

# I-35

LOGISTICS HUB

I-35 AND FM 1173 DENTON, TX 76207

## ±52.96 ACRES AVAILABLE FOR LEASE OR FOR SALE



**FOUR BUILDINGS TOTALING 733,050 SF**  
IMMEDIATE ACCESS TO I-35

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# SUMMARY & ADVANTAGES

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- » **ADDRESS:** I-35 And FM 1173 Denton, TX 76207
- » **PARCEL ID:** R4020
- » **MUNICIPALITY:** City of Denton
- » **LAND AREA:** ±52.96 Acres
- » **UTILITIES:**
  - Water: City of Denton
  - Sewer: Contact Broker
  - Power: City of Denton
- » **ZONING:** Light Industrial
- » **PRICING:** Call for Pricing

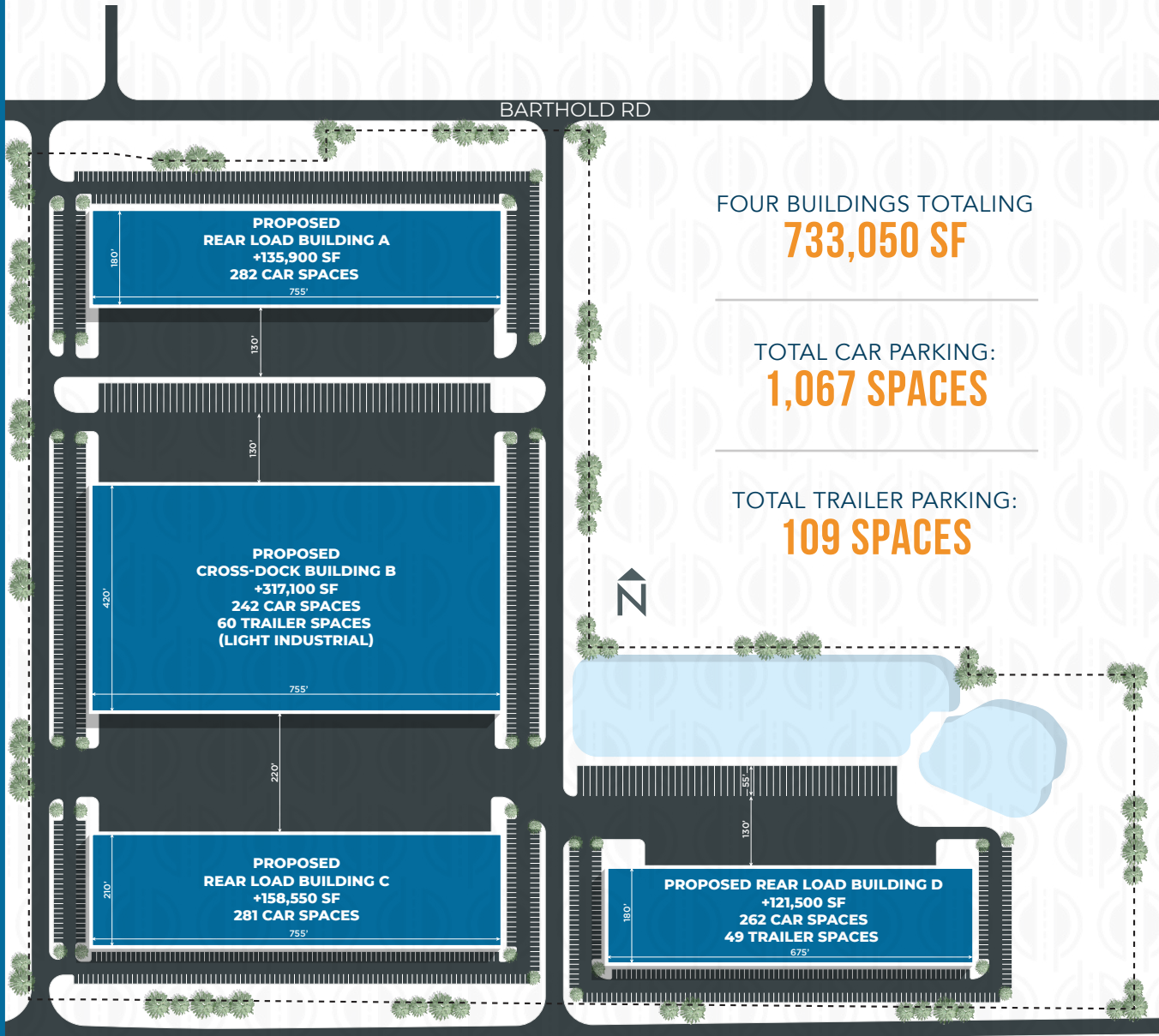
**PROXIMITY TO MAJOR TRANSPORTATION NETWORKS:** Being near Dallas provides access to extensive highways and interstates, facilitating efficient distribution and logistics operations.

**ACCESS TO A SKILLED WORKFORCE:** The Dallas-Fort Worth metroplex is known for its robust labor market, offering a pool of skilled workers suitable for various industrial operations.

**ECONOMIC GROWTH AND DEVELOPMENT:** The region has experienced significant economic expansion, attracting businesses and fostering a conducive environment for industrial ventures.



# SITE SPECIFICATIONS



**BUILDING A**  
**REAR LOAD**  
755' X 180' BUILDING DIMENSIONS  
±135,900 SF  
282 CAR SPACES  
130' TRUCK COURT DEPTH

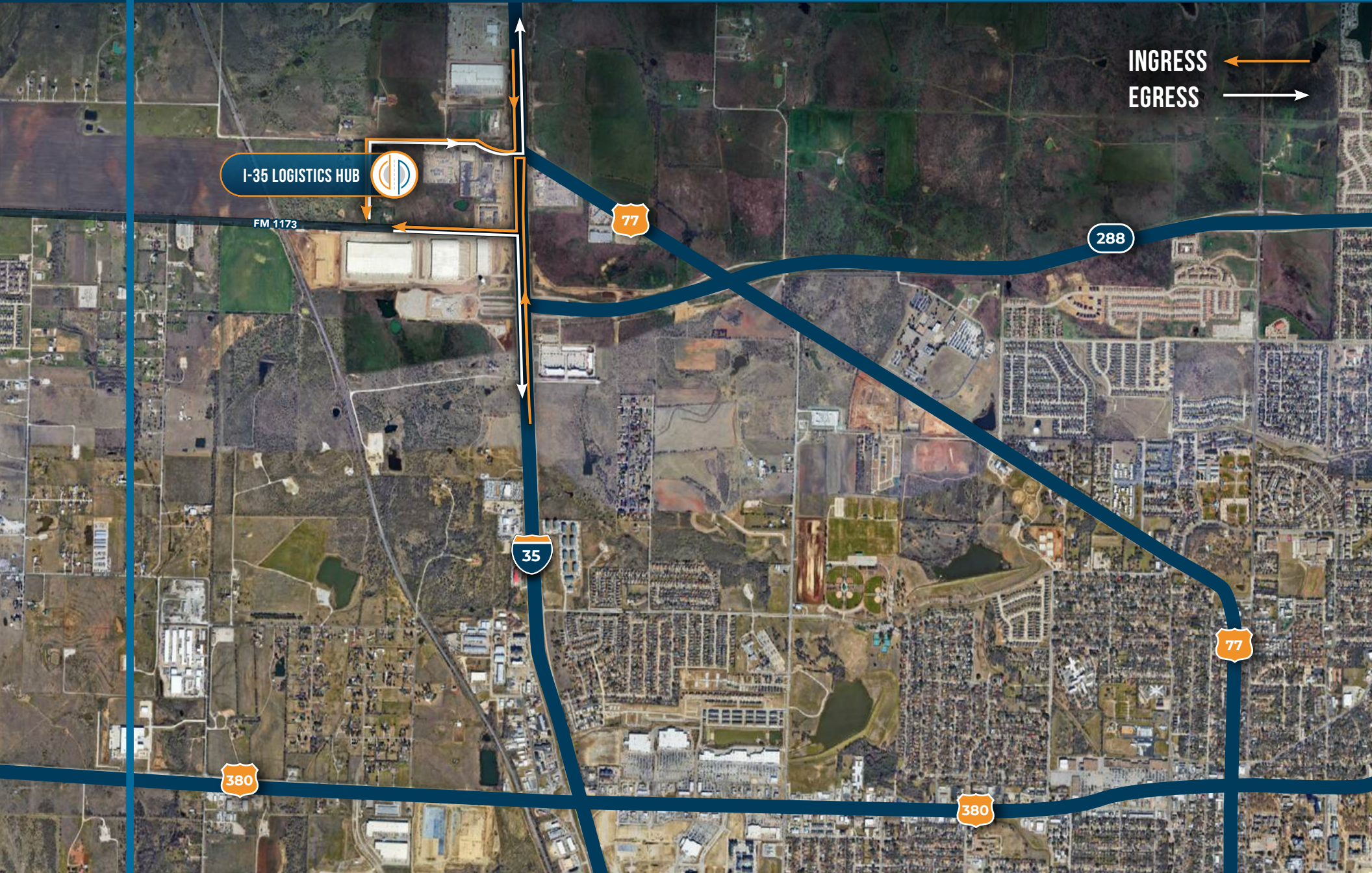
**BUILDING B**  
**CROSS-DOCK**  
±317,100 SF  
242 CAR SPACES  
60 TRAILER SPACES  
130'-220' TRUCK COURT DEPTH

**BUILDING C**  
**REAR LOAD**  
±158,550 SF  
281 CAR SPACES  
220' TRUCK COURT DEPTH

**BUILDING D**  
**REAR LOAD**  
±121,500 SF  
262 CAR SPACES  
49 TRAILER SPACES  
130' TRUCK COURT DEPTH

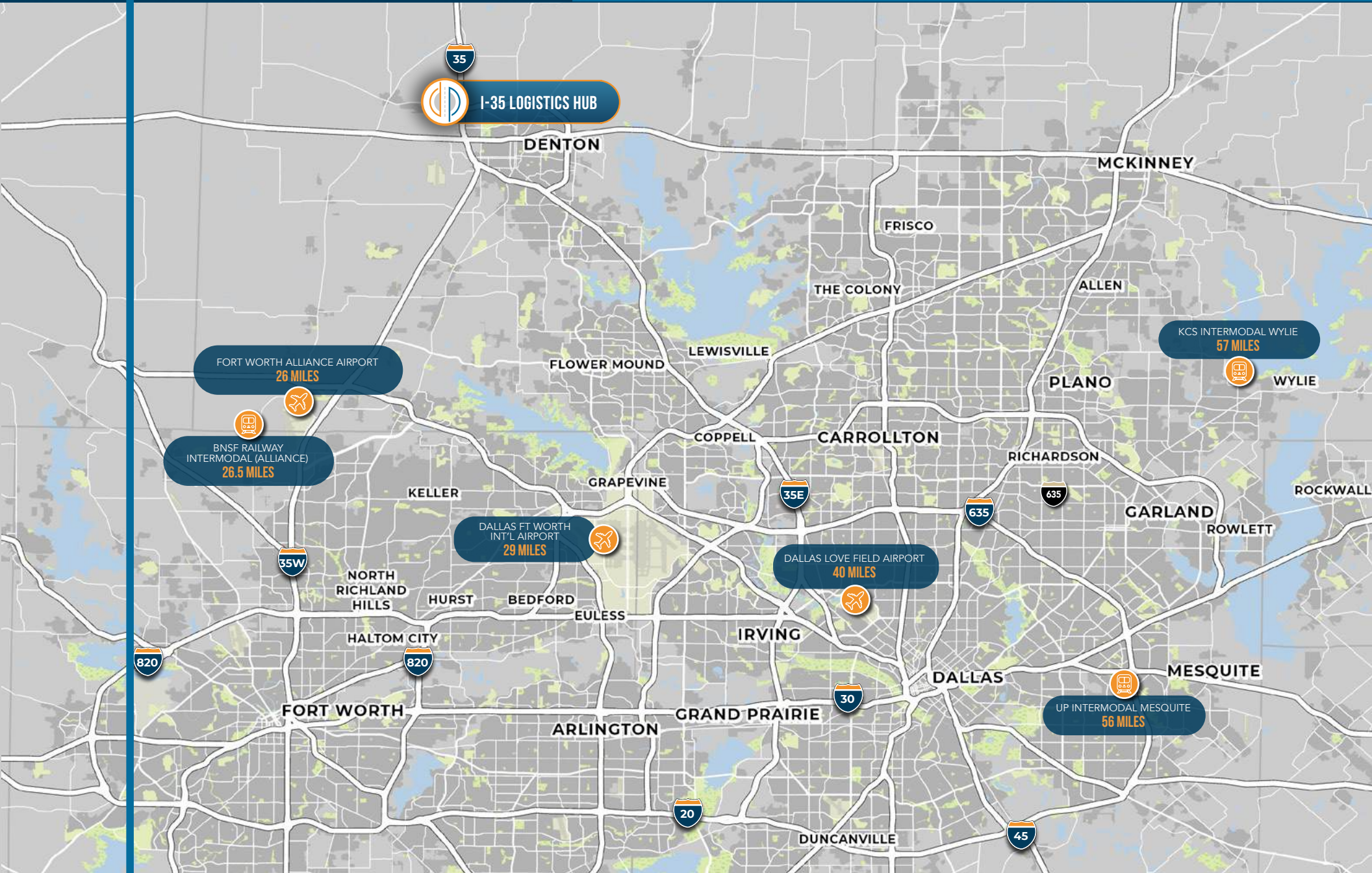


# PROPERTY ACCESS



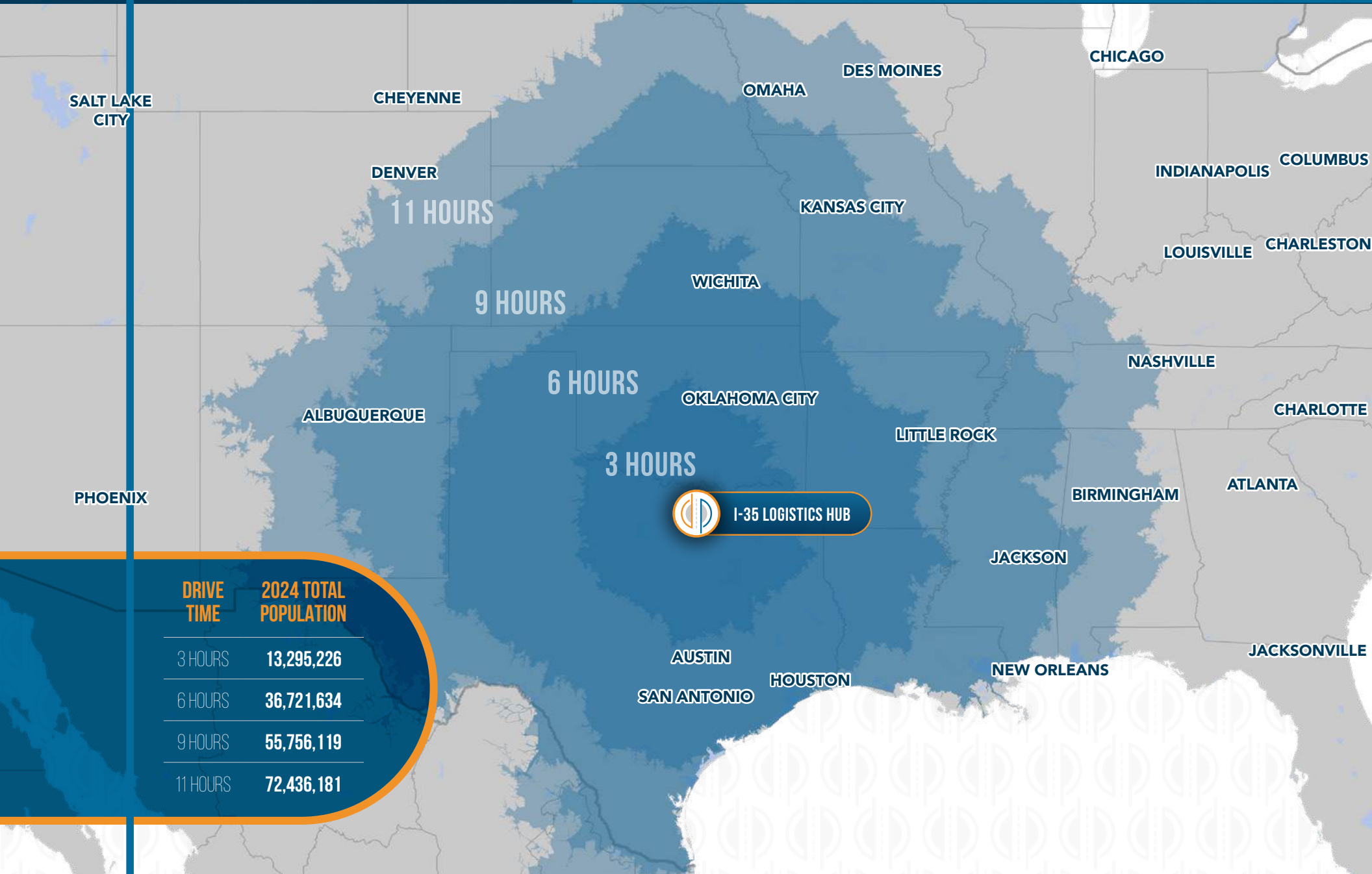


# REGIONAL CONNECTIVITY





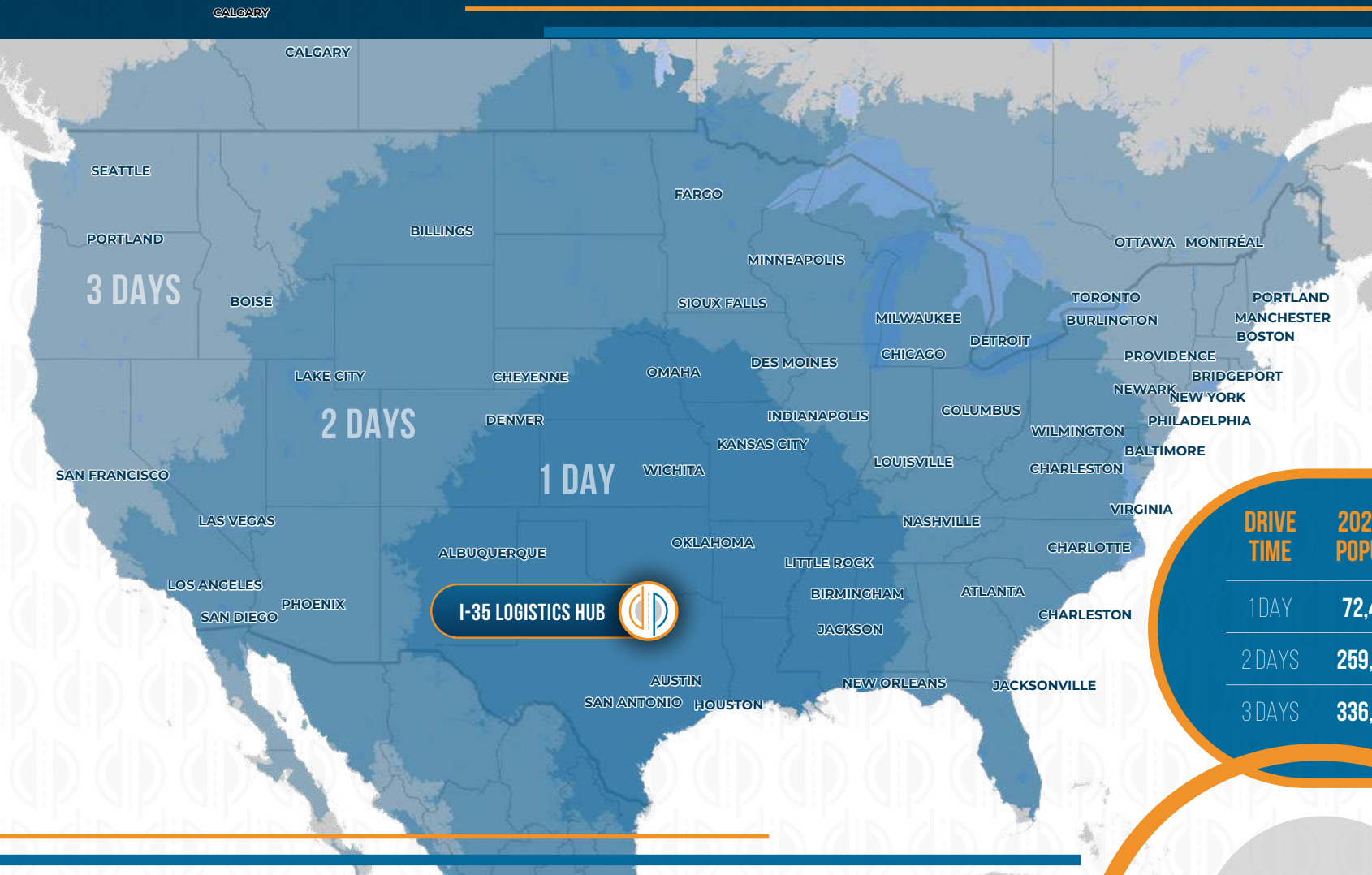
# SAME-DAY DISTRIBUTION REACH



 I-35 LOGISTICS HUB

DRIVE TIME	2024 TOTAL POPULATION
3 HOURS	13,295,226
6 HOURS	36,721,634
9 HOURS	55,756,119
11 HOURS	72,436,181

# THREE-DAY DISTRIBUTION REACH



DRIVE TIME	2024 TOTAL POPULATION
1 DAY	72,436,181
2 DAYS	259,172,467
3 DAYS	336,149,696

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