

380 | BUSINESS PARK

UP TO **535,682 SF** AVAILABLE
BUILD-TO-SUIT OPPORTUNITY FOR LEASE
33.86 ACRES AVAILABLE FOR SALE



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BUILDING SPECS

BUILDING A

238,850 SF

Rear Load

32' Clear Height

260' Building Depth

ESFR Sprinklers

2,500 Amps

50' x 54' Column Spacing

60' Staging Bay

185' Truck Court

(49) 9 x 10 Dock Doors

(2) 14' x 16' Drive-In Doors

197 Auto Spaces

59 Trailer Parking

BUILDING B

296,832 SF

Cross Dock

36' Clear Height

436' Building Depth

ESFR Sprinklers

3,500 Amps

50' x 54' Column Spacing

60' Staging Bay

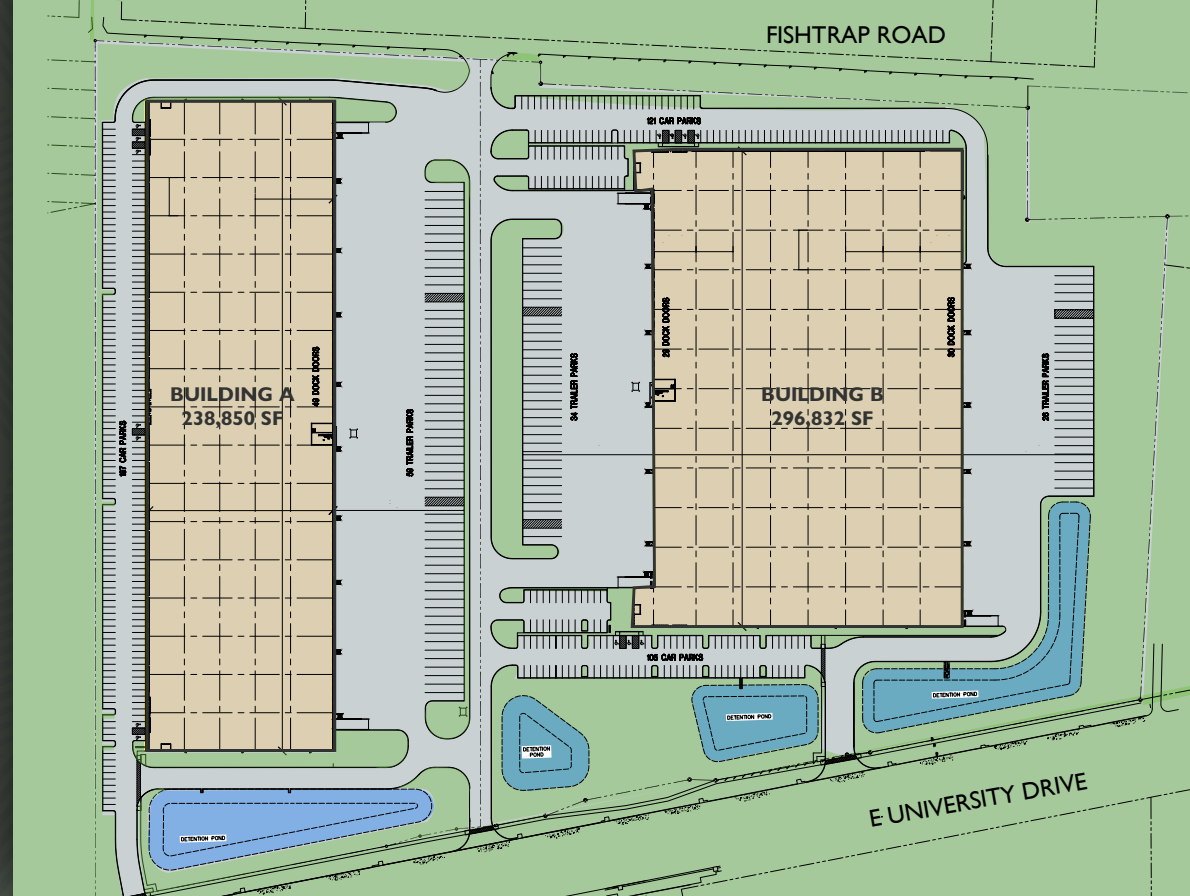
185' Truck Court

(59) 9 x 10 Dock Doors

(3) 14' x 16' Drive-In Doors

226 Auto Spaces

60 Trailer Parking



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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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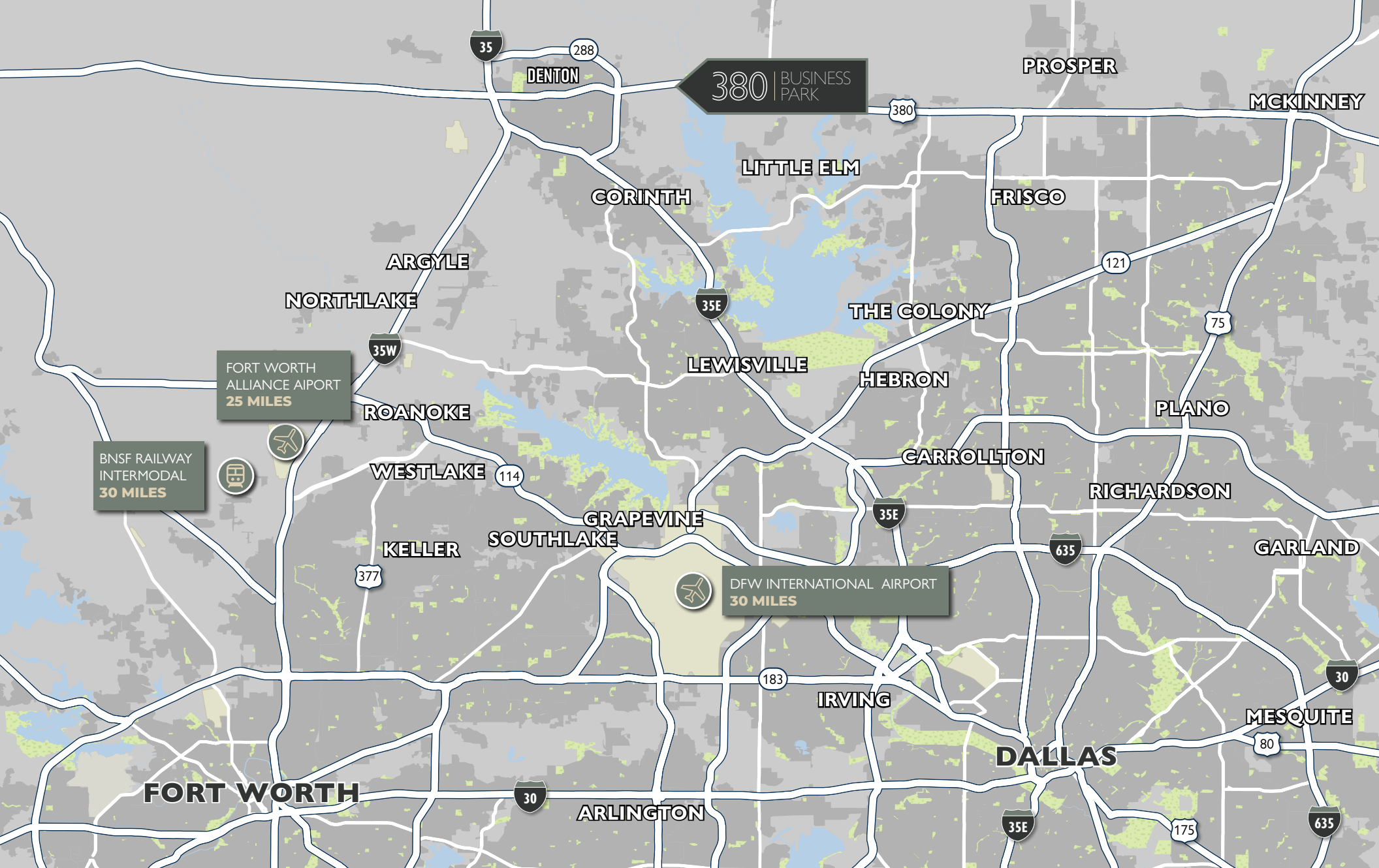
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