



EQT | EXETER



Exeter Westpark II – Building 1

Denton, TX

Building Size: 1,122,490 SF | 513,366 SF of Industrial Space Available

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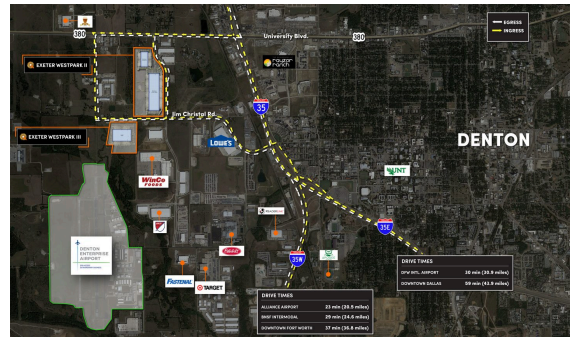
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Building Specifications

- Industrial space available
- 1,122,490 SF total building size
- 513,366 SF available size
- Cross-Dock loading
- Office to suit
- 40' clear height
- 100 (9' x 10') dock high doors
- 40 total - 35,000 lb (7'X8') mechanical pit-style levelers (Installed every other door)
- 2 (12'x14') ramped drive-in doors
- 50' x 56' column spacing with 60' staging bays
- LED w/motion sensors throughout @ 30 FC
- 212 car park
- 132 trailer stalls (expandable)
- 185' truck court
- ESFR sprinkler system
- 7" reinforced concrete slab (#3@18" o.c.)
- Triple freeport
- Delivered March 2023



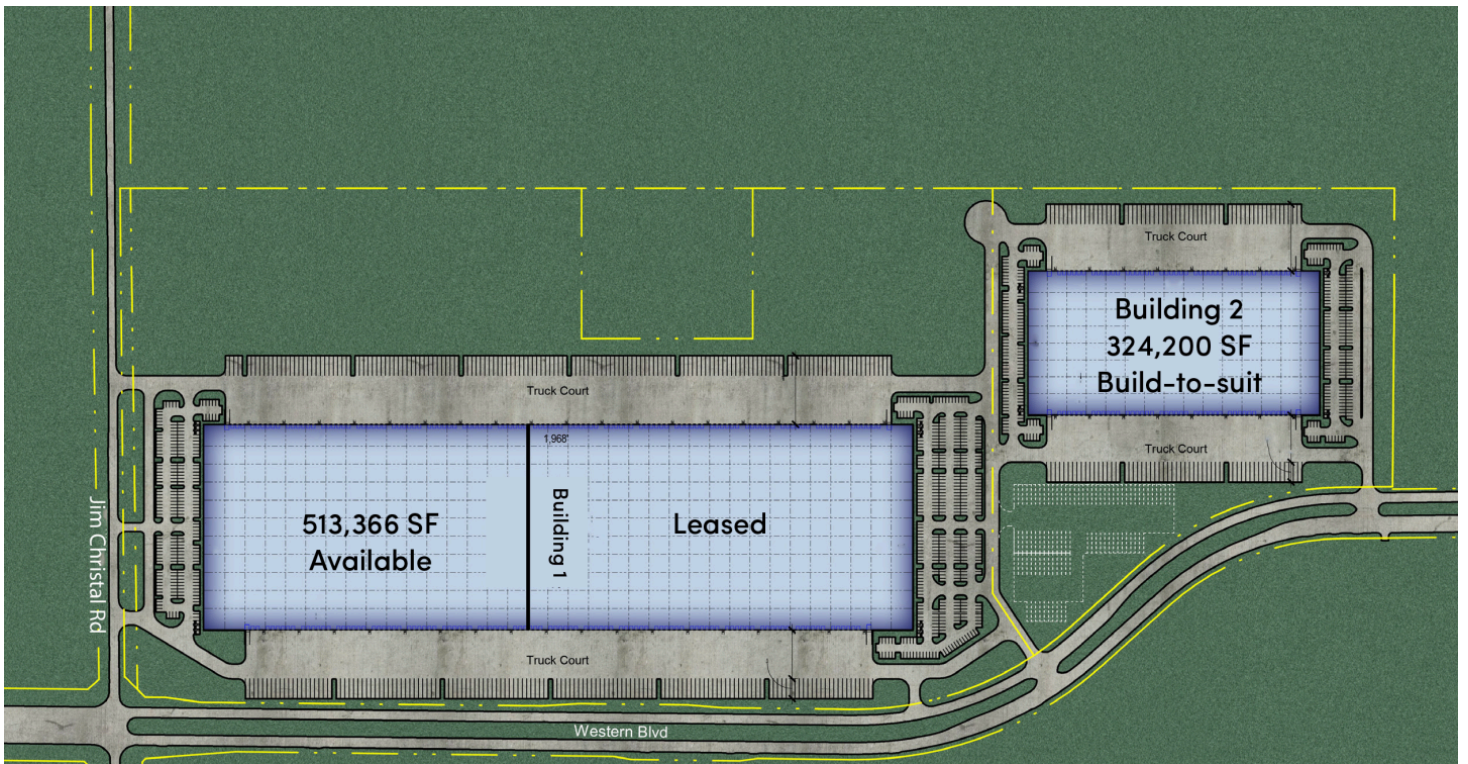
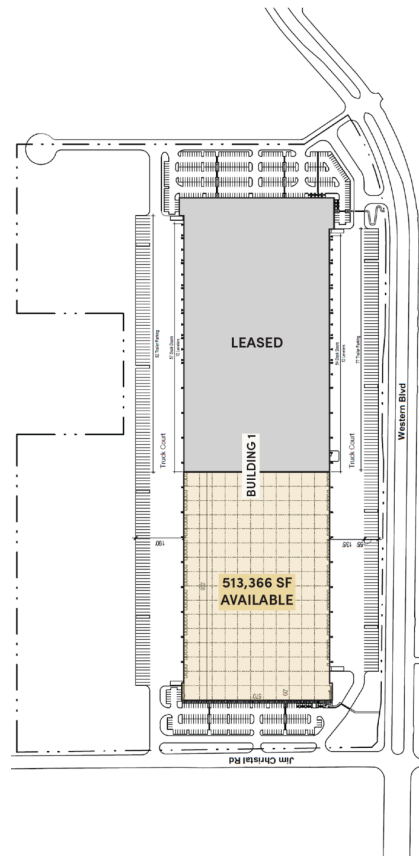
Additional Information

- Excellent access to I-35E (Dallas) and I-35W (Fort Worth)

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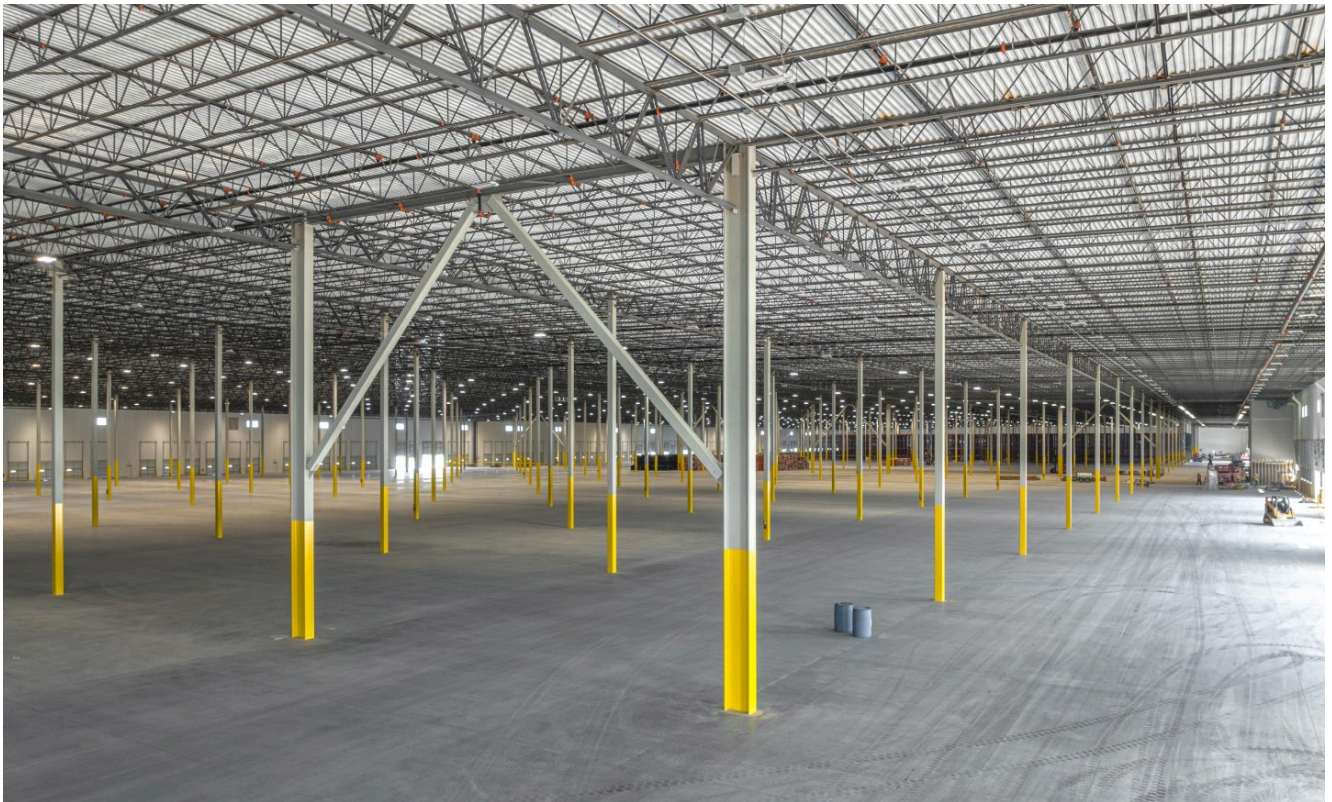
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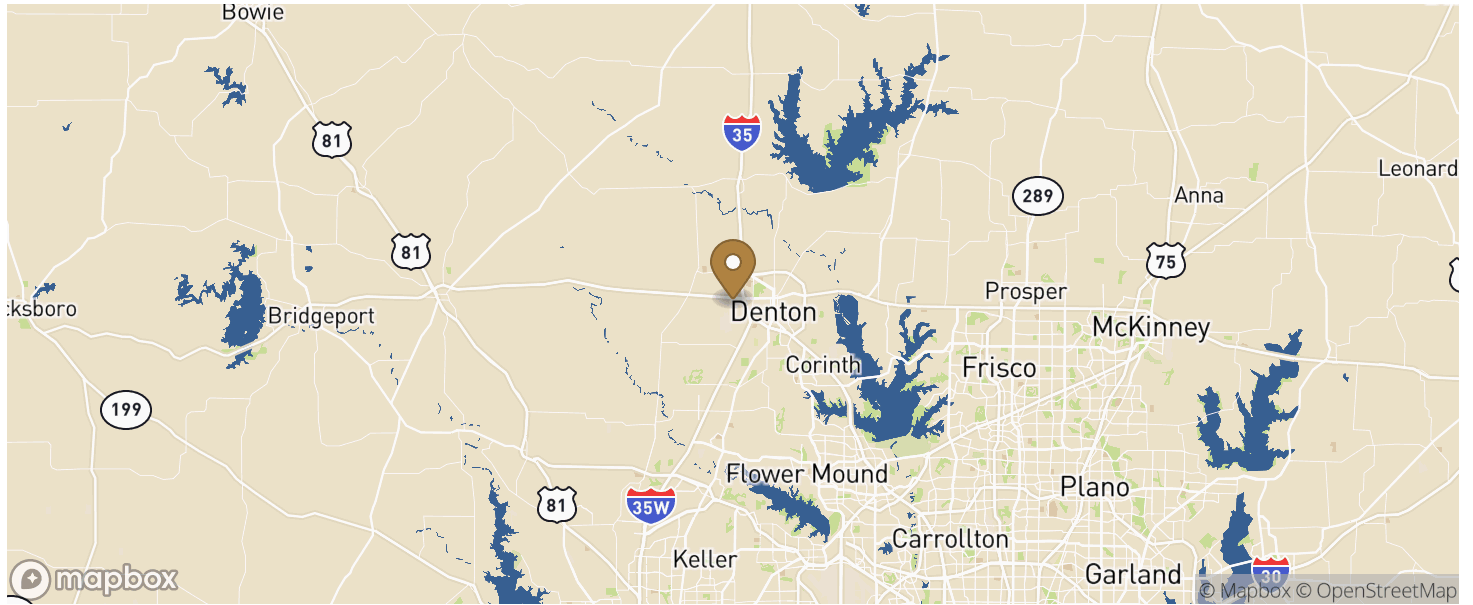


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Location



Population

WITHIN 10 MILES

Total Population	415,425
Total Labor Force	160,818
Unemployment Rate	4.61%
Median Household Income	89,755
Warehouse Employees	3,229
High School Education Or Higher	62.12%