



PROPERTY SUMMARY

PROPERTY: **Mayhill Industrial Park**

ADDRESS: 551 N Mayhill Rd, Denton, TX 76205

TYPE: Commercial | Flex Space | Light Manufacturing | Distribution

ZONING: LI - Light Industrial

| AVAILABLE: | Building 1 | Building 2 | Building 3 | Building 4 | Building 5 |
|--------------|------------|------------|------------|------------|------------|
| Size | 12,600 | 28,575 | 24,600 | 24,600 | 15,373 |
| Divisible to | 1,800 | 14,288 | 8,200 | 8,200 | 7,687 |
| Clear Height | 18' | 20' | 20' | 20' | 20' |
| Dock Doors | - | 2 | 2 | 2 | 2 |
| Grade Level | 7 | 2 | 2 | 2 | 2 |
| Truck Court | 40' | 80' | 80' | 80' | 80' |
| Auto Parking | 22 | 13 | 14 | 14 | 7 |

LEASE RATE: Call for Pricing

TERMS: 5 Year minimum

OHD's: Standard - Bay Doors 12'X14' – Dock High Door 12'X14'

UTILITIES: Tenants Expense - All existing to the site

SIGNAGE: Available – Monument and Building Signage

LISTED: LoopNet, Costar, Crexi, and many other sites

COMMENTS: New industrial business park fronting Mayhill Rd in Denton. Easy access to I-35 E, University Dr (HWY 380) and Loop 288. Negotiable on additional tenant improvements to suit. Large separate units available with great location for light manufacturing and come with heavy power, dock high doors and yard space. Businesses in the area include landscaping companies, construction companies, auto auction, auto repair facility, heavy equipment rental, boat and RV storage, office warehouse complexes, impound yard, and others.

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