



# PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Denton Business Park</b>
<b>ADDRESS:</b>	3401 E University Dr (Hwy 380), Denton, TX
<b>LOCATION:</b>	East on US Hwy 380 (University Drive) from Loop 288. Location is just blocks away from the intersection on the North side.
<b>TYPE/ZONING:</b>	Commercial   Office   Retail   Light Manufacturing
<b>AVAILABLE:</b>	<u>Suite 111 – 4,892 SF</u> – Open Warehouse – w/ Restroom - 1 OHD 15' Clear height. Can combine with Suite 112 (+/- 9,784 SF) <u>Suite 112 – 4,892 SF</u> – Open Warehouse – w/ Restroom - 1 OHD 15' Clear height. Can combine with Suite 111 (+/- 9,784 SF)
<b>RATE:</b>	Call for Pricing
<b>TERMS:</b>	3 – 5 Years
<b>LAND:</b>	Approx 3.06 AC
<b>UTILITIES:</b>	Tenants Expense - All existing to the site
<b>SIGNAGE:</b>	Available per city ordinances
<b>PARKING:</b>	140 Spaces
<b>LISTED:</b>	LoopNet, Costar, Denton Sites, and many other sites
<b>COMMENTS:</b>	Business Park with move in ready office space or warehouse space. Large separate units available with great location for light manufacturing and come with designated parking. High Traffic / High Visibility just off the intersection of Loop 288 and E University.

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