



EQT | EXETER



Exeter Westpark III

4601 Jim Christal Road, Denton, TX 76207

Building Size: 421,753 SF | 252,997 SF of Industrial Space Available

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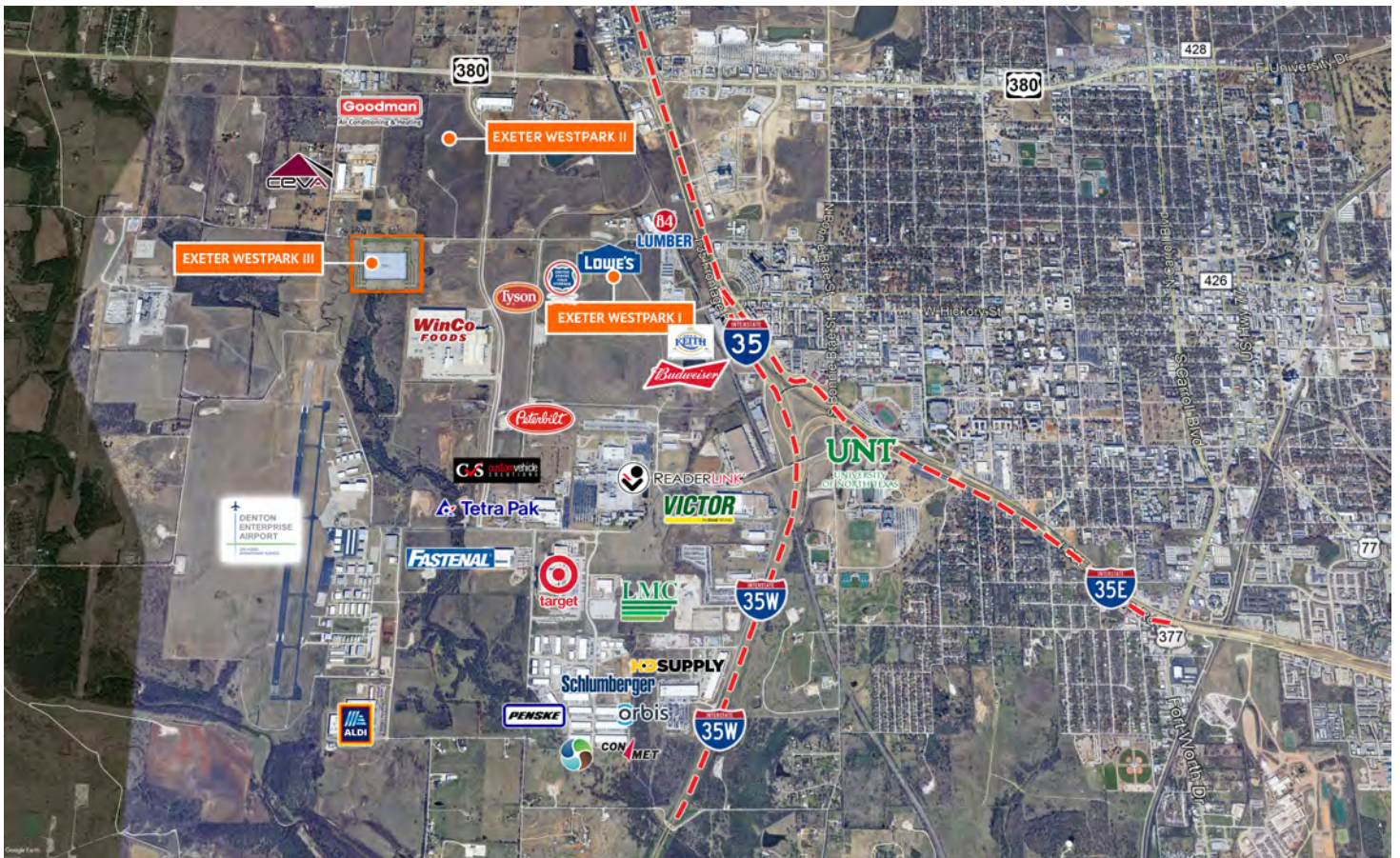
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Building Specifications

- 252,997 SF available
- 3,059 SF of spec office space
- 54' x 50' column spacing
- 36' clear height
- 185' truck court depth
- 520' deep cross-dock
- 49 dock doors
- 2 drive-in doors
- 205 car parking spaces
- 66 trailer parking spaces
- ESFR sprinkler system
- LED's w/motion sensors to 30 FC w/10' whips
- 24 (35,000 lb) mechanical pit-style levelers installed
- 2500kva w/additional transformer pad ready for upgrade
- Excellent access to I-35E (Dallas) and I-35W

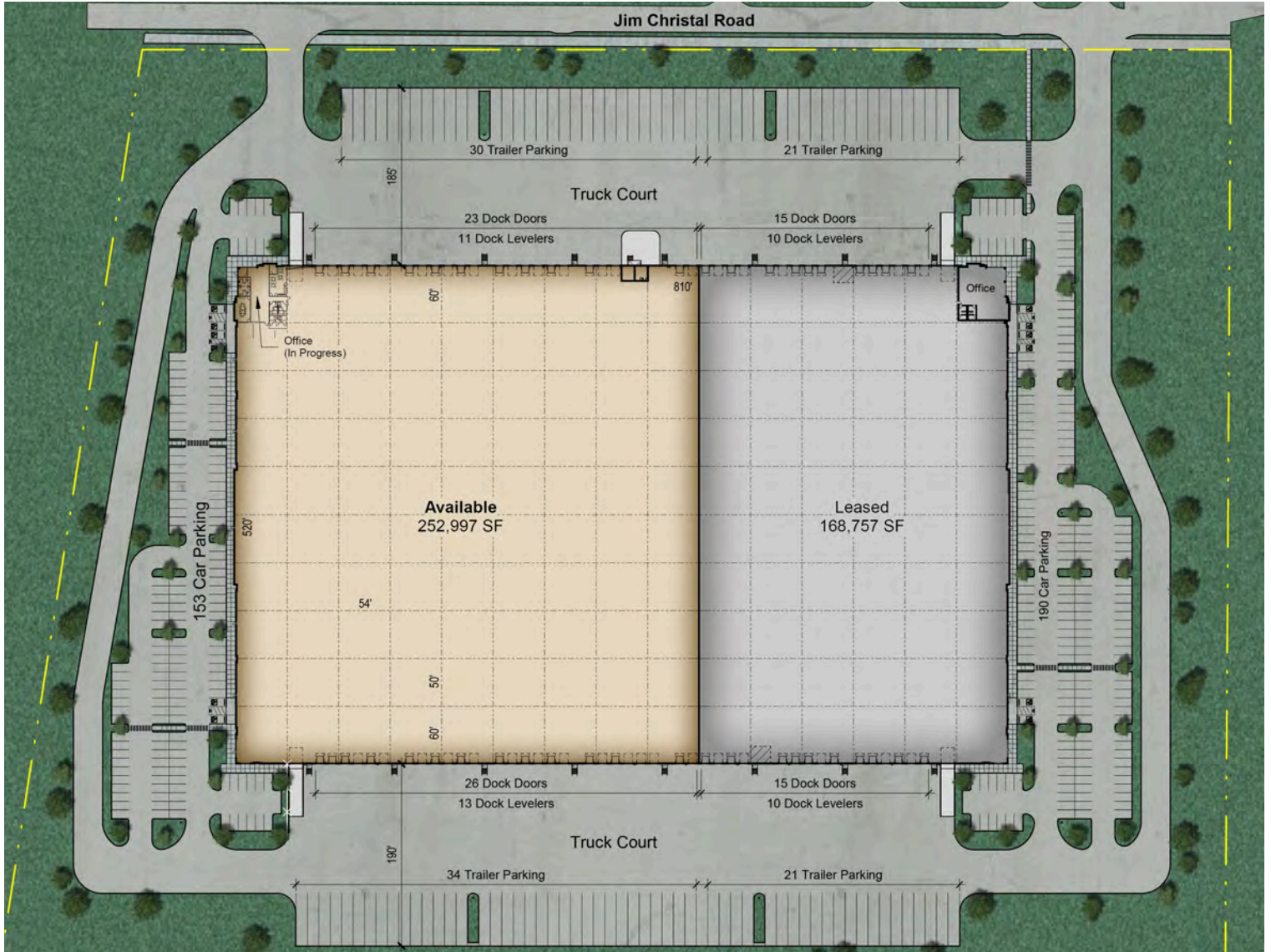


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Site Plan



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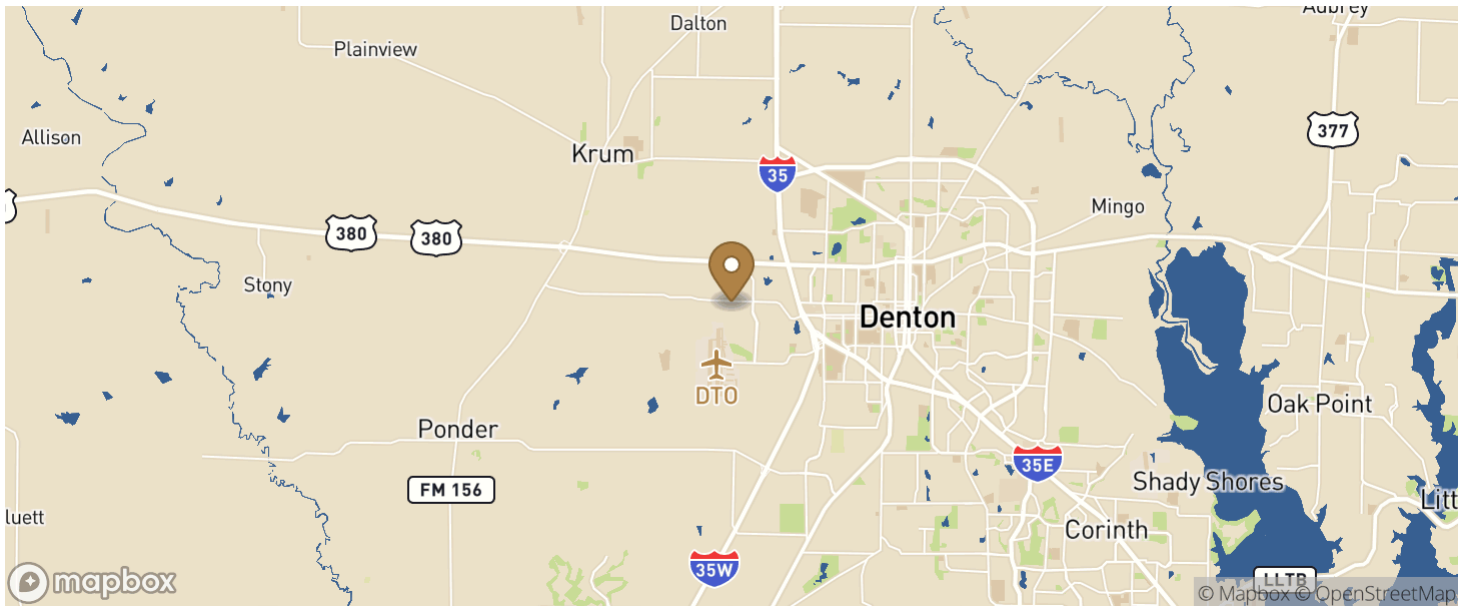


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Location



Access

CITY	POPULATION	MILES	DRIVE TIME
Fort Worth	812,238	30	0 h 38 m
Dallas	1,197,816	30	0 h 39 m
Oklahoma City	591,967	190	3 h 13 m
Austin	912,791	216	3 h 37 m
Houston	2,319,603	271	4 h 27 m
San Antonio	1,492,510	315	5 h 01 m

Population

WITHIN 10 MILES

Total Population	536,843
Total Labor Force	285,426
Unemployment Rate	3.04%
Median Household Income	119,024
Warehouse Employees	5,591
High School Education Or Higher	65.09%