# 380 | BUSINESS PARK

## UP TO **535,682 SF** AVAILABLE

BUILD-TO-SUIT OPPORTUNITY | FOR LEASE
33.86 ACRES AVAILABLE FOR SALE

KBCADVISORS

**NATHAN LAWRENCE**
+1 214 402 6016
nathan.lawrence@kbcadvisors.com

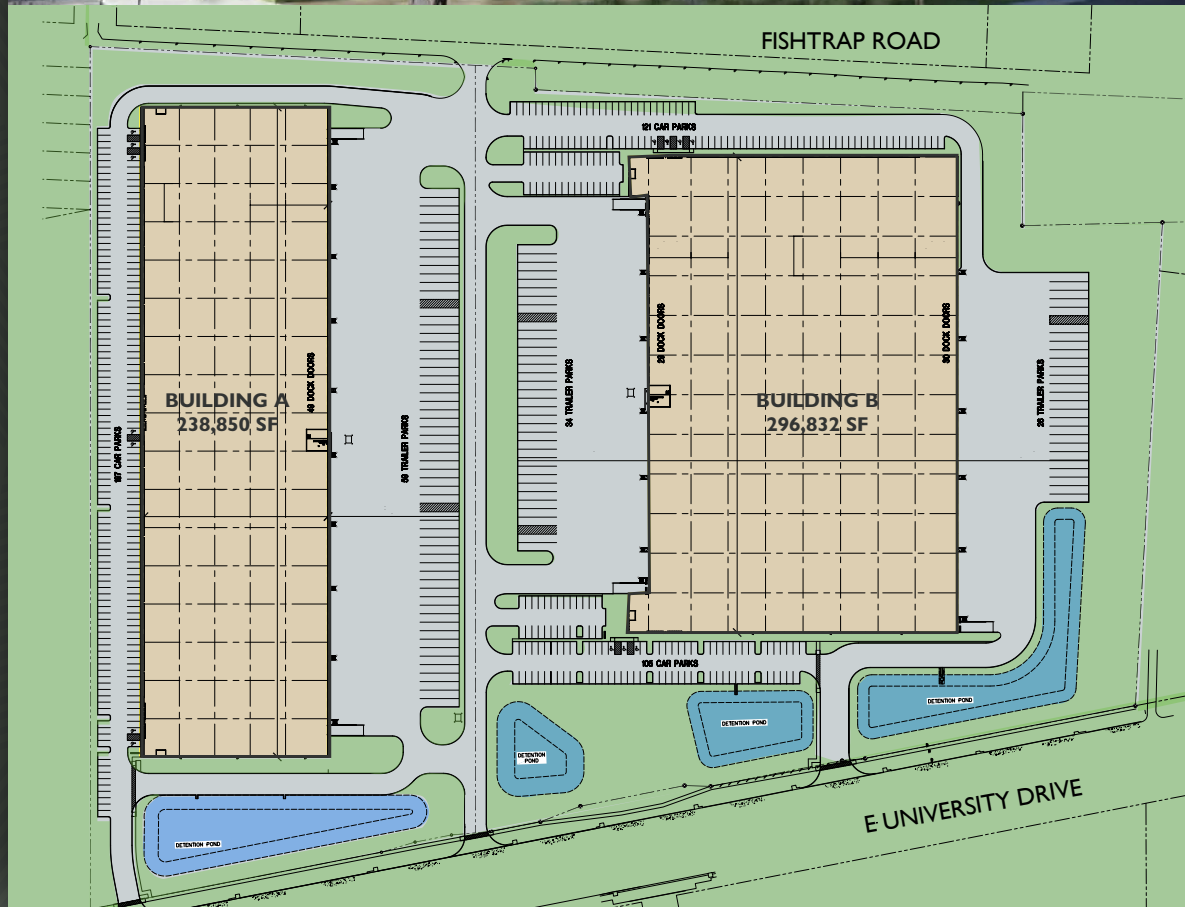
**KRISTA RAYMOND**
+1 972 971 2785
krista.raymond@kbcadvisors.com

**WHIT MADDOX**
+1 817 437 5708
whit.maddox@kbcadvisors.com

**WILL CARNEY**
+1 214 240 0014
will.carney@kbcadvisors.com

# 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 x10 Dock Doors | (59) 9 x10 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 |




380 | BUSINESS PARK

KBCADVISORS


**NATHAN LAWRENCE**
+1 214 402 6016
nathan.lawrence@kbcadvisors.com

**KRISTA RAYMOND**
+1 972 971 2785
krista.raymond@kbcadvisors.com

**WHIT MADDOX**
+1 817 437 5708
whit.maddox@kbcadvisors.com

**WILL CARNEY**
+1 214 240 0014
will.carney@kbcadvisors.com

# AERIAL & LOCATION INCENTIVES

**380 Business Park** is a Class A, 2-building, **535,682 SF 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.

380 | BUSINESS PARK

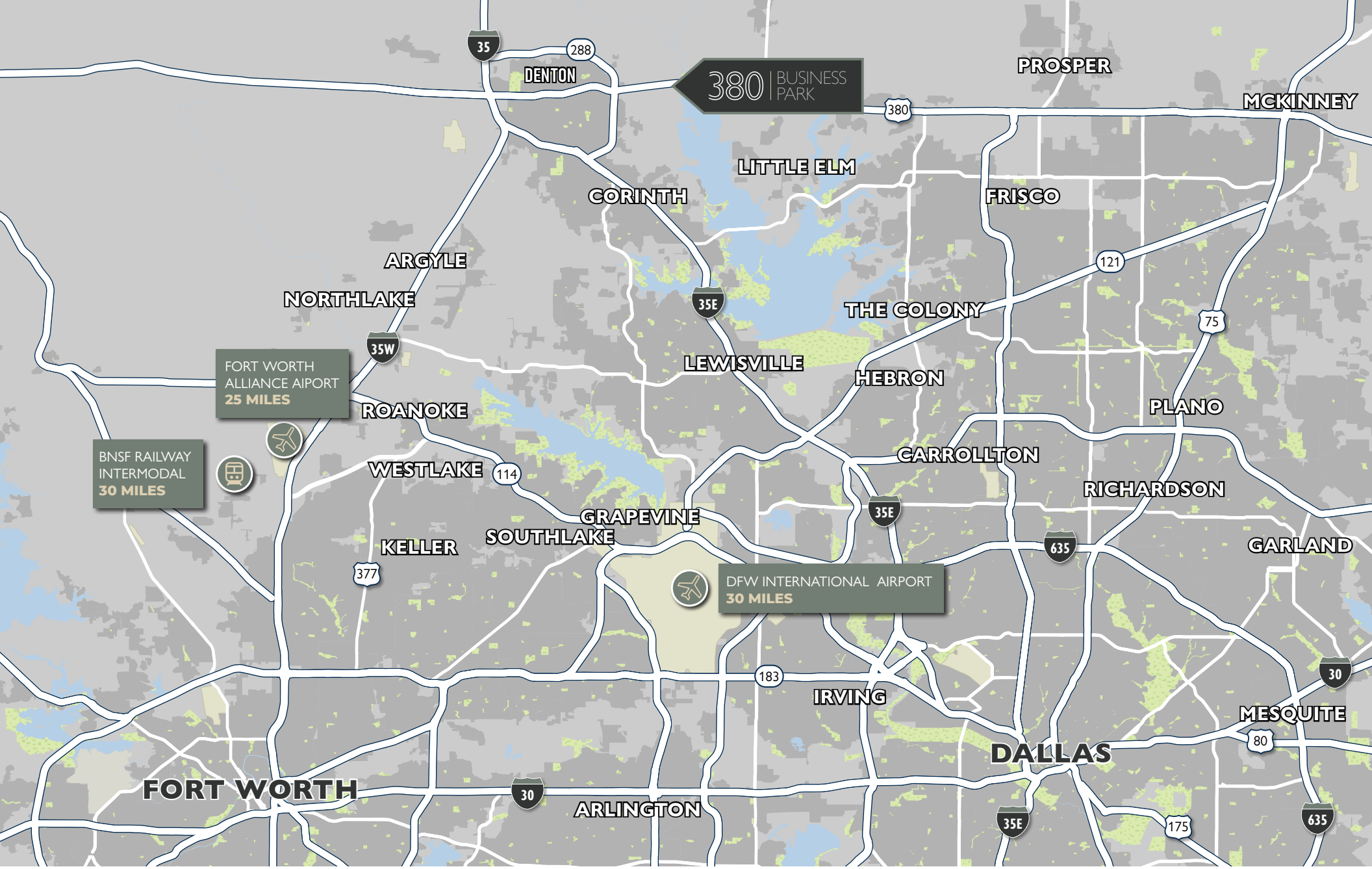
KBCADVISORS


**NATHAN LAWRENCE**
+1 214 402 6016
nathan.lawrence@kbcadvisors.com

**KRISTA RAYMOND**
+1 972 971 2785
krista.raymond@kbcadvisors.com

**WHIT MADDOX**
+1 817 437 5708
whit.maddox@kbcadvisors.com

**WILL CARNEY**
+1 214 240 0014
will.carney@kbcadvisors.com




380 | BUSINESS PARK

KBCADVISORS


**NATHAN LAWRENCE**
+1 214 402 6016
nathan.lawrence@kbcadvisors.com

**KRISTA RAYMOND**
+1 972 971 2785
krista.raymond@kbcadvisors.com

**WHIT MADDOX**
+1 817 437 5708
whit.maddox@kbcadvisors.com

**WILL CARNEY**
+1 214 240 0014
will.carney@kbcadvisors.com



© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness, and KBC Advisors disclaims any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.