

HORIZON 35

6200, 6240, & 6280 N I-35 | DENTON, TX 76207

FOR LEASE OR SALE



THE VIEW FROM THE TOP OF THE MARKET

STRATEGIC ACCESS. SCALABLE SPACE. SUPERIOR VISIBILITY.

PHASE I: NOW PRE-LEASING, DELIVERING Q3 2027

PHASE II: BUILD-TO-SUIT OPPORTUNITIES AVAILABLE

FOR LEASING INFORMATION:

Forrest Cook
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Mac Hall
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LEASED BY:


STREAM

DEVELOPED BY:

JACKSON SHAW

PROJECT OVERVIEW

TOTAL PROJECT:

908,730 SF | 68 AC

DELIVERY:

Q3 2027 PHASE I DELIVERY

ACCESS:

FRONTAGE ON I-35 | LOOP 288 | US 77

PHASE I:

543,550 SF

AVAILABLE FOR PRE-LEASING

BUILDING 1:

147,390 SF

BUILDING 2:

145,920 SF

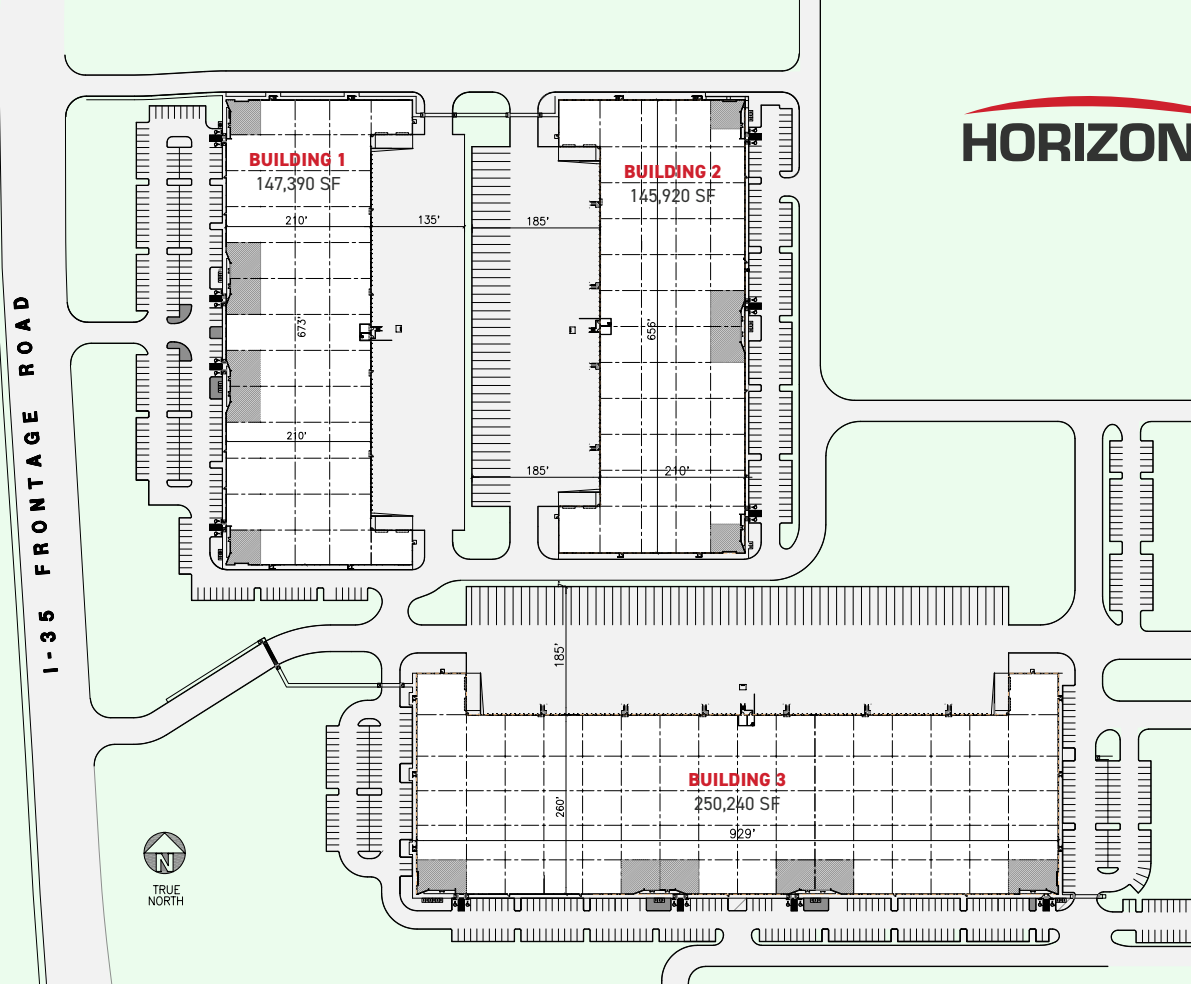
BUILDING 3:

250,240 SF

PHASE II:

UP TO 400,000 SF

AVAILABLE FOR BUILD-TO-SUIT



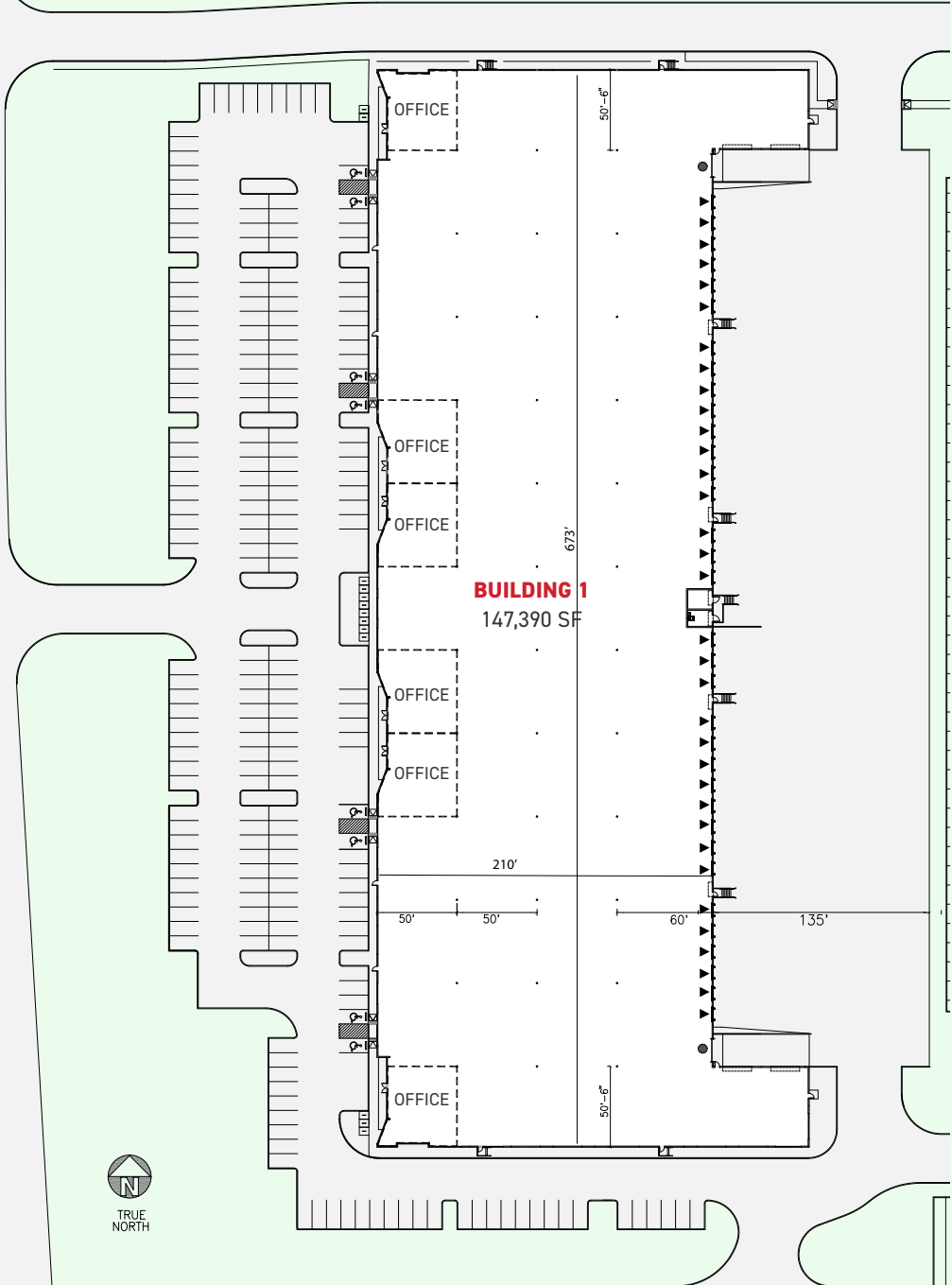
BUILDING 1

6280 N I-35, DENTON, TX 76207



Building Size	147,390 SF
Office SF	BTS
Divisible	+/- 21,750 SF
Building Configuration	Rear Load
Building Dimensions	210' x 673'
Column Spacing	52' W x 50' D
Speed Bay	60'
Clear Height	32'
Dock High Doors	(36) 9' x 10'
Ramps	(2) 12' x 14'
Truck Court Depth	135'
Car Parks	234
Trailer Parks	0
Sprinkler	ESFR

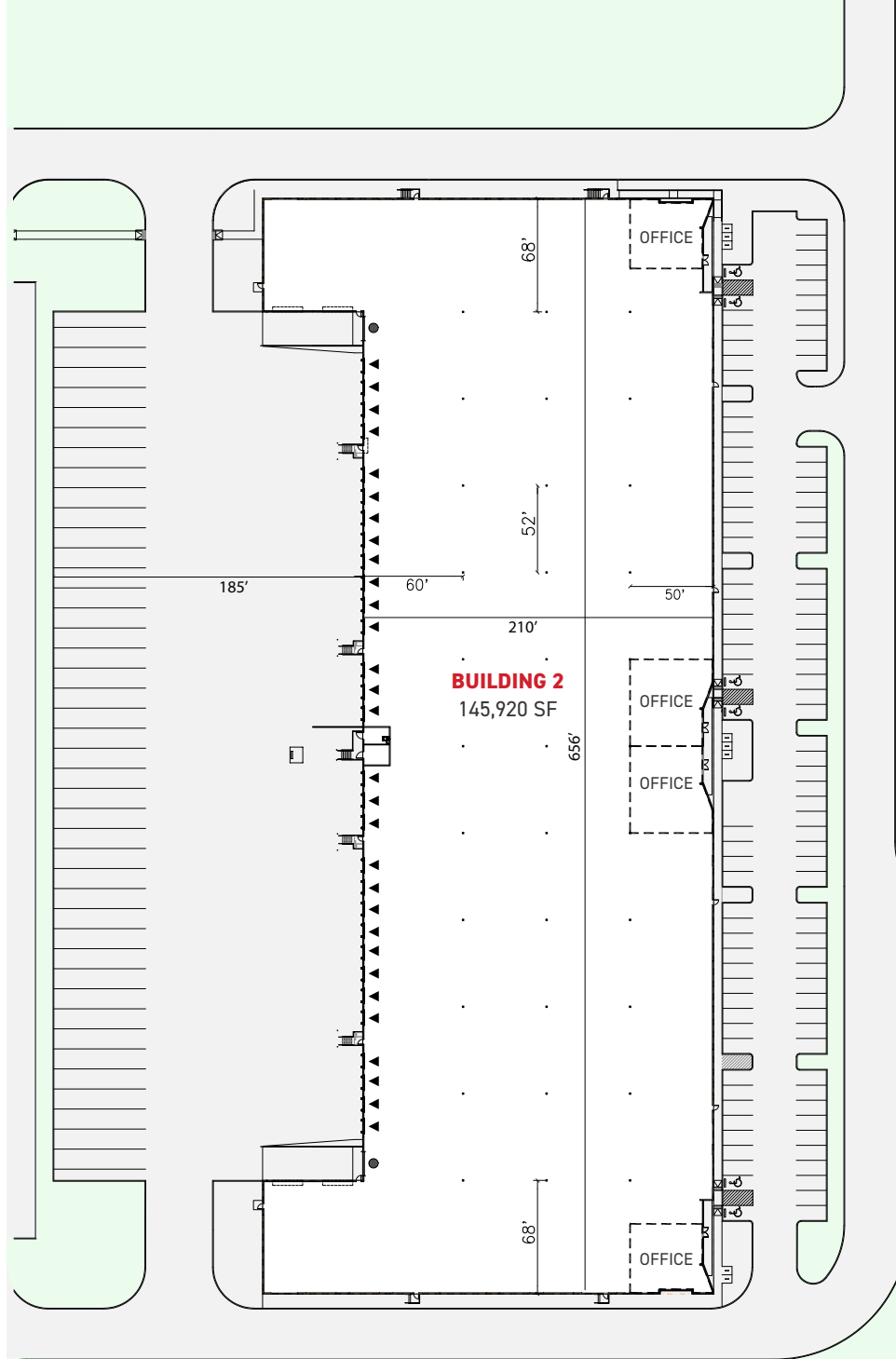
I - 3 5 F R O N T A G E R O A D



BUILDING 2

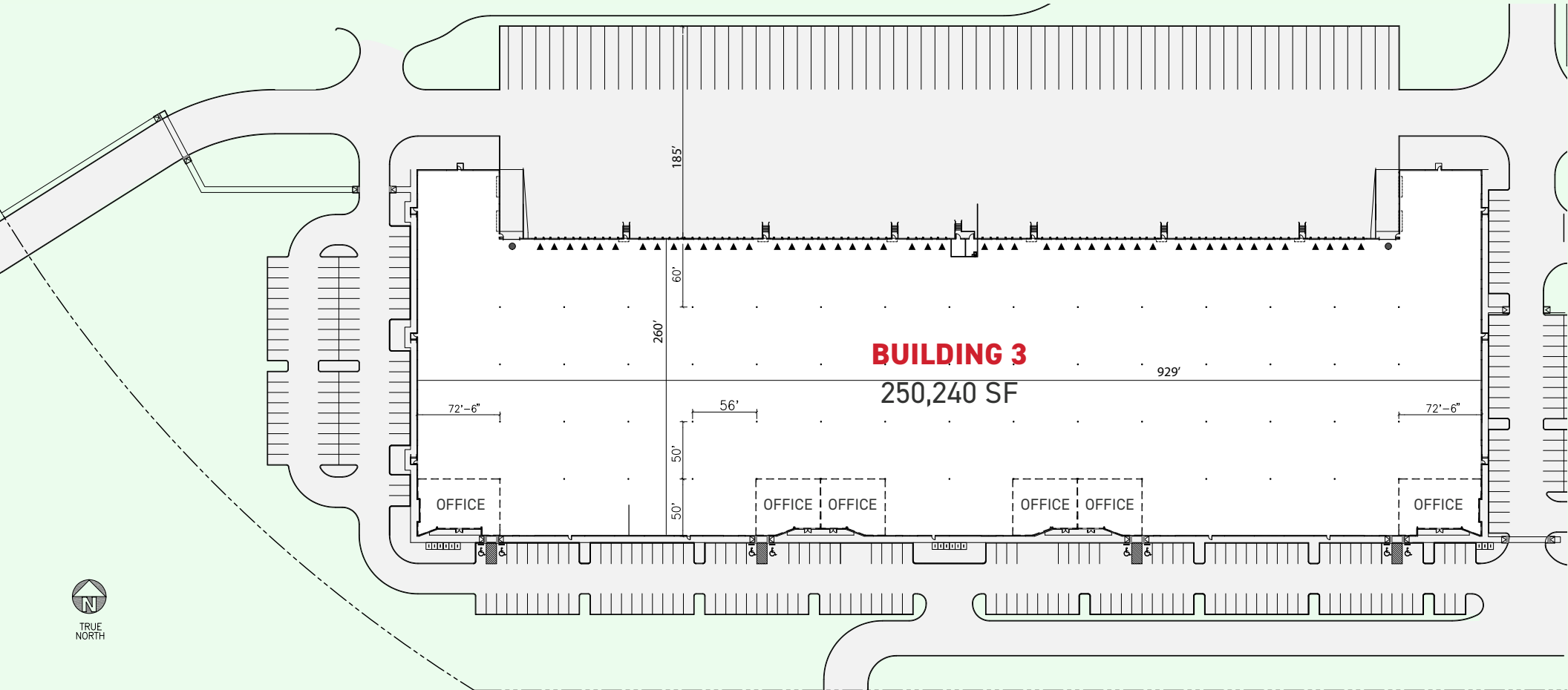
6240 N I-35, DENTON, TX 76207

Building Size	145,920 SF
Office SF	BTS
Divisible	+/- 32,500 SF
Building Configuration	Rear Load
Building Dimensions	210' x 656'
Column Spacing	52' W x 50' D
Speed Bay	60'
Clear Height	32'
Dock High Doors	(36) 9' x 10'
Ramps	(2) 12' x 14'
Truck Court Depth	185'
Car Parks	108
Trailer Parks	44
Sprinkler	ESFR



BUILDING 3

6200 N I-35, DENTON, TX 76207



Building Size		250,240 SF	Column Spacing		56' W x 50' D	Truck Court Depth		185'
Office SF		BTS	Speed Bay		60'	Car Parks		290
Divisible		+/- 40,500 SF	Clear Height		36'	Trailer Parks		66
Building Configuration		Rear Load	Dock High Doors		(50) 9' x 10'	Sprinkler		ESFR
Building Dimensions		260' x 929'	Ramps		(2) 12' x 14'			

SITE ACCESS

FRONTAGE ON I-35 | LOOP 288 | US 77



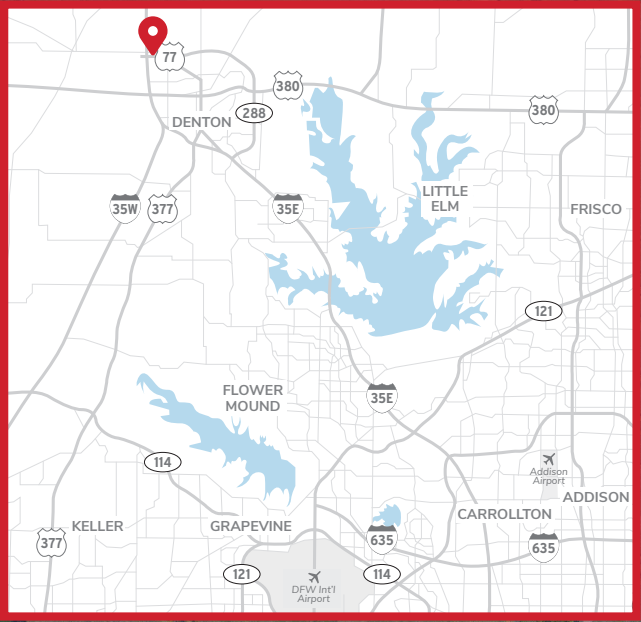
INGRESS
EGRESS



PHASE I BUILDINGS



PHASE II BUILDINGS



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