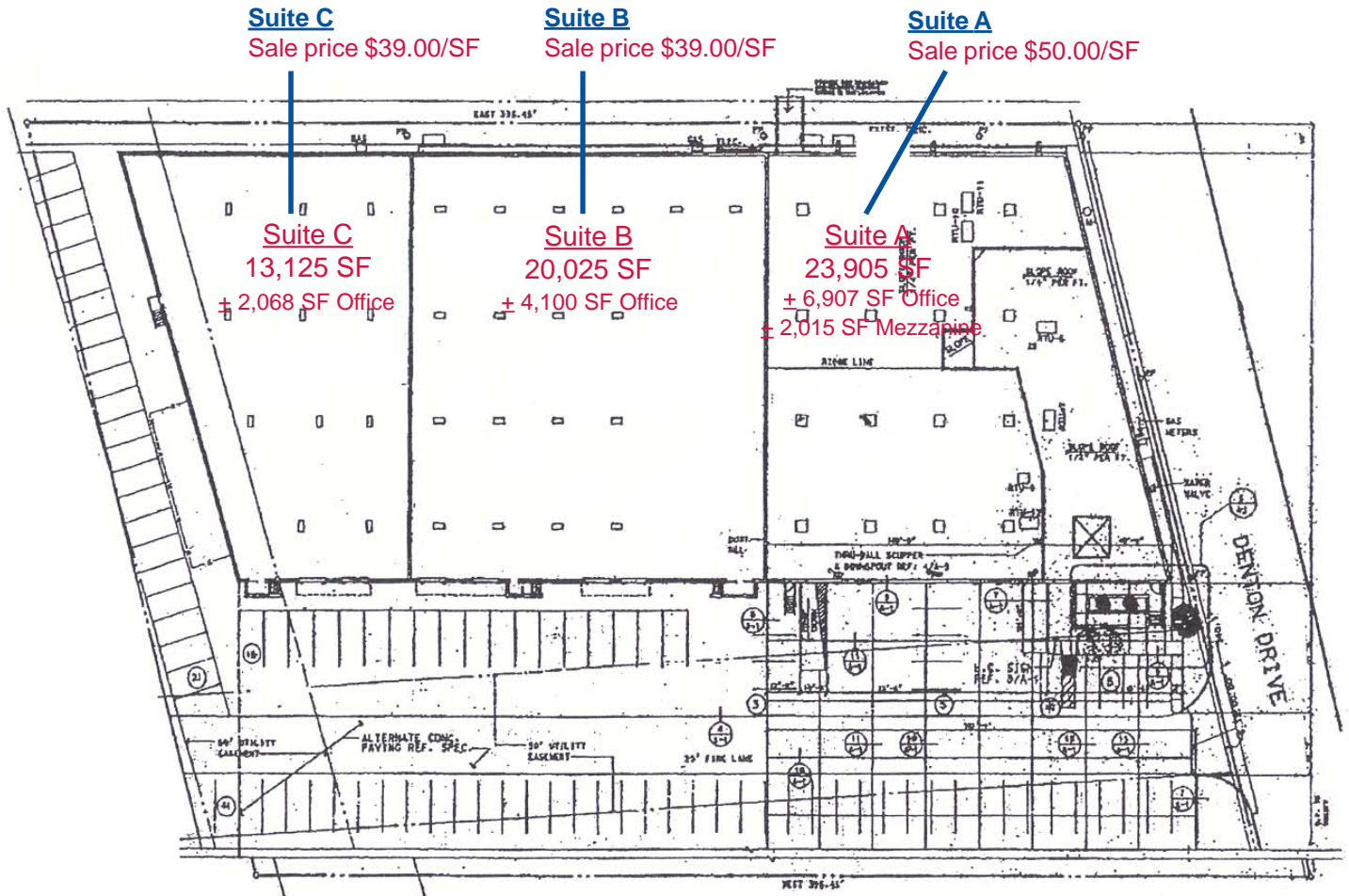
Commercial Real Estate Services, Worldwide.

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Combination Scenarios:

**Suites A & B**

Sale price \$43.00/SF

**Suites B & C**

Sale price \$39.00/SF

**Suites A, B & C**

Sale price \$40.00/SF

**NAI** Robert Lynn

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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 prior to purchase or lease.

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