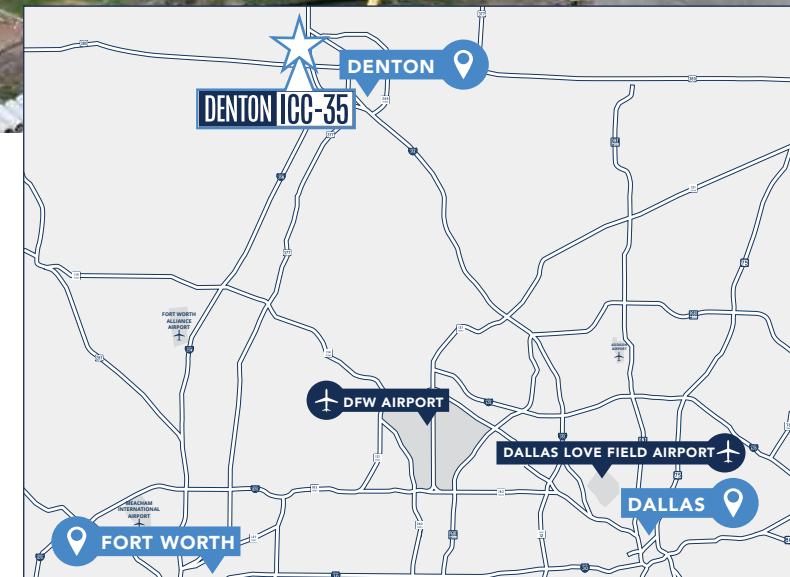




FOR LEASE

PROPERTY OVERVIEW

Denton ICC-35 is a three (3) building 1,193,276 SF master planned Class A industrial development conveniently located with direct access and visibility on I-35 in Denton, TX. Situated on just over 75 acres, Denton ICC-35 is comprised of one rear load building with I-35 frontage and two cross dock facilities with quick access to I-35. The project is designed to accommodate users from 30,000 SF to 702,766 SF and provides a three-minute drive to the I-35 convergence where I-35W from Fort Worth and I-35E from Dallas meet. Denton has a highly skilled labor pool and strong population growth which makes this location a desirable opportunity for businesses to relocate to.



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LEASED BY

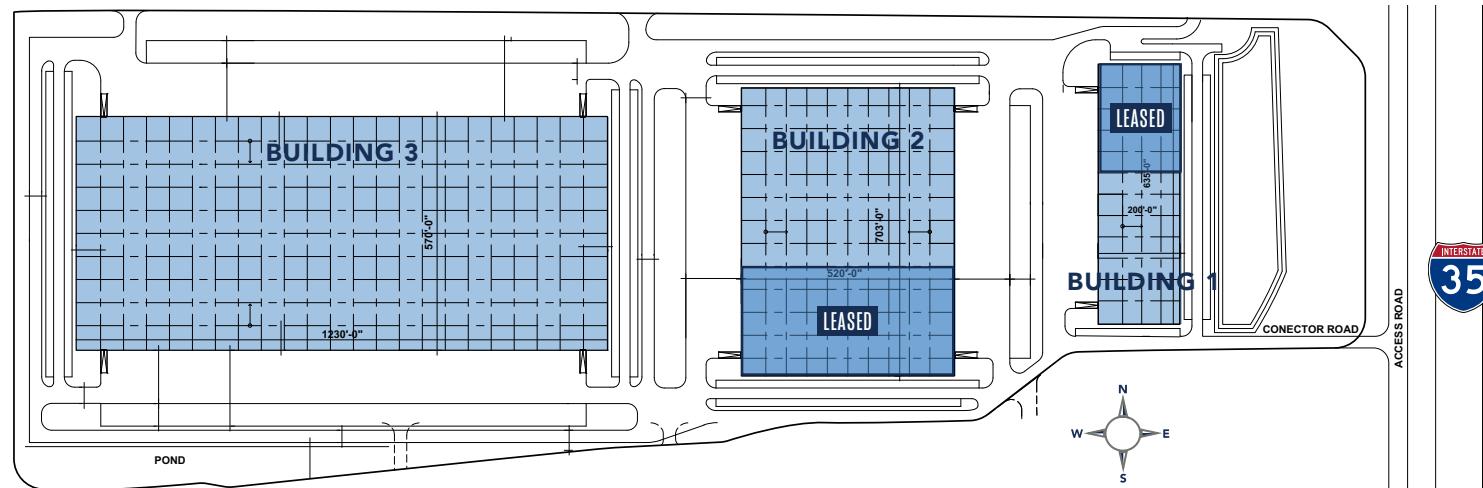


MASTER SITE PLAN

HIGHLIGHTS

- 73-acre master planned class A business park
- Dedicated spine road and circulation drives
- Strong labor base
- Immediate access to I-35 and US 380
- I-35 frontage/visibility
- City tax incentives available

BUILDING SPECS	BUILDING 1	BUILDING 2	BUILDING 3
Address	2001 FM 1173 Denton, Texas 76201	2051 FM 1173 Denton, Texas 76201	2101 FM 1173 Denton, Texas 76201
Available square feet	71,894 SF	227,146 SF	702,766 SF
Divisible to	30,000 SF	113,573 SF	350,550 SF
Spec office	2,476 SF	3,412 SF	4,340 SF
Clear height	32'	36'	36'
Truck court depth	135'	185'	185'
Configuration	Rear load	Cross dock	Cross Dock
Car parks	1.21/1,000 SF	0.62/1,000 SF	0.36/1,000 SF
Trailer parks	0	0.27/1,000 SF	0.22/1,000 SF
Dock doors	21	44	130
Drive-In ramps	1	2	4
Building depth	200'	520'	570'
Column spacing	47'6" X 47'8"	56' X 50'	56' X 56'3"
Staging bays	60'	60'	60'
Sprinkler system	ESFR	ESFR	ESFR
Roof	60 mil TPO	60 mil TPO	60 mil TPO
Slab	6" Reinforced	7" Reinforced	7" Reinforced
Perimeter	Ability to secure perimeter	Ability to secure perimeter	Ability to secure perimeter
Power	2,000 amps	3,800 amps	4,600 amps
Lighting	LED lights on motion sensors	LED lights on motion sensors	LED lights on motion sensors



BUILDING 1

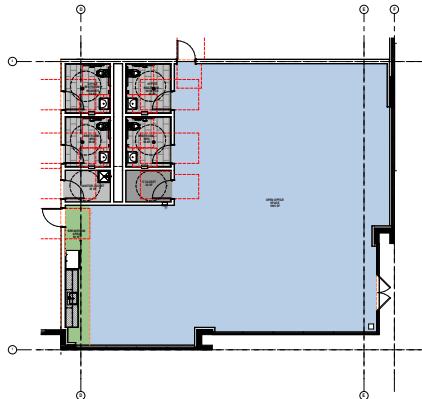
123,584 SF



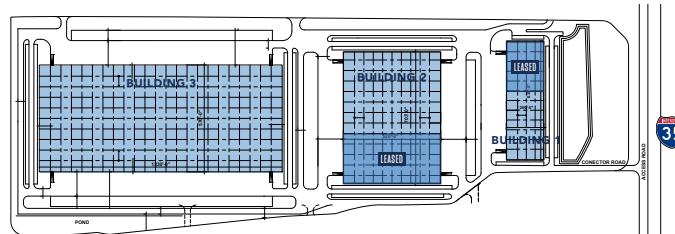
Building Specs

- 123,584 SF
- 71,894 SF available
- 2,476 SF spec office
- Divisible to 30,000 SF
- 32' clear height
- 200' building depth
- 47' 6" x 46' 8" column spacing
- 60' staging bays
- 135' truck court
- Rear load configuration
- 21 dock doors – 9' X 10
- One (1) drive-in ramp
- 1.21/1,000 SF car parking ratio
- ESFR sprinkler system
- 6" reinforced slab
- 60 mil TPO roof
- LED lights on motion sensors
- I-35 frontage
- Triple freeport
- Strong workforce labor
- 2,000 amps

SPEC OFFICE

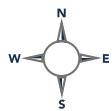


PROPERTY NAVIGATION MASTER SITE PLAN



BUILDING 2

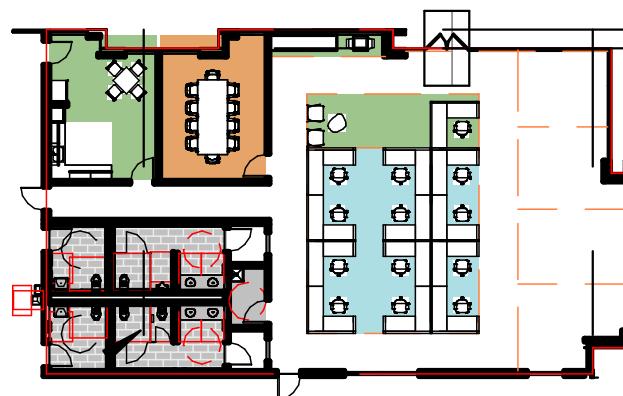
366,926 SF



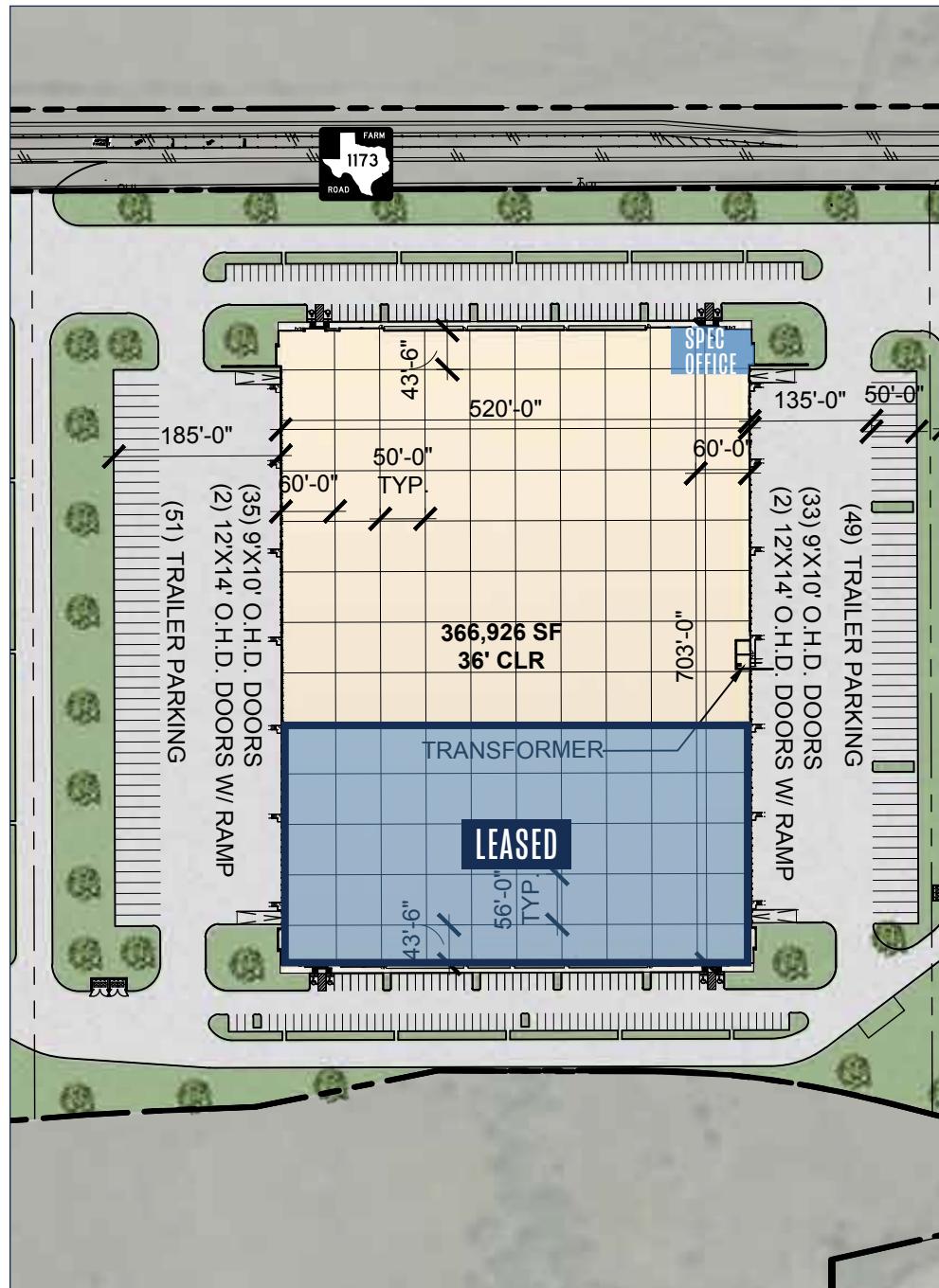
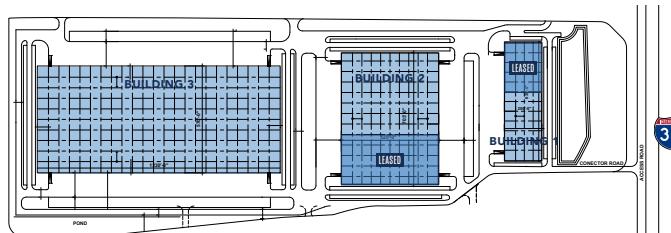
Building Specs

- 366,926 SF
- 227,146 SF available
- 3,412 SF spec office
- Divisible to 113,573 SF
- 36' clear height
- 520' building depth
- 56' x 50' column spacing
- 60' staging bays
- 185' truck court
- Cross dock configuration
- 44 dock doors – 9' X 10'
- Two (2) drive-in ramps
- 0.62/1,000 SF car parking ratio
- 0.27/1,000 SF trailer parking ratio
- ESFR sprinkler system
- 7" reinforced slab
- 60 mil TPO roof
- LED lights on motion sensors
- Ability to secure perimeter
- I-35 frontage
- Triple freeport
- Strong workforce labor
- 3,800 amps

SPEC OFFICE

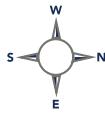


PROPERTY NAVIGATION MASTER SITE PLAN



BUILDING 3

702,766 SF



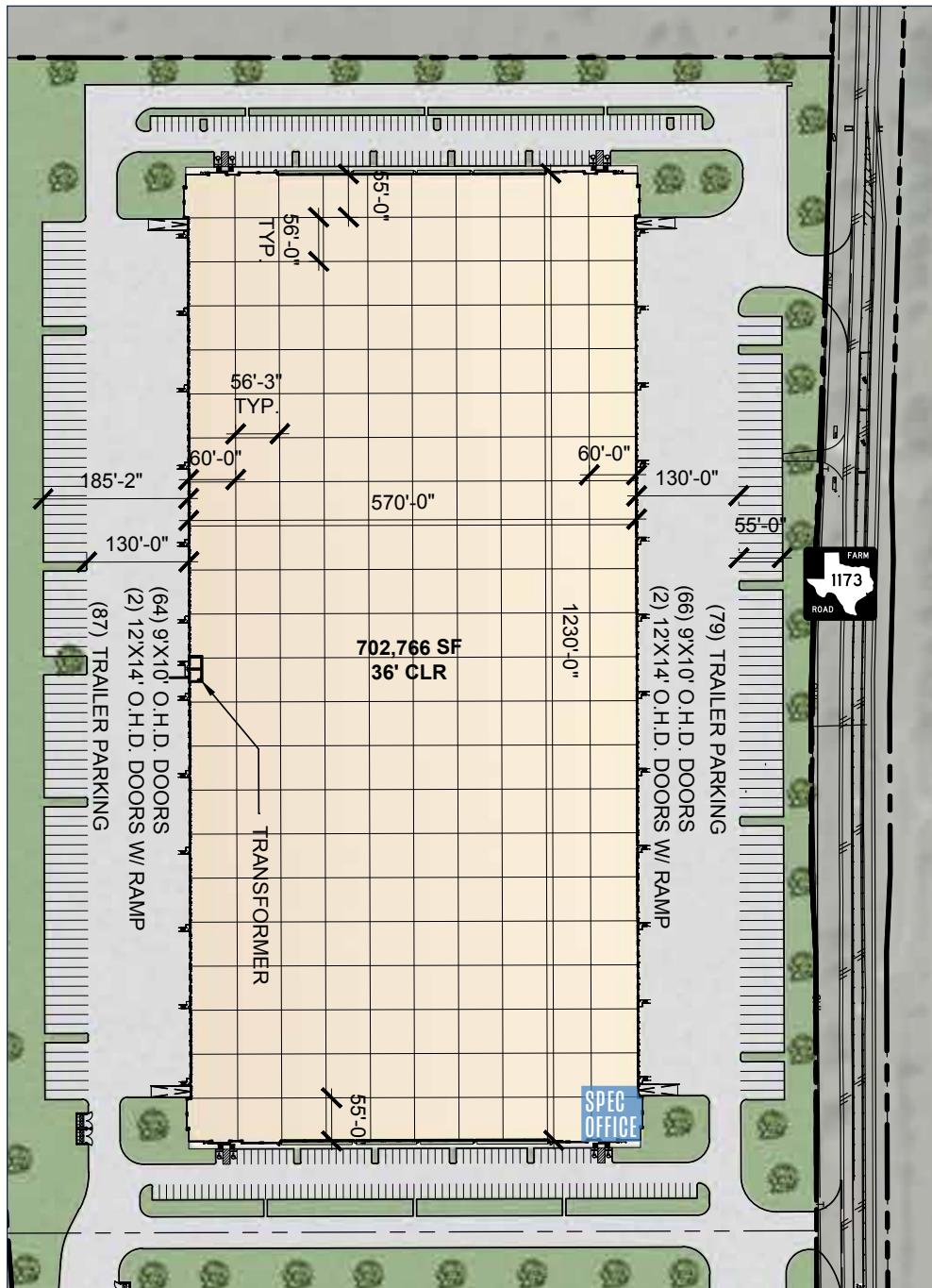
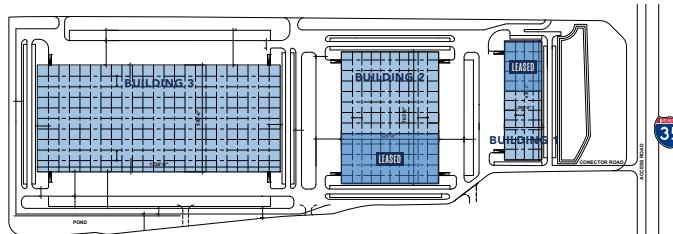
Building Specs

- 702,766 SF available
- 4,340 SF spec office
- Divisible to 350,550 SF
- 36' clear height
- 570' building depth
- 56' x 56' 3" column spacing
- 60' staging bays
- 185' truck court
- Cross dock configuration
- 130 dock doors – 9' X 10'
- Four (4) drive-in ramps
- 0.36/1,000 SF car parking ratio
- 0.22/1,000 SF trailer parking ratio
- ESFR sprinkler system
- 7" reinforced slab
- 60 mil TPO roof
- LED lights on motion sensors
- Ability to secure perimeter
- I-35 frontage
- Triple freeport
- Strong workforce labor
- 4,600 amps

SPEC OFFICE



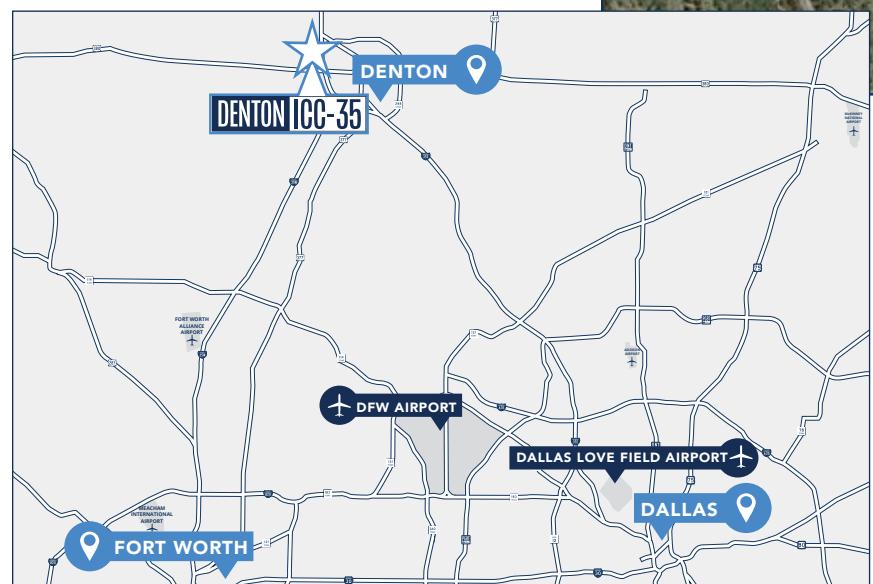
PROPERTY NAVIGATION MASTER SITE PLAN



INGRESS/EGRESS

EXCELLENT ACCESS

- Yellow arrow: Ingress
- Blue arrow: Egress



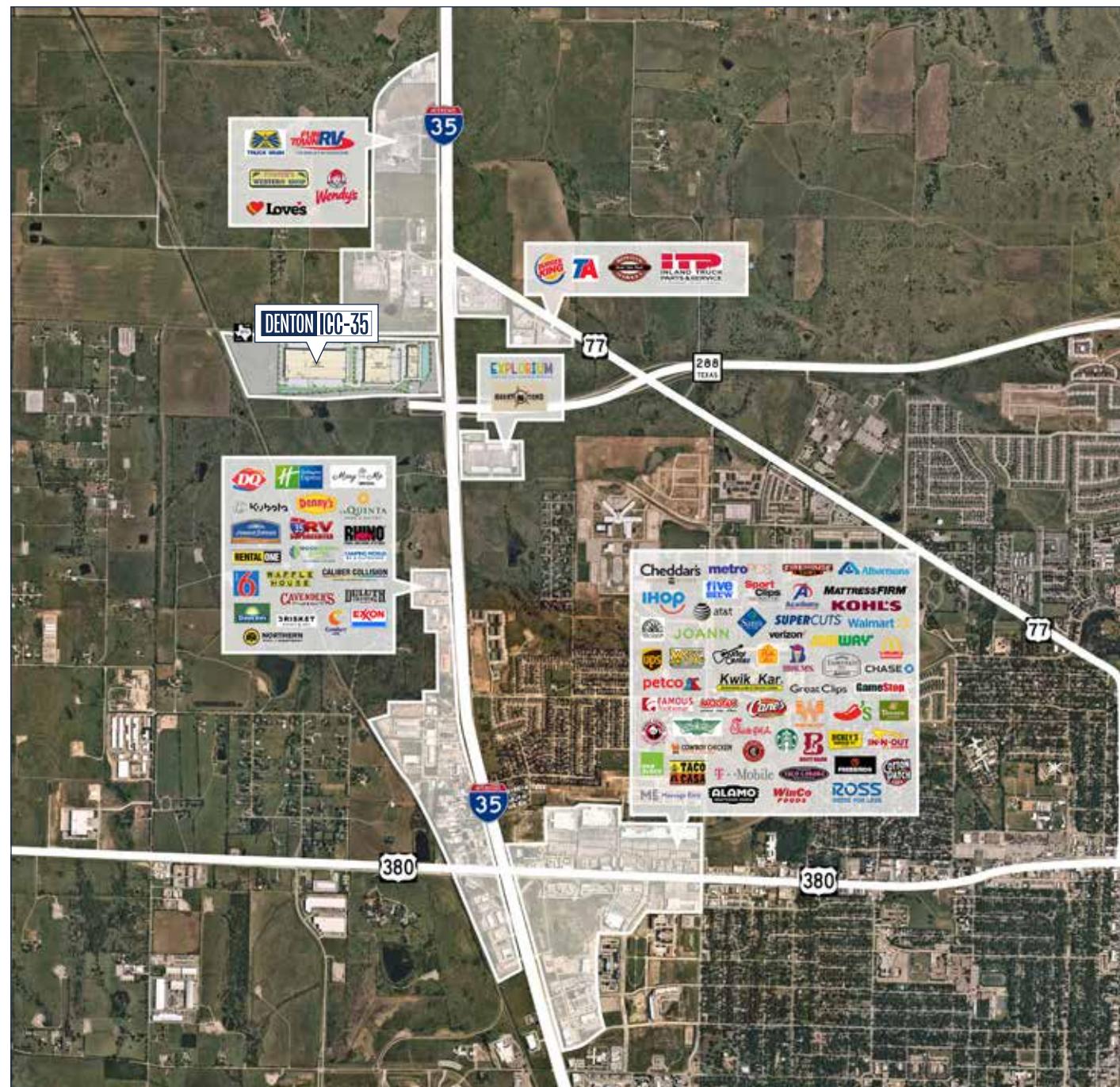
DRIVING TIMES

I-35	1 minute
US-77	1 minute
US-380	3 minutes
Denton Enterprise Airport	7 minutes
Fort Worth CBD	42 minutes
DFW Airport	45 minutes
Dallas CBD	45 minutes

AMENITY MAP

LOCATION STRENGTHS

- Class A three (3) building 1,193,276 SF business park
- Options ranging from 30,000 SF to 702,766 SF
- Corporate tenant mix – Peterbilt, Target, Fastenal, Lowes, & DHL Express
- Outstanding labor pool
- Excellent access to I-35, 1173 and future access to the South off Loop 288
- Ability to secure perimeter
- Triple freeport
- I-35 visibility and frontage
- Dedicated spine road and circulation drives
- New amenities in downtown Denton and Rayzor Ranch





Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name

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