

MERCER



COMPANY

FOR SALE OR LEASE

NEW CORINTH INDUSTRIAL DEVELOPMENT

AVAILABLE: 66,570 SQUARE FEET

2950 W SHADY SHORES ROAD, CORINTH, TX 76208

PROPERTY FEATURES

- ✓ Total SF: +/- 66,570
- ✓ Divisible as small as 16,297 SF
- ✓ Office: Built to Suit
- ✓ Ample Parking Available
- ✓ 115 Foot Truck Court
- ✓ 22 Dock High Doors
- ✓ 4 Ramp Doors
- ✓ 28' Clear Height
- ✓ Power: 1,600 amps | 3 Phase
- ✓ Column Spacing: 54' x 50'
- ✓ Estimated Delivery: Q4 2024

DAVID WILGANOWSKI

Market Director

214-903-6791

davidw@mercerc-company.com

2461 N. Stemmons
Dallas, TX 75207

MARKETED BY:



DEVELOPMENT:



2950 W SHADY SHORES ROAD, CORINTH, TX 76208

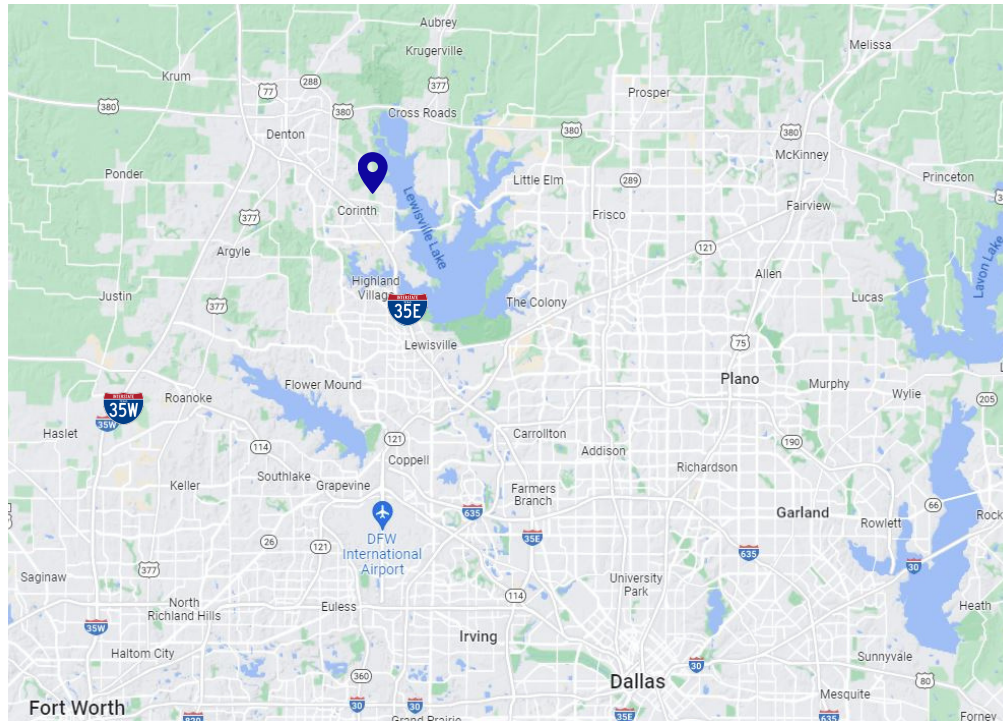


The site has direct ingress/egress access to I-35 and is an ideal location for any distributor, manufacturer or showroom user.

Exit Corinth Parkway
when traveling
Northbound on I35E.

Exit Post Oak Drive
when traveling
southbound on I35E.

- ✓ 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 minutes from Downtown Lewisville



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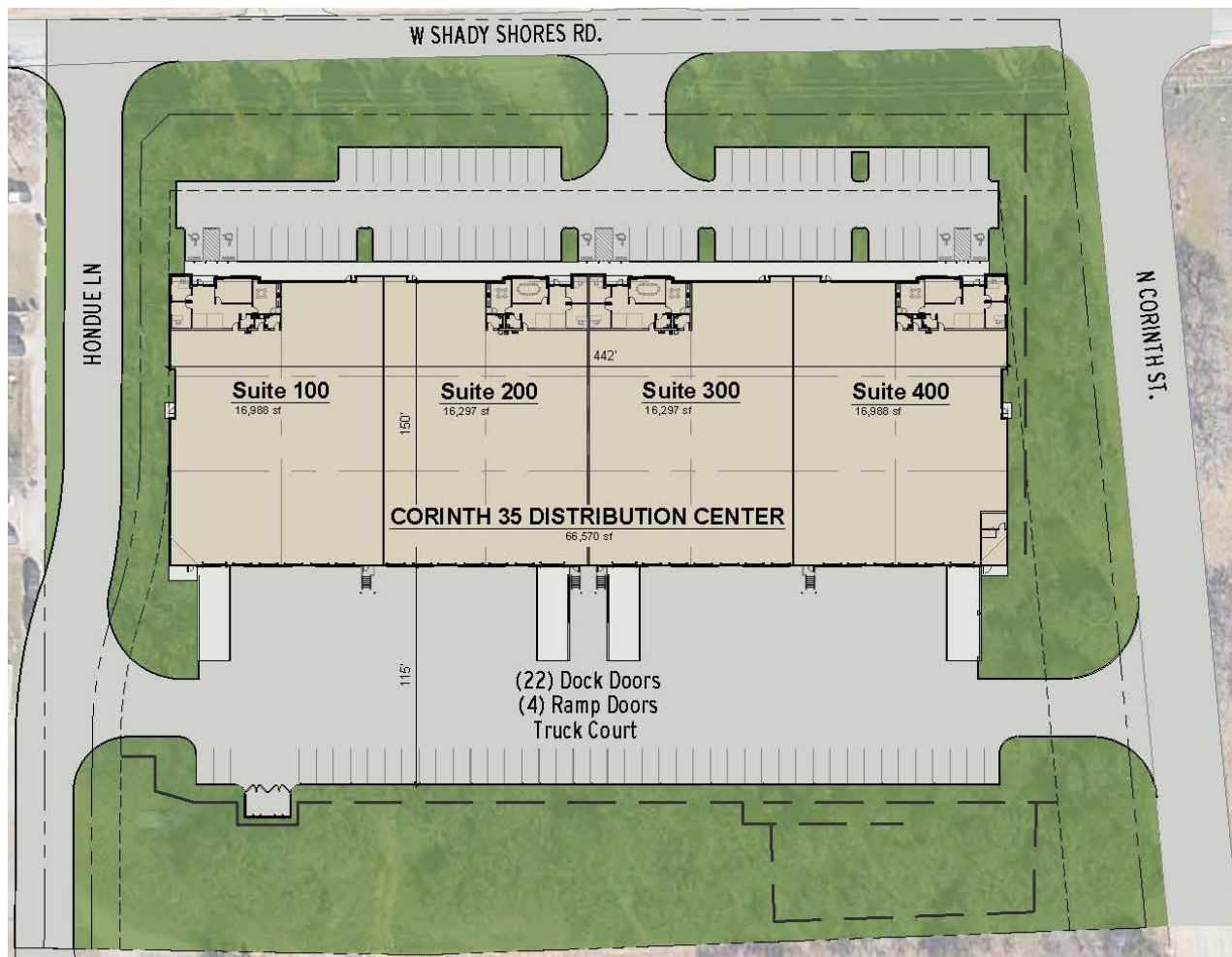
MERCER COMPANY
INDUSTRIAL REAL ESTATE

DEVELOPMENT:



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SUITE 100

- ✓ Total SF: +/- 16,988
- ✓ Office SF: +/- 1,650
- ✓ 1 Ramp
- ✓ 5 Dock Doors

SUITE 200

- ✓ Total SF: 16,297
- ✓ Office SF: +/- 1,400
- ✓ 1 Ramp
- ✓ 6 Dock Doors

SUITE 300

- ✓ Total SF: 16,297
- ✓ Office SF: +/- 1,400
- ✓ 1 Ramp
- ✓ 6 Dock Doors

SUITE 400

- ✓ Total SF: 16,988
- ✓ Office SF: +/- 1,650
- ✓ 1 Ramp
- ✓ 5 Dock Doors



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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.