

# For Sublease

3101 W Oak St Denton, Texas 76207

648,726 SF Available



**JLL Contacts** 

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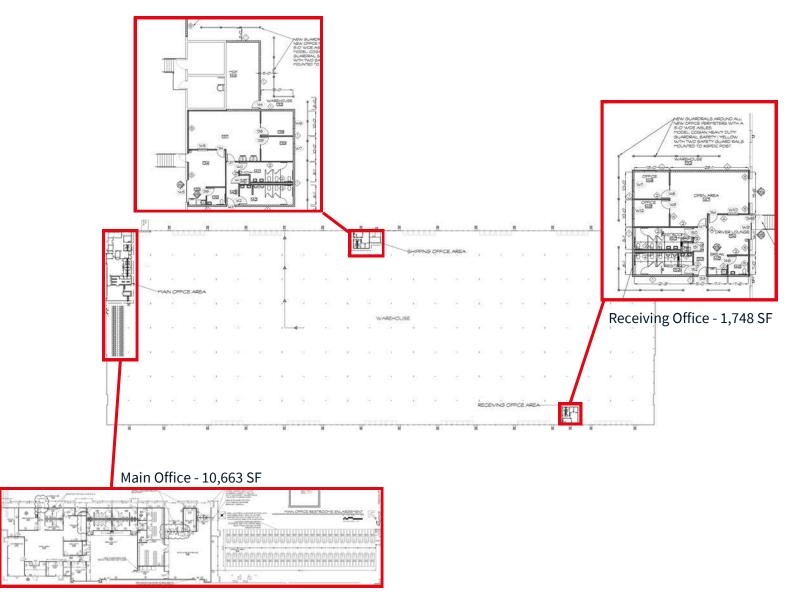


### **Property Specifications**

- 648,726 SF Distribution Building for Sublease
- Available 4/1/25
- Lease Expiration: 12/31/2031
- 36' Clear Height
- 143 (9' x 10') Dock High Doors
- 2 (12' x 14') Ramped Drive-in Doors
- 54' x 60' Column Spacing with 60' Staging
  Bays

- 185' Truck Courts
- 169 Trailer Stalls
- ESFR Sprinkler System
- Ductilecrete Slab System
- Triple Freeport
- Excellent Access to I-35E (Dallas) and I-35W (Fort Worth)

#### **Site Plan**



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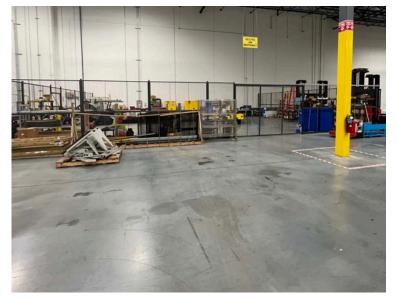
### **Property Photos**







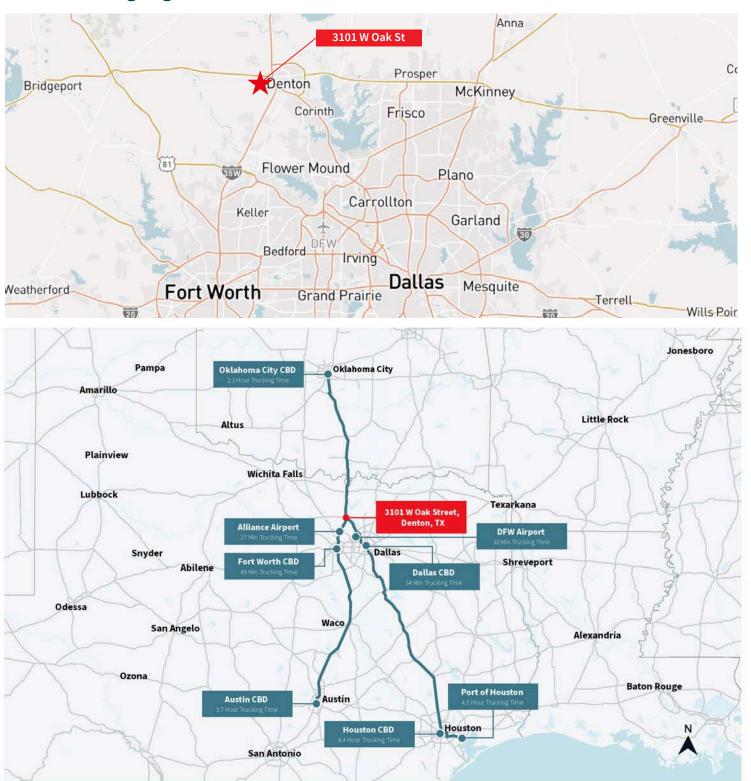








### **Location Highlights**



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Jones Lang LaSalle Brokerage Inc.