



# PROPERTY SUMMARY

**PROPERTY:**

## Denton Business Park

**ADDRESS:**

3401 E University Dr (Hwy 380), Denton, TX

**LOCATION:**

East on US Hwy 380 (University Drive) from Loop 288. Location is just blocks away from the intersection on the North side.

**TYPE/ZONING:**

Commercial | Office | Retail | Light Manufacturing

**AVAILABLE:**

Suite 112 – 9,784 SF – Raw warehouse - 1 OHD 15' Clear height.

**RATE:**

Call for Pricing

**TERMS:**

3 – 5 Years

**LAND:**

Approx 3.06 AC

**UTILITIES:**

Tenants Expense - All existing to the site

**SIGNAGE:**

Available per city ordinances

**PARKING:**

140 Spaces

**LISTED:**

LoopNet, Costar, Denton Sites, and many other sites

**COMMENTS:**

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.

**CONTACT:**

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