



FOR SALE

CONTACT

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Property Overview:

Total Building size	152500 SF
Column Spacing	50'w X 50'd
Truck Court	140
Sprinklers	ESFR
Clear Height	24
Year Built	2007
No. of Stories	1
No. Dock High Doors	15
Parking	Heavy Auto

Property Description:

Class A Industrial Development with I-35W visibility. Completed in 2007. 24' Clear Height. Rear load and cross docks. Property is currently in shell condition. Landlord will provide an allowance for all warehouse and office improvements (Office Area BTS). Column Spacing: 50'w x 50'd. 15 exterior

Location Description:

Denton is a thriving city located just north of Dallas and Fort Worth at the apex of I-35E and I-35W. It has a population of 120,000 and growing rapidly as DFW expands northward. Denton is the educational capital of the North Texas region and home to UNT, TWU and NCTC with a combined enrollment