

10,400 SF Warehouse  
on 12.7 AC

# 3845-3875 Masch Branch Rd

Krum, TX 76249



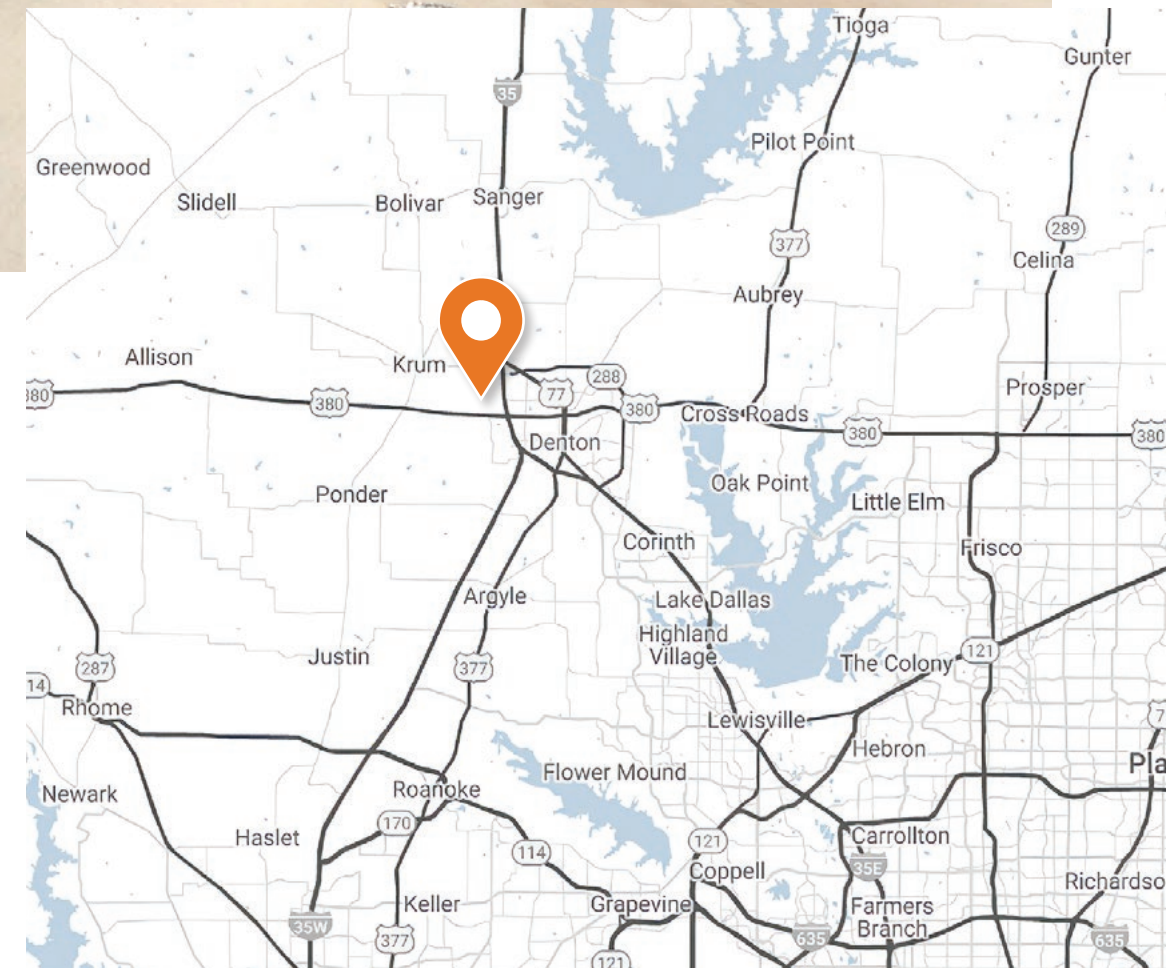
**Connor Land**  
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**Mac Hall**  
214.560.2371  
mac.hall@streamrealty.com



## For Sale/Lease (divisible)

- 12.7 AC
- 12,000 SF Total Office / Warehouse
- 7,200 SF Total Covered Outside Storage
- Fully Stabilized Crushed Gravel Yard
- Fully lit and securable
- Located in the Denton ETJ





For more information, please contact:

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# 3875 Masch Branch – 8.1 AC

## Building A

- 6,000 SF Building (60' x 100')
- 4,800 SF Canopy (60' x 80')
- ± 1,000 SF office
- Seven (7) 12' x 14' OH Doors
- 16' - 18' Clear

## Building B

- 2,400 SF Canopy (30' x 80')
- 16' - 18' Clear



# 3845 Masch Branch – 4.6 AC

## Building C

- 4,800 SF Building (40' x 120')
- ± 800 SF office
- Six (6) 10' x 10' OH Doors
- 12' - 14' Clear

## Building D

- 1,200 SF (20' x 60')
- One (1) 10' x 12' OH Door
- 12' - 14' Clear

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**STREAM**<sup>®</sup>

LOCATION & ACCESS

1.5 miles

US 380

3.0 miles

I-35

4.7 miles

Denton Enterprise  
Airport

6.0 miles

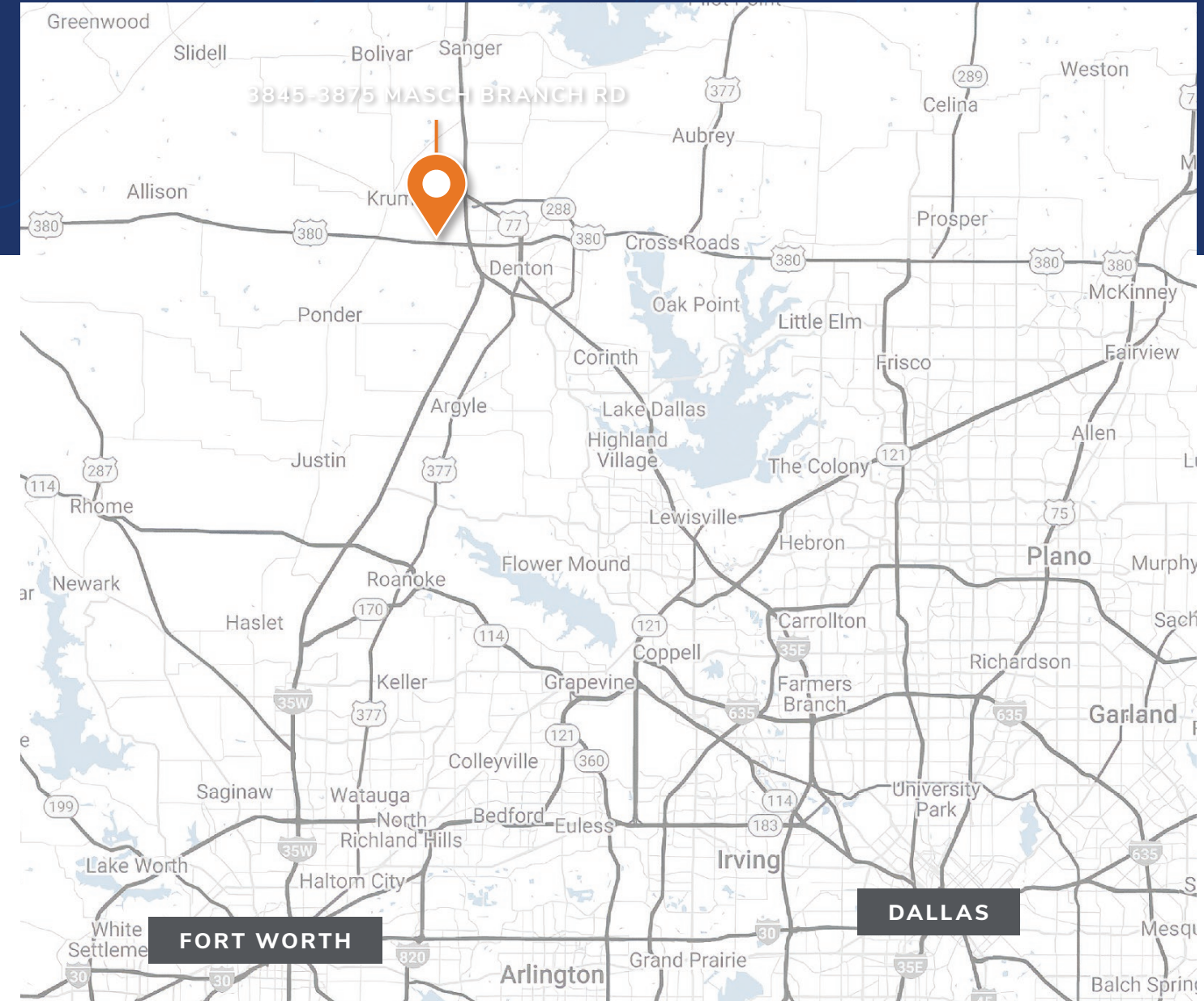
Downtown  
Denton

26.2 miles

Downtown  
Fort Worth

29.6 miles

DFW  
Airport



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