

# FOR SALE

## Office/Showroom/Warehouse Business Condos 10606 Shady Trail Dallas TX, 75220

Streetfront Glass

New Landscaping

Ample Parking

Grade Level Loading

Gated Entrances

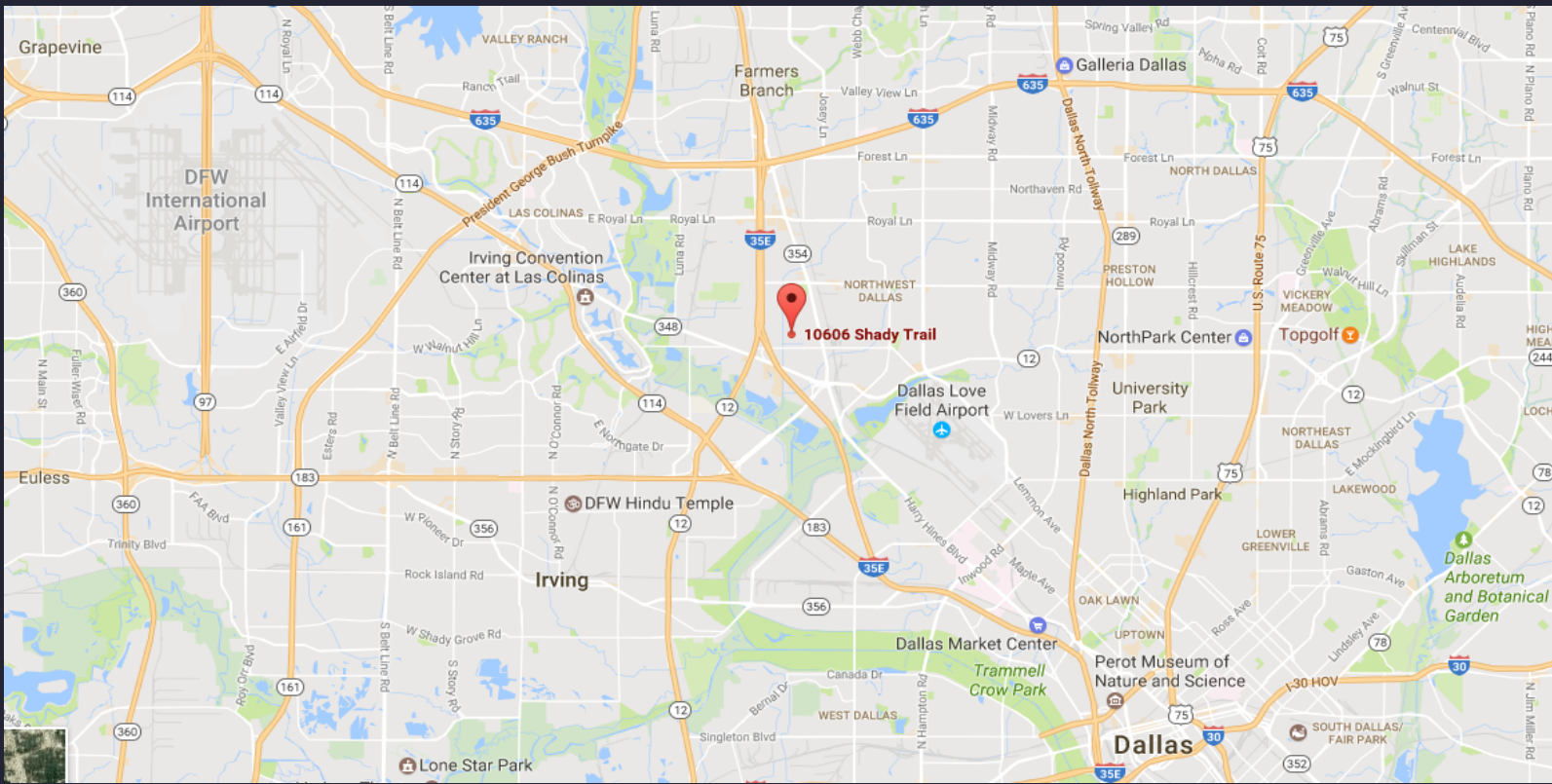
Remote/key Pad Access

Updated Modern Awnings

Attractive Drive Up

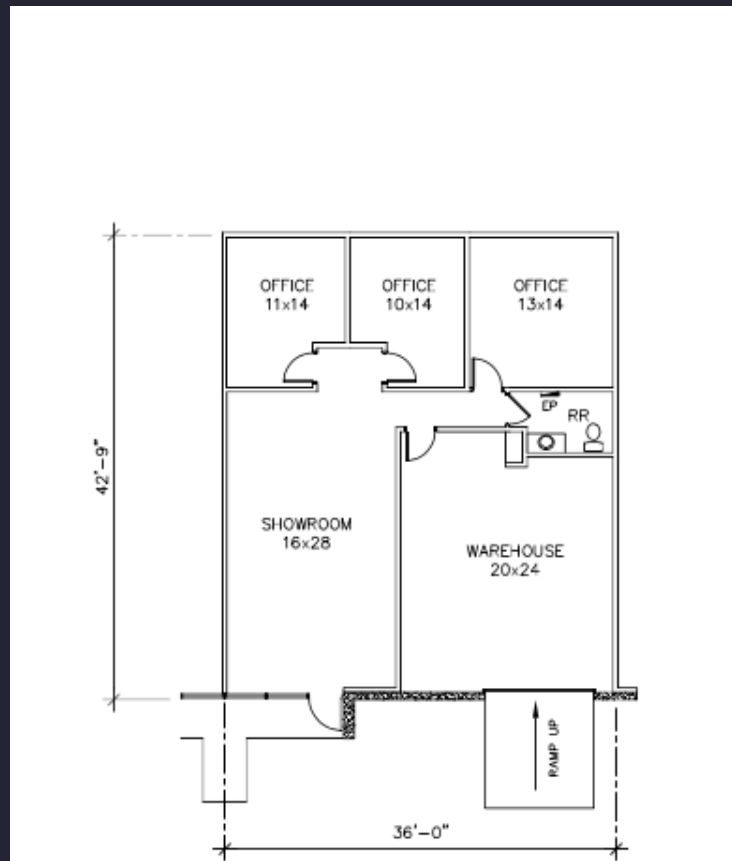
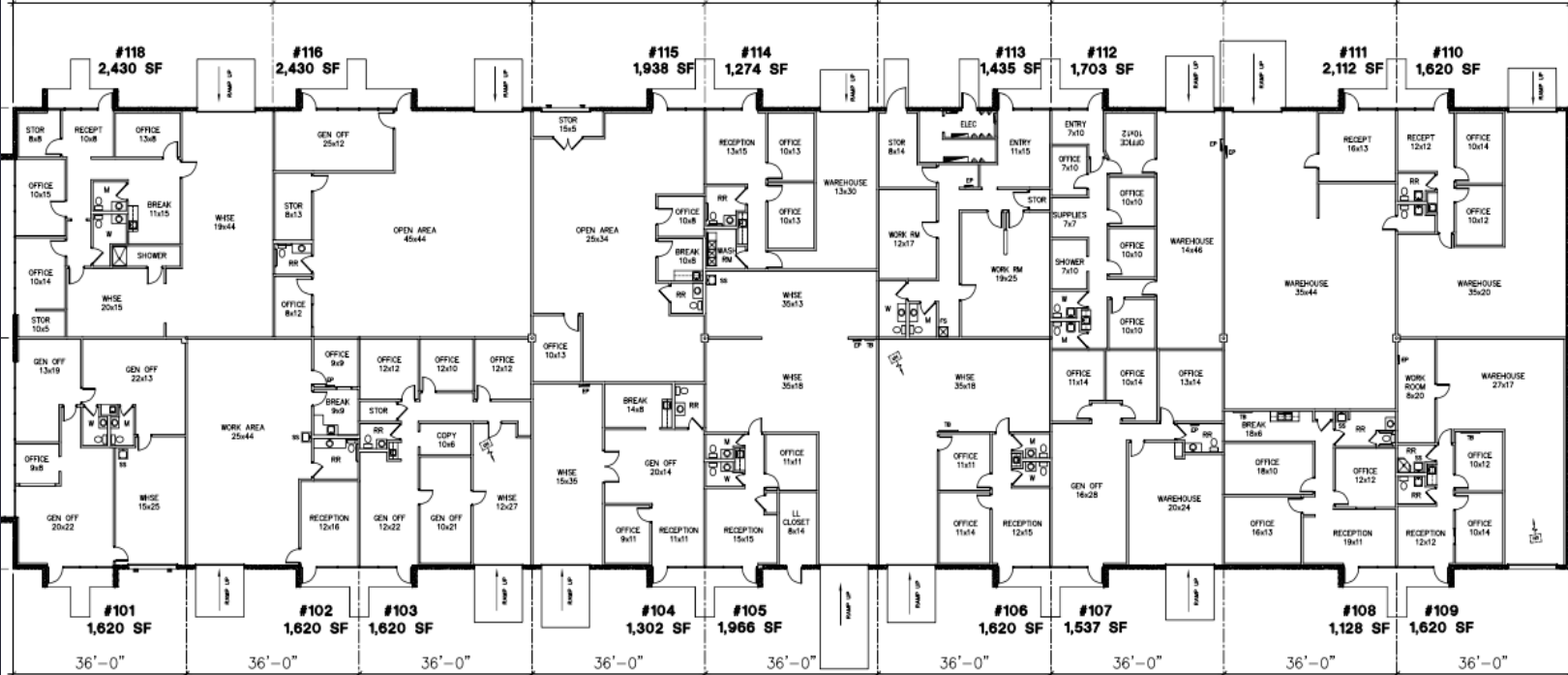
- Unique 1,100-5,300 SF suites
- Starting at \$141,00
- 14' clear height
- 10 min. from Love Field Airport
- 20 min. from DFW Airport
- 3 blocks from I-35/NW highway

- Highly secure - access controlled gate
- 11 external security cameras
- 10'x10' grade level loading doors
- Fenced parking and perimeter
- HVAC in all suites
- Bathroom, kitchenette, reception



**M**  
**MOSER**  
**REALTY**  
 TEXAS REAL ESTATE FOR OVER A CENTURY

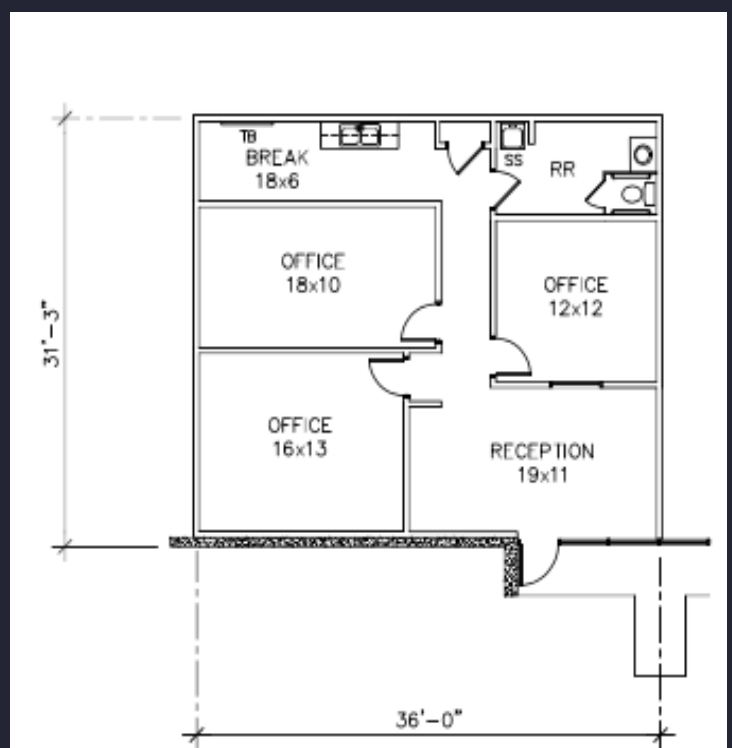
For more information:  
 Hans Moller  
[hans.moller@moserrealty.net](mailto:hans.moller@moserrealty.net)  
 (503) 313 3528  
[www.moserrealty.net](http://www.moserrealty.net)



**A FLOOR PLAN**  
SCALE: 1/8" = 1'0"

10606 SHADY TRAIL  
SUITE #107  
DALLAS, TX

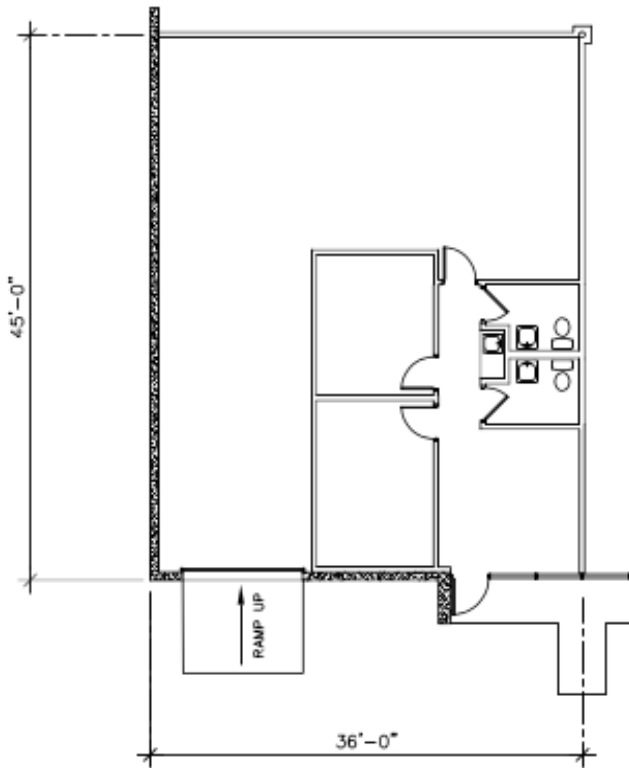
BUILDING SUMMARY	
OFFICE	628 SF
WAREHOUSE	992 SF
<b>TOTAL</b>	<b>1,537 SF</b>



**A FLOOR PLAN**  
SCALE: 1/8" = 1'0"

10606 SHADY TRAIL  
SUITE #108  
DALLAS, TX

BUILDING SUMMARY	
OFFICE	1,128 SF
WAREHOUSE	0 SF
<b>TOTAL</b>	<b>1,128 SF</b>

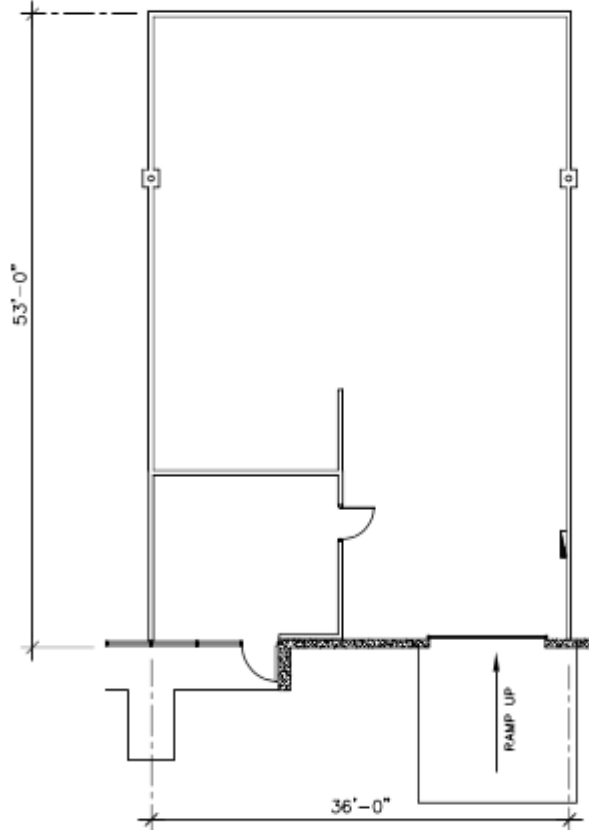


**A FLOOR PLAN**  
SCALE : 1/8" = 1'0"

**10606 SHADY TRAIL  
SUITE #110  
DALLAS, TX**

**BUILDING SUMMARY**

OFFICE	582 SF
WAREHOUSE	1,038 SF
<b>TOTAL</b>	<b>1,620 SF</b>

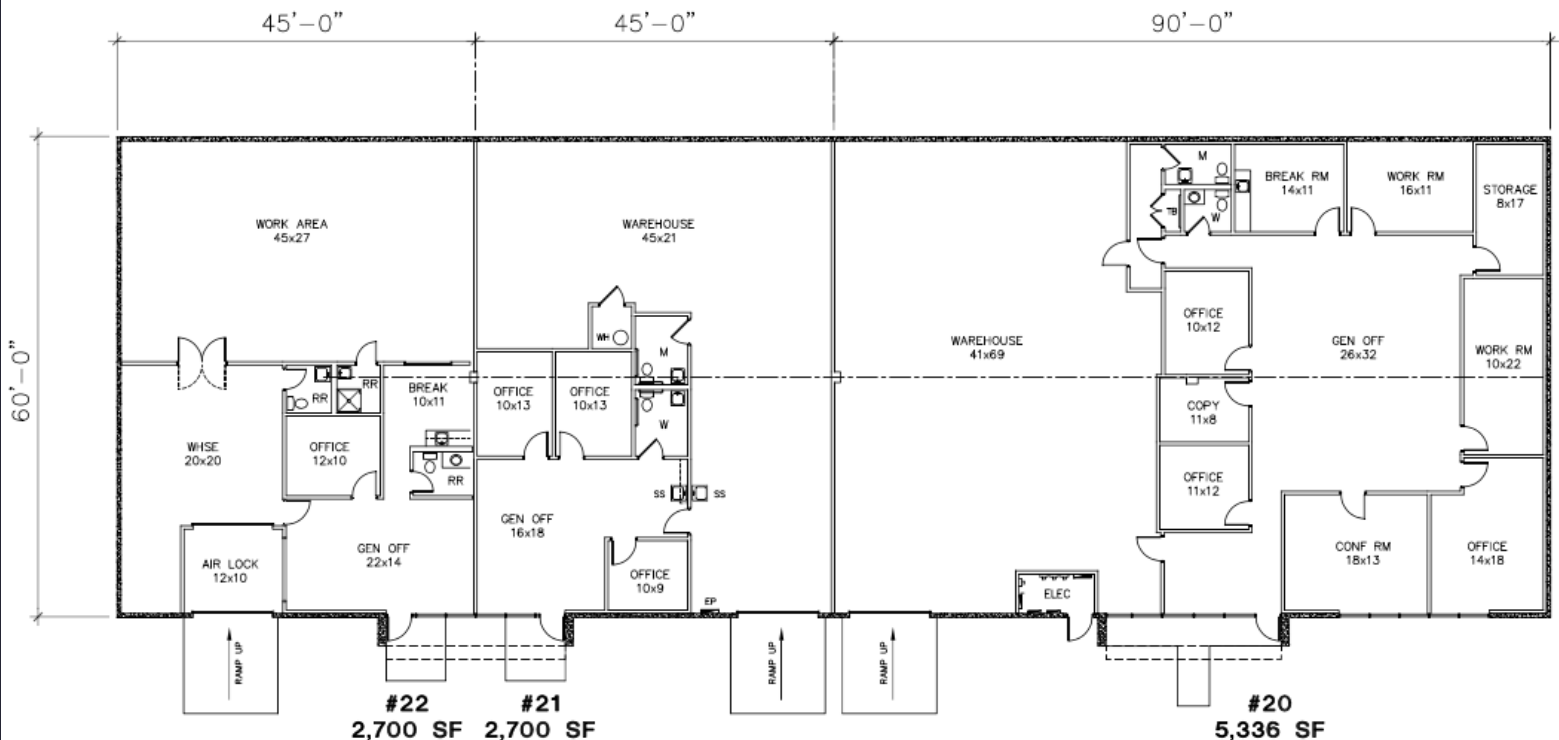


**A FLOOR PLAN**  
SCALE : 1/8" = 1'0"

**10606 SHADY TRAIL  
SUITE #111  
DALLAS, TX**

**BUILDING SUMMARY**

OFFICE	244 SF
WAREHOUSE	1,868 SF
<b>TOTAL</b>	<b>2,112 SF</b>



# FLOOR PLAN

