

MAYHILL38Q BUSINESS PARK

CLASS A LOGISTICS PARK

UP TO 91,745 SF AVAILABLE

1500 N MAYHILL RD, DENTON, TEXAS 76208



PROPERTY ADVANTAGES

288

380

BUILDING 3
LEASED

BUILDING 2
LEASED

BUILDING 1
91,745 SF

MAYHILL RD

Frontage on US Highway 380
and 0.5 mile to Loop 288

Excellent access to I-35W &
I-35E via Loop 288

Triple Freeport Tax Exemption

Access to dense warehouse
labor supply

Up to 50% reduction in electrical
rates via Denton Municipal Electric
Economic Growth Rider

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PROPERTY VIEWPOINT

BUILDING 1
91,745 SF

LEASED

LEASED

Convenient routes from DFW
Airport and the BNSF Intermodal
at Alliance

Immediate access to the fastest
growing communities in
Dallas-Fort Worth

Limited Class A Logistics product
along US Highway 380

Adjacent to signalized intersection

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E UNIVERSITY DR

380

SEPARATELY PLATTED,
AVAILABLE FOR USER PURCHASE



PROPERTY SITE PLAN

BUILDING 1

Size	91,745 SF
Divisible to	25,000 SF
Clear Height	32'
Dimensions	540' x 160'
Column Spacing	54' x 50'
Loading Bays	60'
Dock Doors	24
Ramp Doors	2
Truck Court	210'
Auto Parking	75
Sprinklers	ESFR
Configuration	Front Load

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ACCESS MAP

MAYHILL^{38Q}
BUSINESS PARK

380

MINGO RD

380

288

MAYHILL RD

35

426



LOOP 288
0.5 MILES

HWY 77
4 MILES

I-35E
5 MILES

INGRESS

EGRESS



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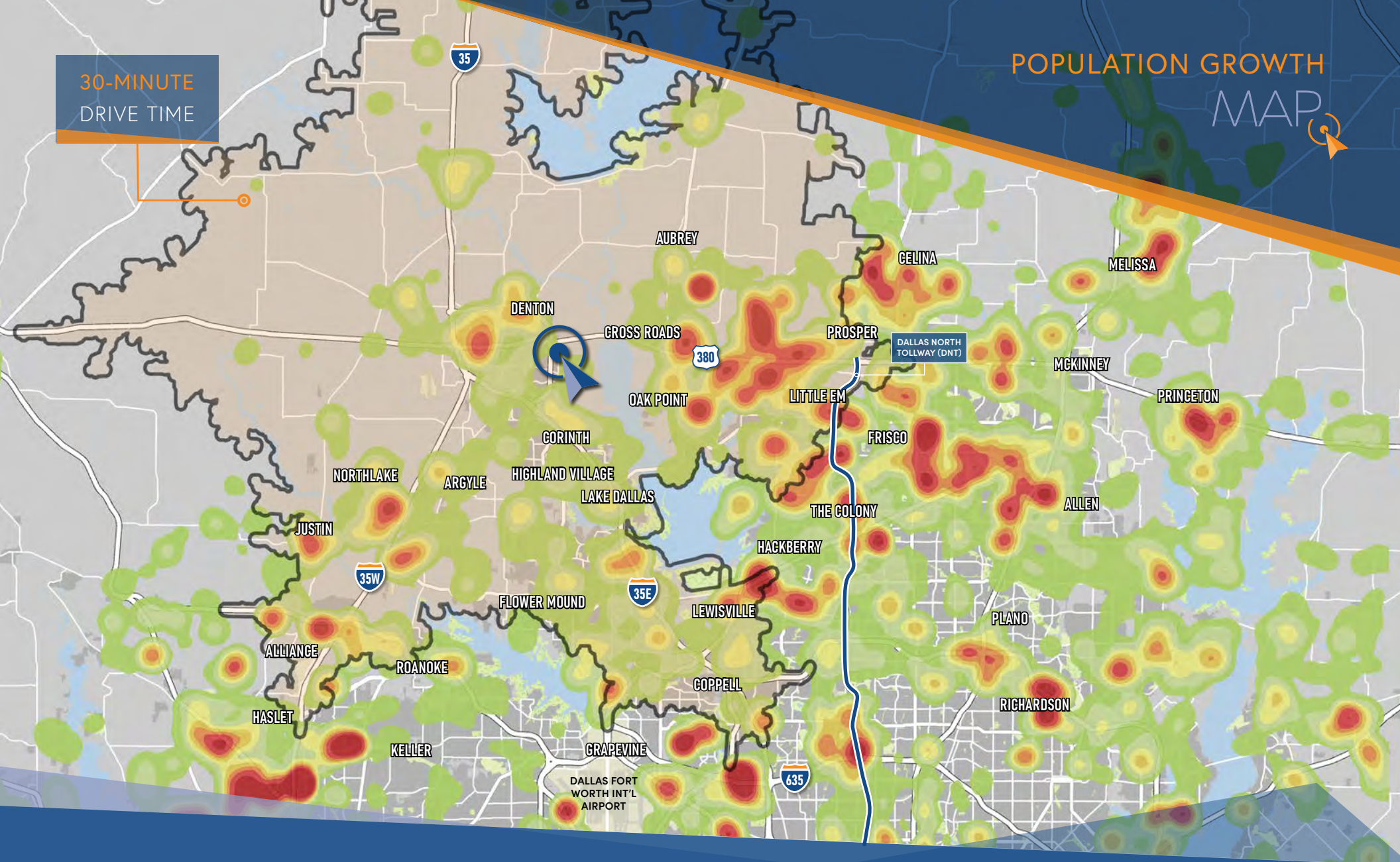
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30-MINUTE
DRIVE TIME

POPULATION GROWTH MAP



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**DFW INT'L
AIRPORT**
24 MILES

**FORT WORTH
ALLIANCE INT'L
AIRPORT**
26 MILES

**BNSF
INTERMODAL
ALLIANCE**
29 MILES

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