

MAYHILL38Q BUSINESS PARK

CLASS A LOGISTICS PARK
UP TO 91,745 SF AVAILABLE
1501 N MAYHILL RD, DENTON, TEXAS 76208



PROPERTY ADVANTAGES

288

380

**BUILDING 3
LEASED**

**BUILDING 2
LEASED**

**BUILDING 1
91,745 SF**

MAYHILL RD

➤ **Frontage on US Highway 380 and 0.5 mile to Loop 288**

➤ **Excellent access to I-35W & I-35E via Loop 288**

➤ **Triple Freeport Tax Exemption**

➤ **Access to dense warehouse labor supply**

➤ **Up to 50% reduction in electrical rates via Denton Municipal Electric Economic Growth Rider**

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BUILDING 1
91,745 SF

380

LEASED

LEASED

MAYHILL RD

Convenient routes from DFW Airport and the BNSF Intermodal at Alliance

Immediate access to the fastest growing communities in Dallas-Fort Worth

Limited Class A Logistics product along US Highway 380

Adjacent to signalized intersection

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PROPERTY SITE PLAN

E UNIVERSITY DR

380

SEPARATELY PLATTED,
AVAILABLE FOR USER PURCHASE



BUILDING 1

Size	91,745 SF
Divisible to	25,000 SF
Clear Height	32'
Dimensions	540' x 160'
Column Spacing	54' x 50'
Loading Bays	60'
Dock Doors	24
Ramp Doors	2
Truck Court	210'
Auto Parking	75
Sprinklers	ESFR
Configuration	Front Load

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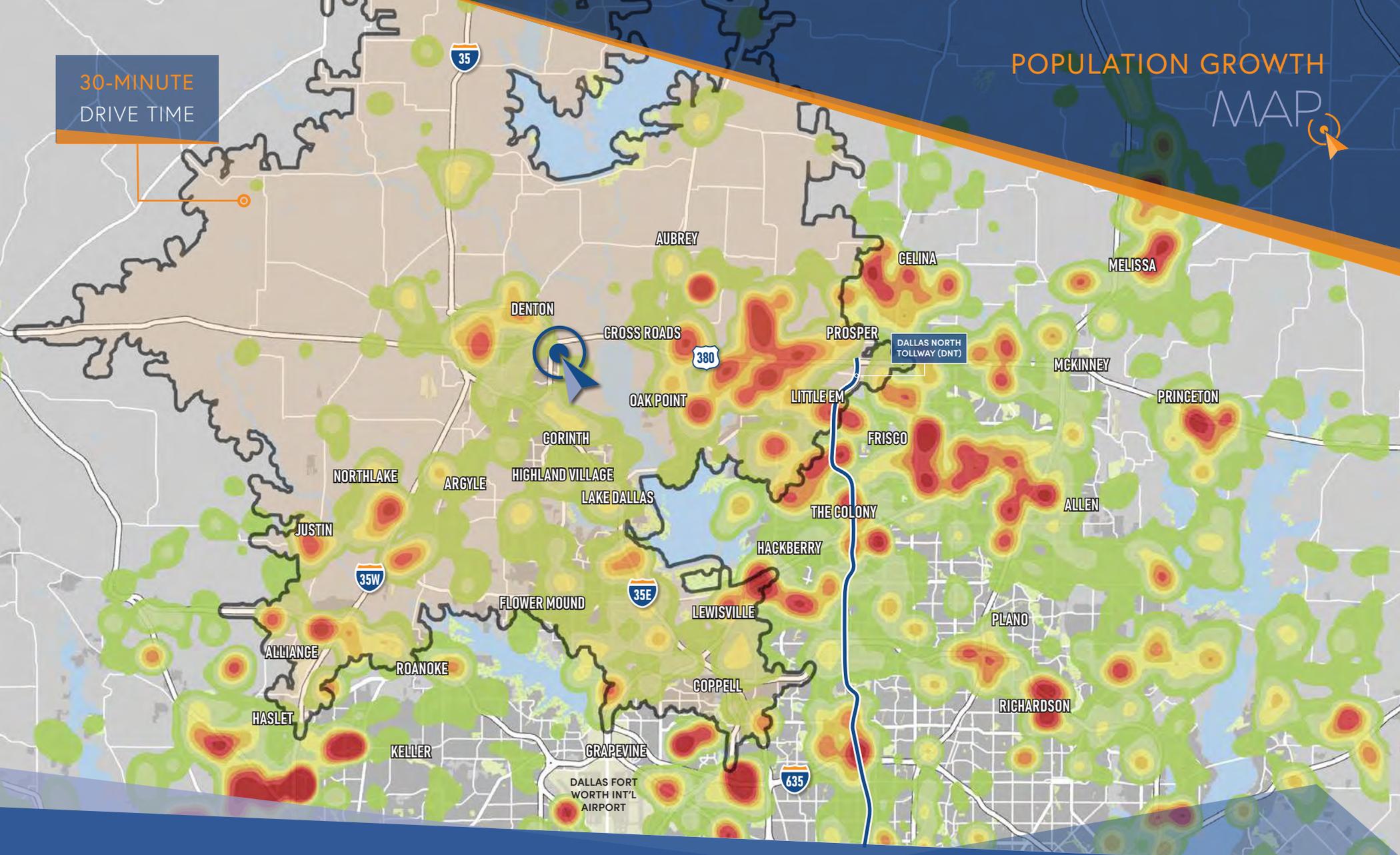
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30-MINUTE
DRIVE TIME

POPULATION GROWTH MAP



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DFW INT'L
AIRPORT
24 MILES

FORT WORTH
ALLIANCE INT'L
AIRPORT
26 MILES

BNSF
INTERMODAL
ALLIANCE
29 MILES

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