

# 380 | BUSINESS PARK

BUILDING A & B  
UP TO **535,682 SF** AVAILABLE



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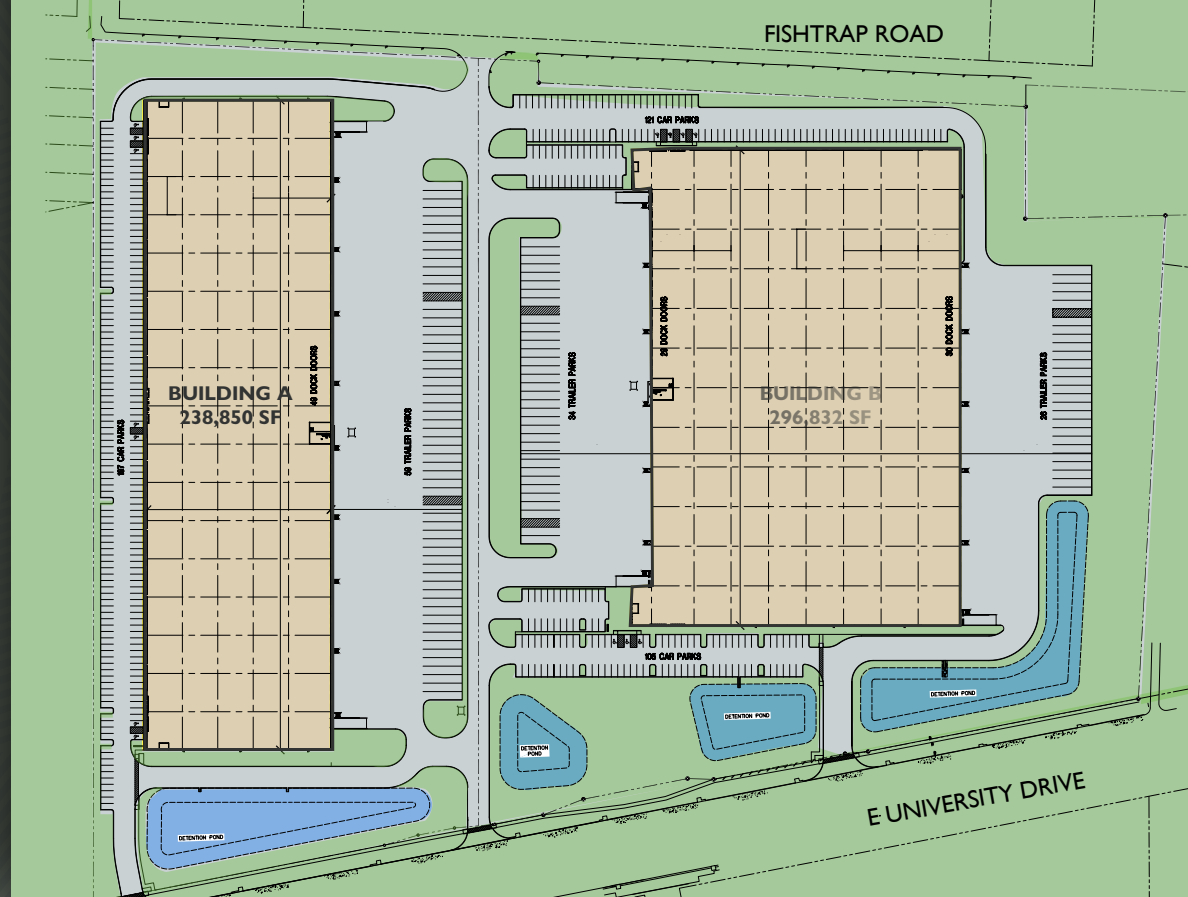
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# BUILDING SPECS

## BUILDING A

## BUILDING B

238,850 SF	296,832 SF
Rear Load	Cross Dock
32' Clear Height	36' Clear Height
260' Building Depth	436' Building Depth
ESFR Sprinklers	ESFR Sprinklers
2,500 Amps	3,500 Amps
50' x 54' Column Spacing	50' x 54' Column Spacing
60' Staging Bay	60' Staging Bay
185' Truck Court	185' Truck Court
(49) 9 x 10 Dock Doors	(59) 9 x 10 Dock Doors
(2) 14' x 16' Drive-In Doors	(3) 14' x 16' Drive-In Doors
197 Auto Spaces	226 Auto Spaces
59 Trailer Parking	60 Trailer Parking



# AERIAL & LOCATION INCENTIVES

**380 Business Park** is a Class A, 2-building, **574,150 square foot industrial park** located in Denton, TX. The project is well positioned and centered north of **Dallas-FortWorth** with **US 380/377 frontage**. US 380/377 is a main east and west artery connecting DFW major freeways including **I-35E, I-35W, SH121, US75** and provides unparalleled access to the eastern and western outlying counties and municipalities of the DFW Metroplex. Coupled with its proximity to strong labor and rooftop growth, the project will offer an ideal last mile destination for third-party logistics occupiers, e-commerce distribution, and consumer goods warehousing. With more than 300 people moving to DFW daily, the project will have an opportunity to take advantage of one of the **fastest growing, strongest, and most diverse** economic environments in the country.



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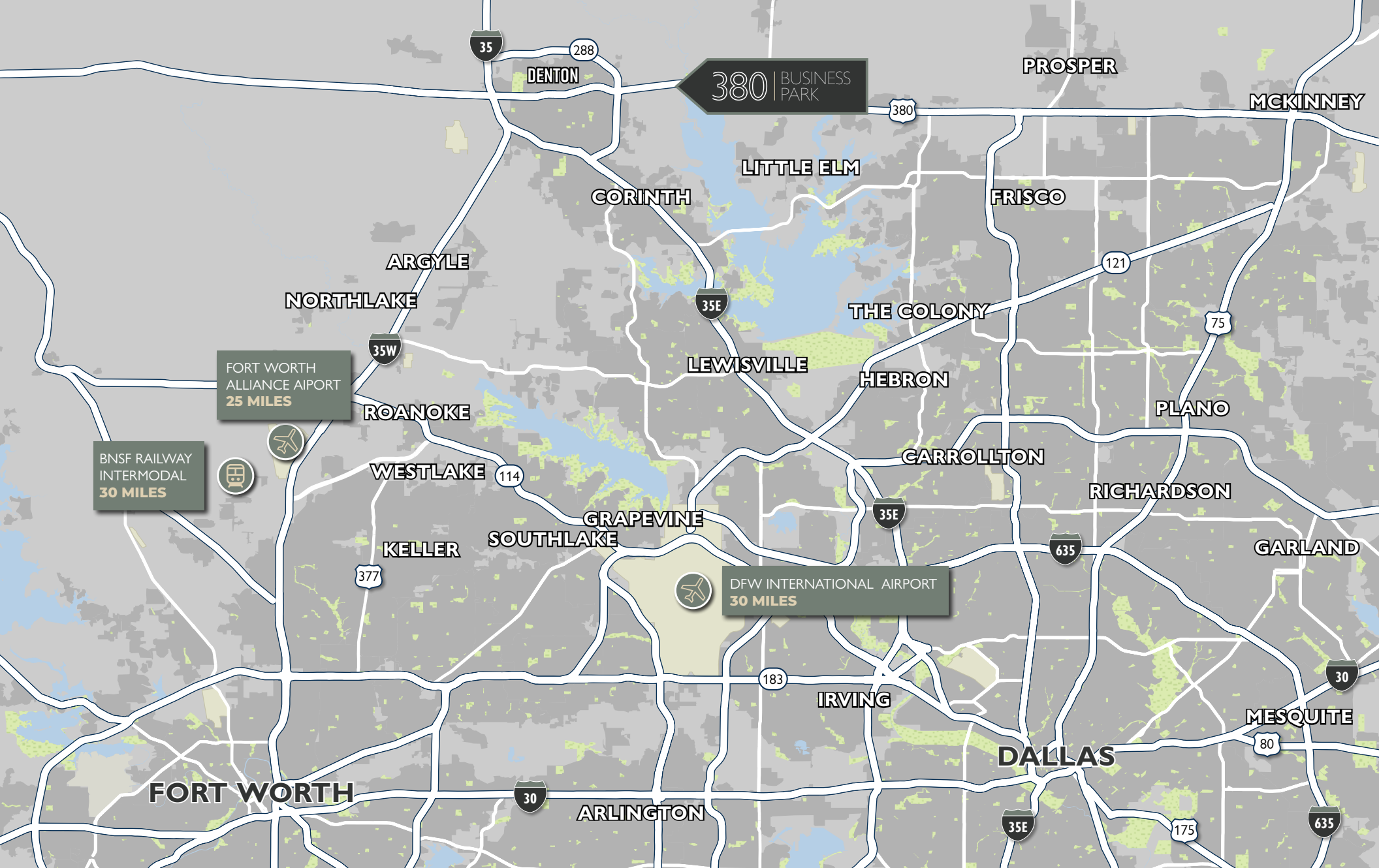
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