



- Three – building Class A development
  - Only two buildings remaining
- 24,960 SF – 320,641 SF available
- Clear height: 28' – 32'
- Truck court depths: 185' – 210' (shared)
- Spec office in place
- ESFR sprinkler system
- Easy access to I-35 and Highway 380
- Ample parking
- Professionally maintained



This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

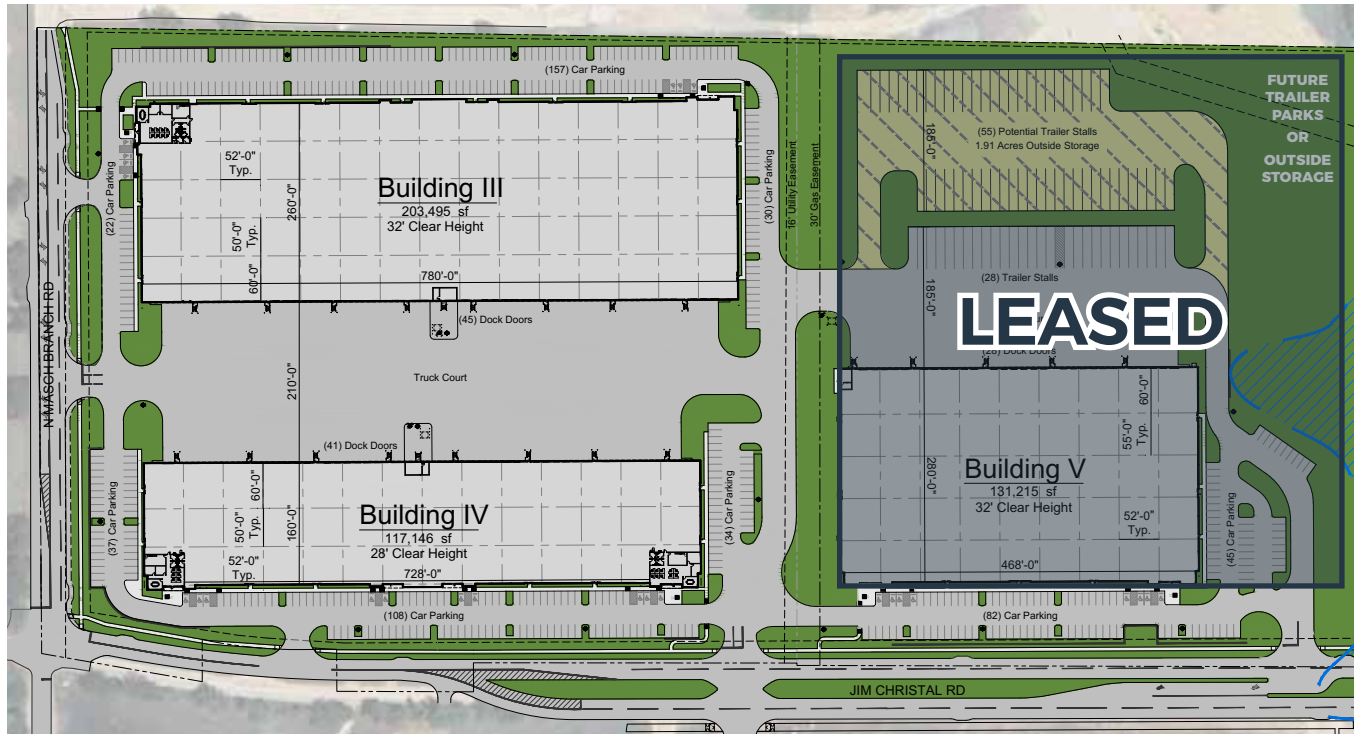


**HOLT LUNSFORD**  
INVESTMENTS



**HOLT LUNSFORD**  
COMMERCIAL

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## BUILDING III

|                    |                       |
|--------------------|-----------------------|
| Address            | 710 Masch Branch Road |
| Available SF       | 100,000 - 203,495 SF  |
| Spec Office        | 3,278 SF              |
| Clear Height       | 32'                   |
| Dock Doors         | 45                    |
| Car Parking Spaces | 209                   |
| Building Depth     | 260'                  |
| Truck Court        | 210' shared           |
| Column Spacing     | 52' x 50'             |
| Staging Bay        | 60'                   |

## BUILDING IV

|                    |                                     |
|--------------------|-------------------------------------|
| Address            | 670 Masch Branch Road               |
| Available SF       | 24,960 - 117,146 SF                 |
| Spec Office        | 5,126 SF (two separate office pods) |
| Clear Height       | 28'                                 |
| Dock Doors         | 40                                  |
| Car Parking Spaces | 180                                 |
| Building Depth     | 160'                                |
| Truck Court        | 210' shared                         |
| Column Spacing     | 52' x 50'                           |
| Staging Bay        | 60'                                 |

## BUILDING V

|                    |                        |
|--------------------|------------------------|
| Address            | 4610 Jim Christal Road |
| Available SF       | 131,215 SF             |
| Clear Height       | 32'                    |
| Dock Doors         | 28                     |
| Car Parking Spaces | 82                     |
| Building Depth     | 260'                   |
| Truck Court        | 185'                   |
| Column Spacing     | 52' x 55'              |
| Staging Bay        | 60'                    |
| Trailer Parks      | Up to 83               |

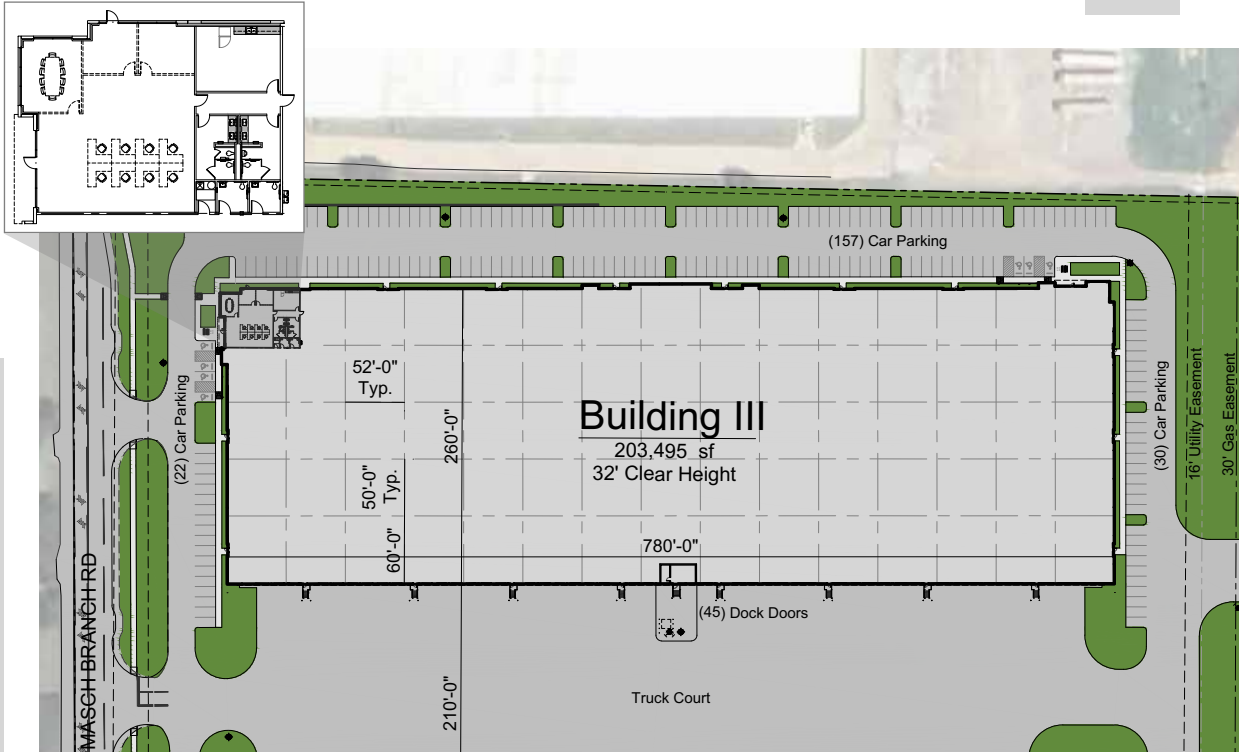
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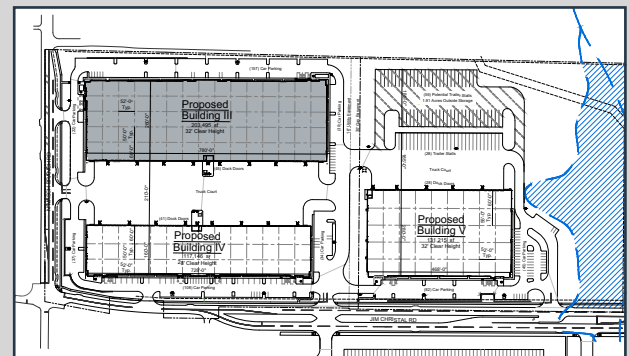


710 Masch Branch Road

## BUILDING HIGHLIGHTS

- 203,495 SF available
- Divisible to 100,000 SF
- Spec office: 3,278 SF
- Clear height: 32'
- Dock doors: 45
- Building depth: 260'
- Column spacing: 52' x 50'
- Speed bay: 60'
- Truck court: 210' shared
- Front park rear load
- Easy access to Highway 380, I35E, I35W

## PROPERTY NAVIGATION Master Site Plan



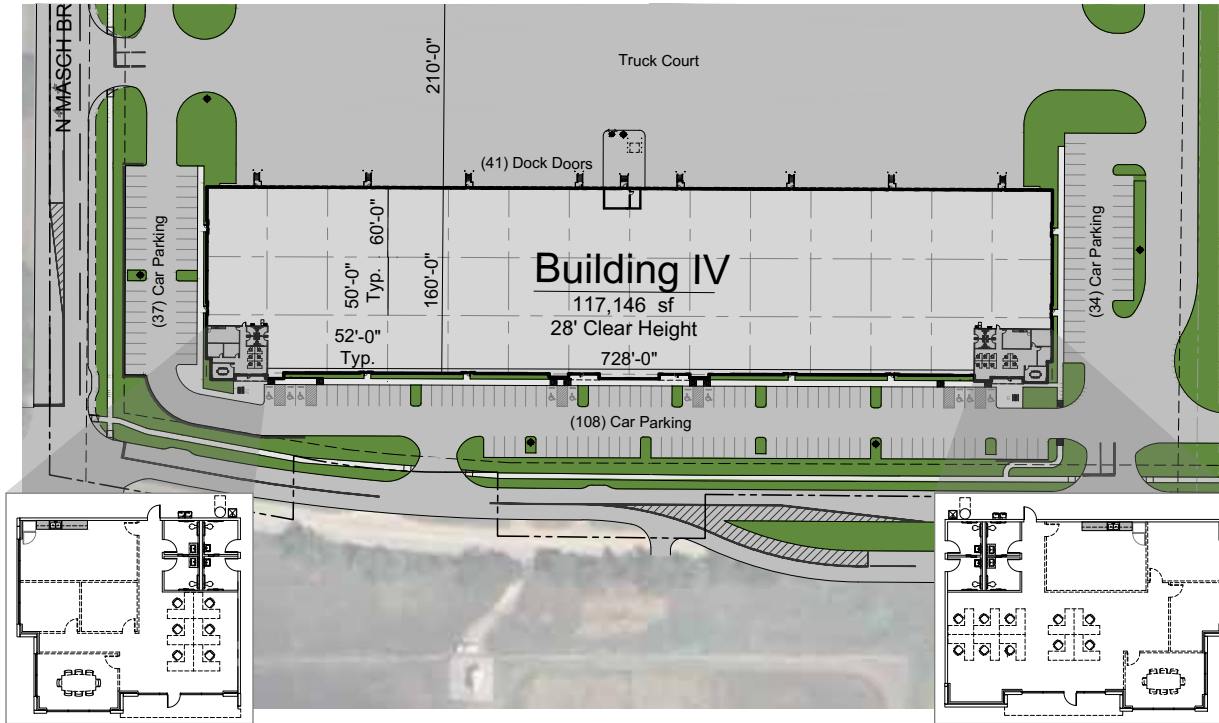
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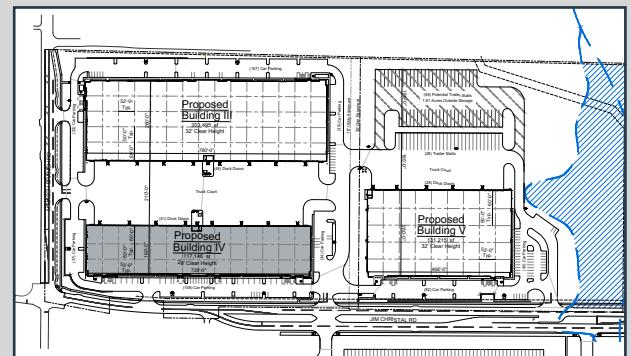


670 Masch Branch Road

## BUILDING HIGHLIGHTS

- 117,146 SF available
- Divisible to 24,960 SF
- Total spec office: 5,126 SF
  - West side office: 2,237 SF
  - East side office: 2,889 SF
- Clear height: 28'
- Dock doors: 40
- Building depth: 160'
- Column spacing: 52' x 50'
- Speed bay: 60'
- Truck court: 210' shared
- Front park rear load
- Easy access to Highway 380, I35E, I35W

## PROPERTY NAVIGATION Master Site Plan



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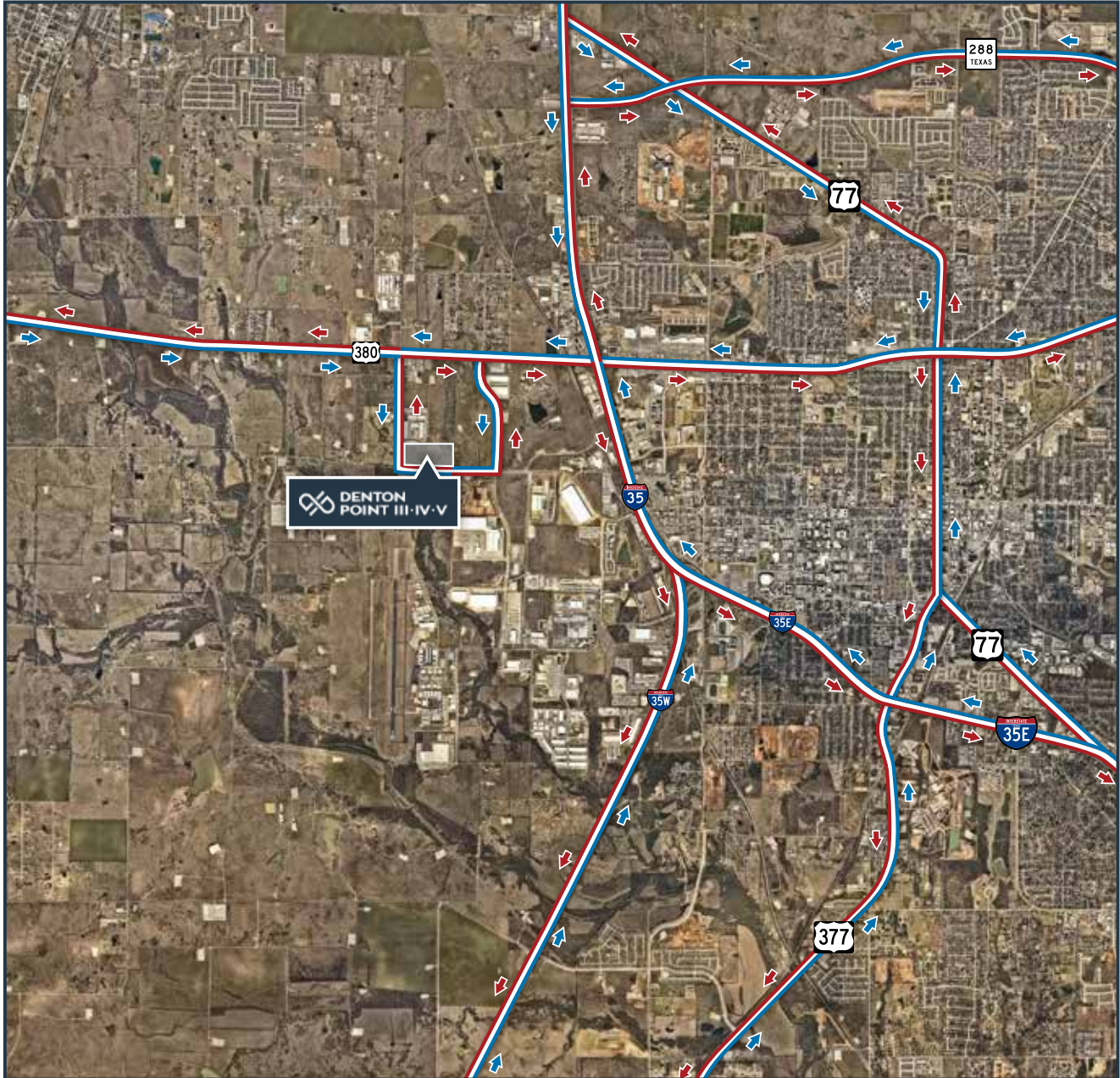


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# DENTON POINT III·IV·V



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## DENTON HIGHLIGHTS

- The current Denton population is 160,564 which is a 13% increase since the most recent census in 2020.
- There is an outstanding labor pool in Denton and surrounding areas including Sanger, Krum and Decatur.
- 69% of the employed workforce in Denton commutes outside the City for work. As businesses continue to relocate to Denton, it presents the opportunity for the labor in Denton and surrounding areas to live and work in Denton.
- University of North Texas and Texas Women's University total to an enrollment of nearly 60,000 students - Peterbilt, headquartered in Denton, has internship program opportunities with the engineering program at UNT.
- Low mill rates within Denton County, triple freeport tax breaks and affordable blue-collar housing create opportunities for new businesses to be up and running more efficiently.
- Quick and easy access to I-35E and I-35W provide direct truck routes to both Dallas and Fort Worth CBD's and interstate access for longer hauls.

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# DENTON POINT III·IV·V



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