

I-35

LOGISTICS HUB

I-35 AND FM 1173 DENTON, TX 76207

±52.96 ACRES AVAILABLE FOR LEASE OR FOR SALE



FOUR BUILDINGS TOTALING 733,050 SF
IMMEDIATE ACCESS TO I-35

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SUMMARY & ADVANTAGES

- » **ADDRESS:** I-35 And FM 1173 Denton, TX 76207
- » **PARCEL ID:** R4020
- » **MUNICIPALITY:** City of Denton
- » **LAND AREA:** ±52.96 Acres
- » **UTILITIES:**
 - Water: City of Denton
 - Sewer: Contact Broker
 - Power: City of Denton
- » **ZONING:** Light Industrial
- » **PRICING:** Call for Pricing

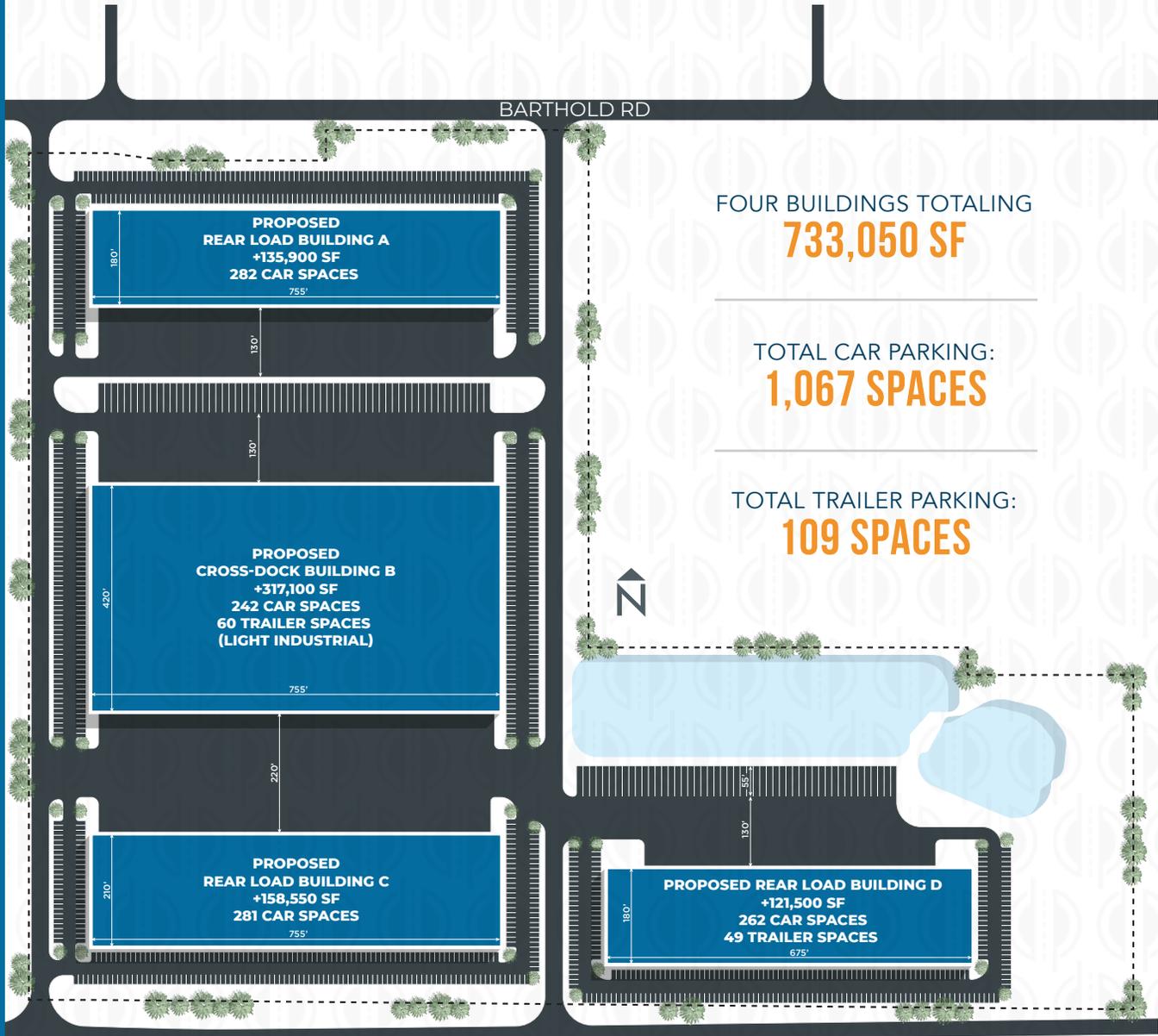
PROXIMITY TO MAJOR TRANSPORTATION NETWORKS: Being near Dallas provides access to extensive highways and interstates, facilitating efficient distribution and logistics operations.

ACCESS TO A SKILLED WORKFORCE: The Dallas-Fort Worth metroplex is known for its robust labor market, offering a pool of skilled workers suitable for various industrial operations.

ECONOMIC GROWTH AND DEVELOPMENT: The region has experienced significant economic expansion, attracting businesses and fostering a conducive environment for industrial ventures.



SITE SPECIFICATIONS



BUILDING A
REAR LOAD
755' X 180' BUILDING DIMENSIONS
±135,900 SF
282 CAR SPACES
130' TRUCK COURT DEPTH

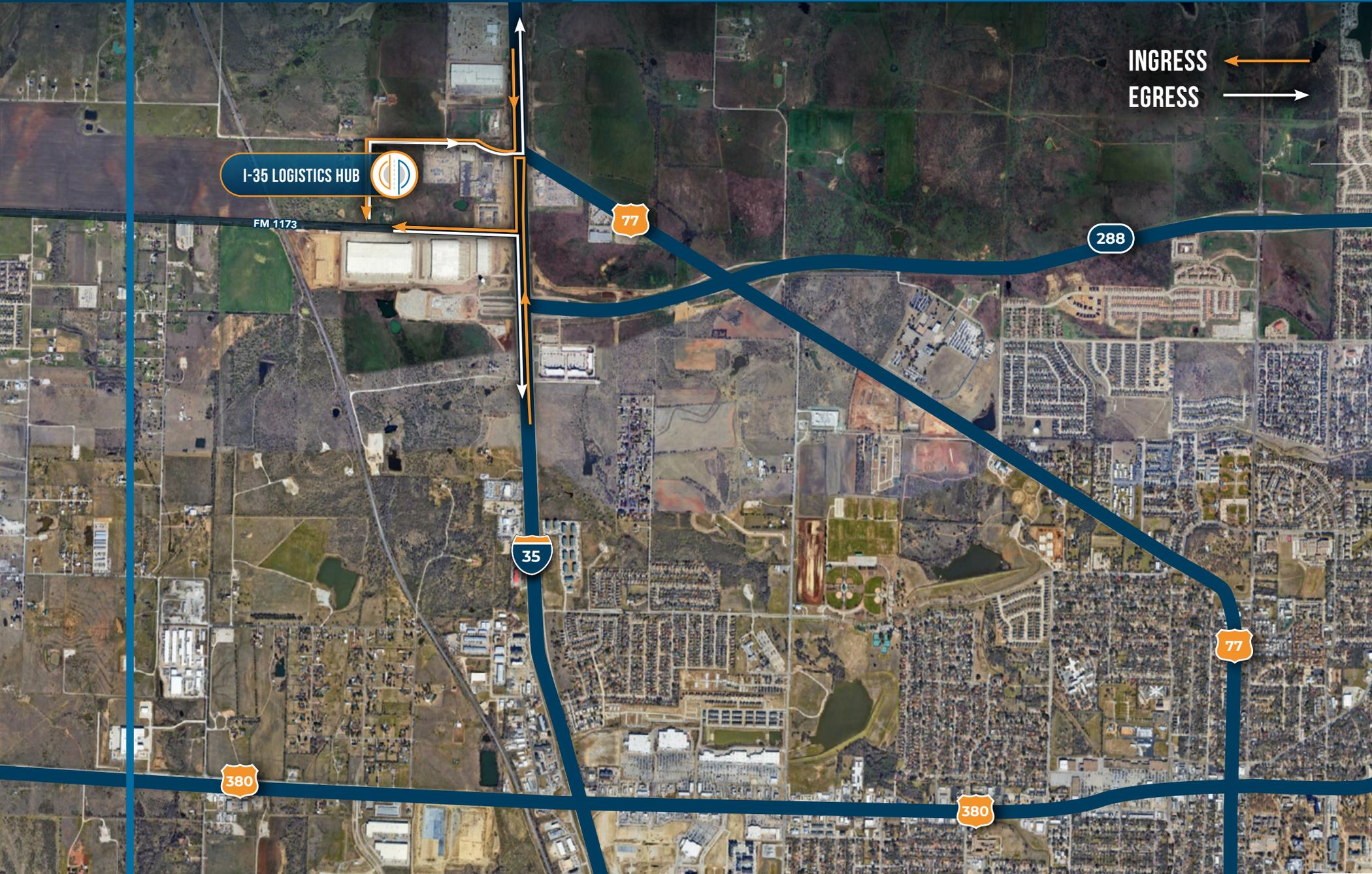
BUILDING B
CROSS-DOCK
±317,100 SF
242 CAR SPACES
60 TRAILER SPACES
130'-220' TRUCK COURT DEPTH

BUILDING C
REAR LOAD
±158,550 SF
281 CAR SPACES
220' TRUCK COURT DEPTH

BUILDING D
REAR LOAD
±121,500 SF
262 CAR SPACES
49 TRAILER SPACES
130' TRUCK COURT DEPTH

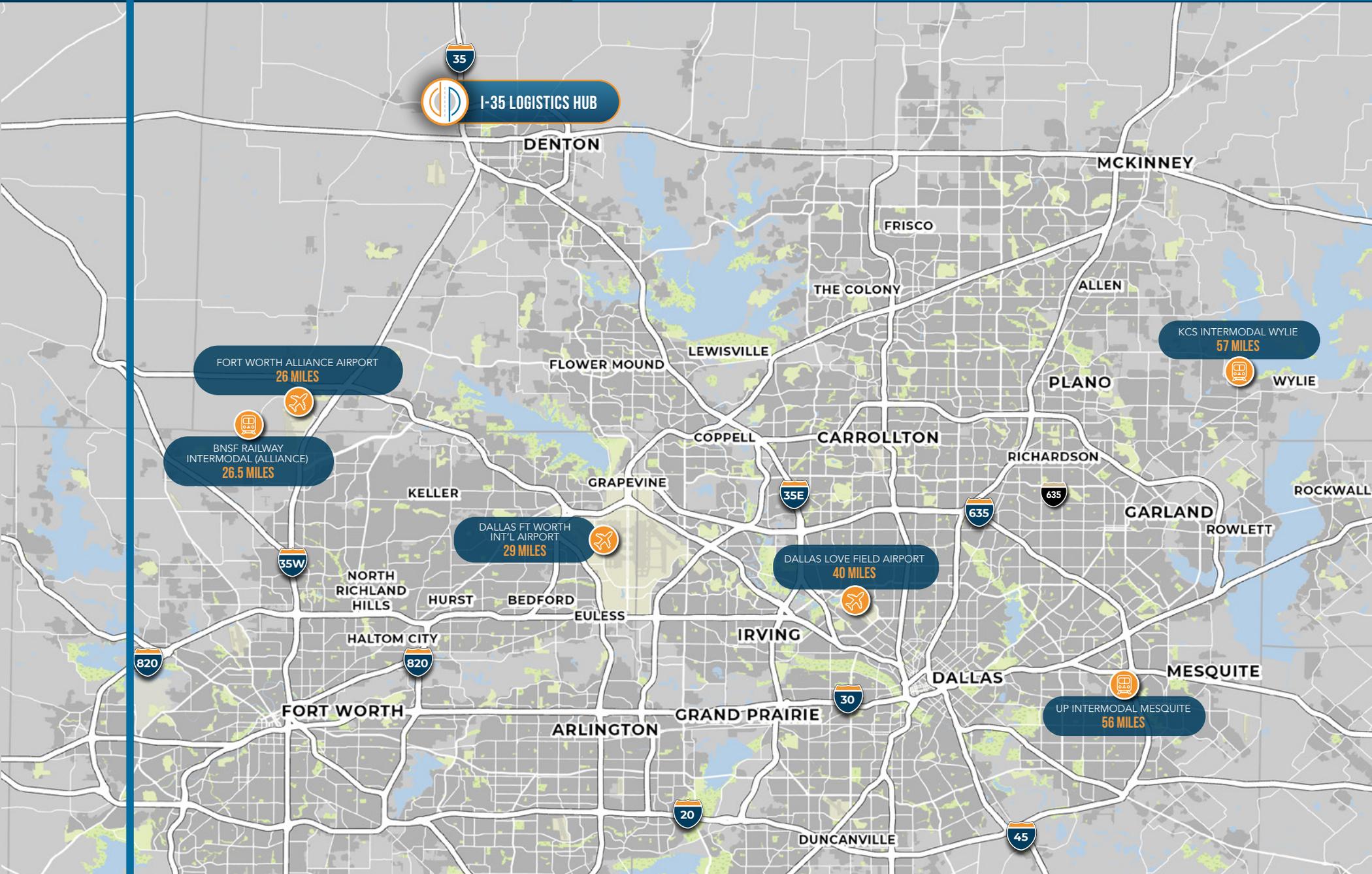


PROPERTY ACCESS



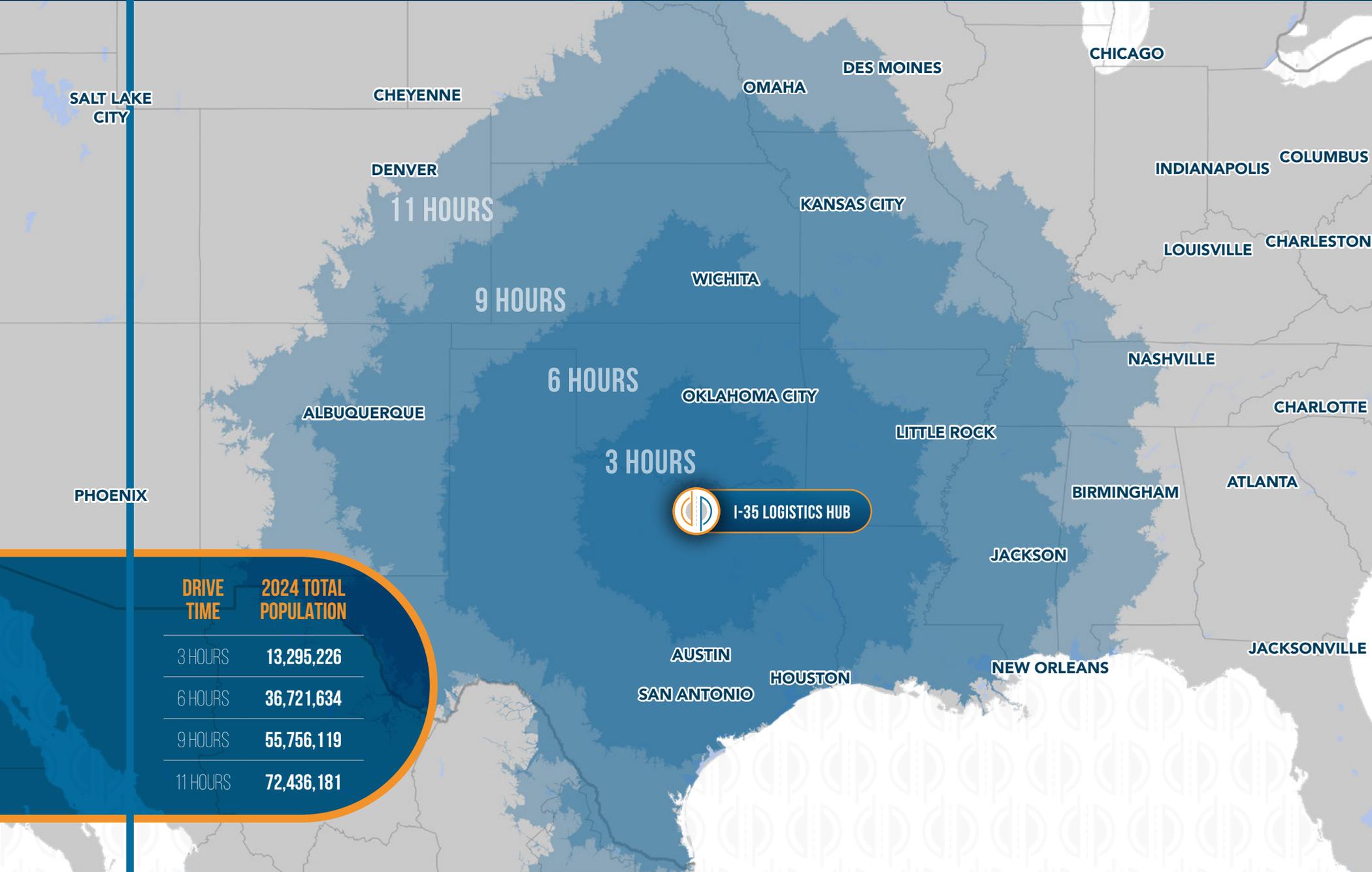


REGIONAL CONNECTIVITY





SAME-DAY DISTRIBUTION REACH

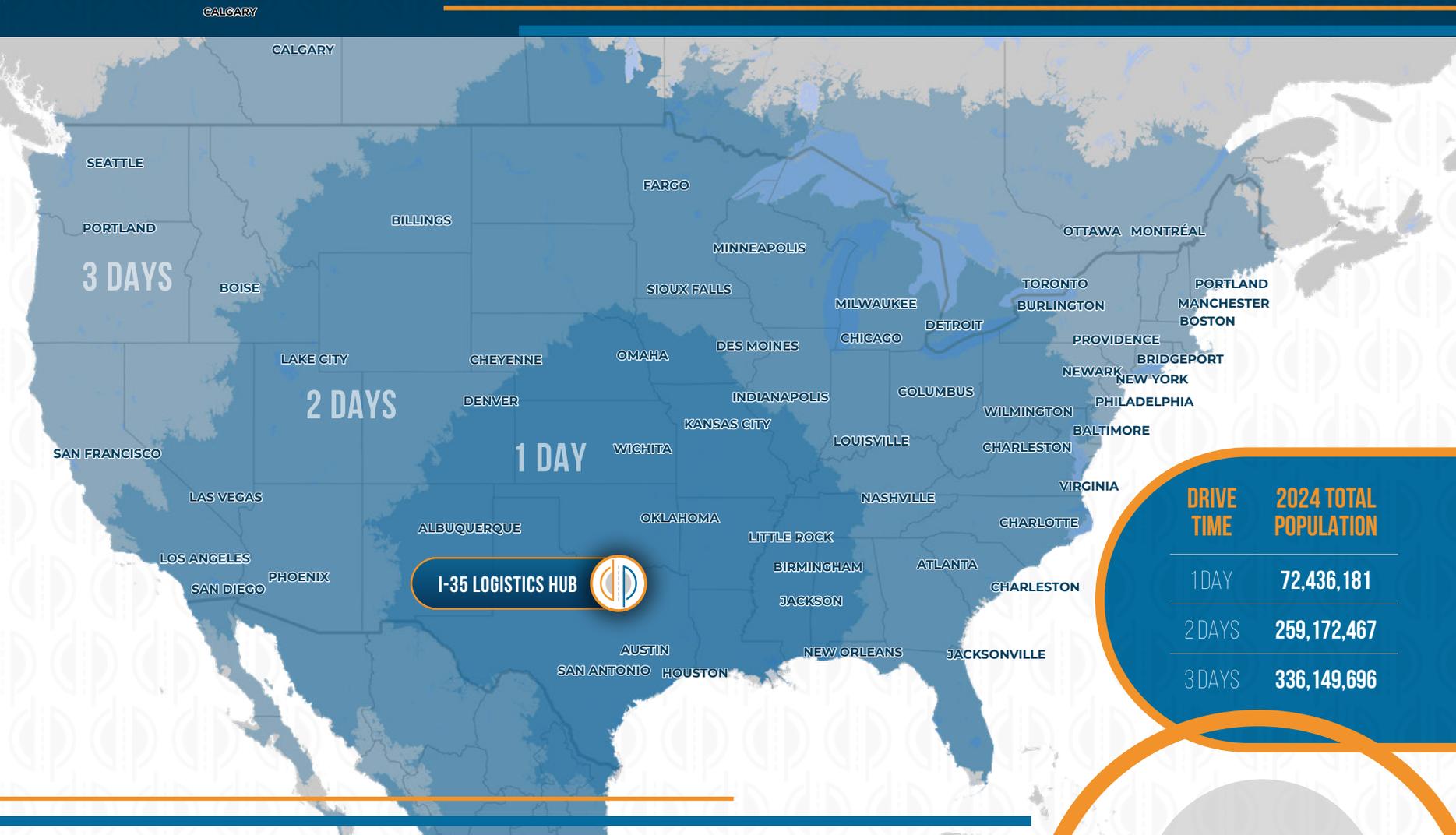


 I-35 LOGISTICS HUB

DRIVE TIME **2024 TOTAL POPULATION**

3 HOURS	13,295,226
6 HOURS	36,721,634
9 HOURS	55,756,119
11 HOURS	72,436,181

THREE-DAY DISTRIBUTION REACH



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