

-DE35-

DENTON EXCHANGE 35

6901 N I-35, Buildings 1&2, Denton, TX 76207



DENTON TX'S NEWEST CLASS A INDUSTRIAL DEVELOPMENT

NOW AVAILABLE
43,125 SF - 129,721 SF

OWNED AND MANAGED BY:

EASTGROUP
PROPERTIES

LEASED BY:

STREAM

FORREST COOK

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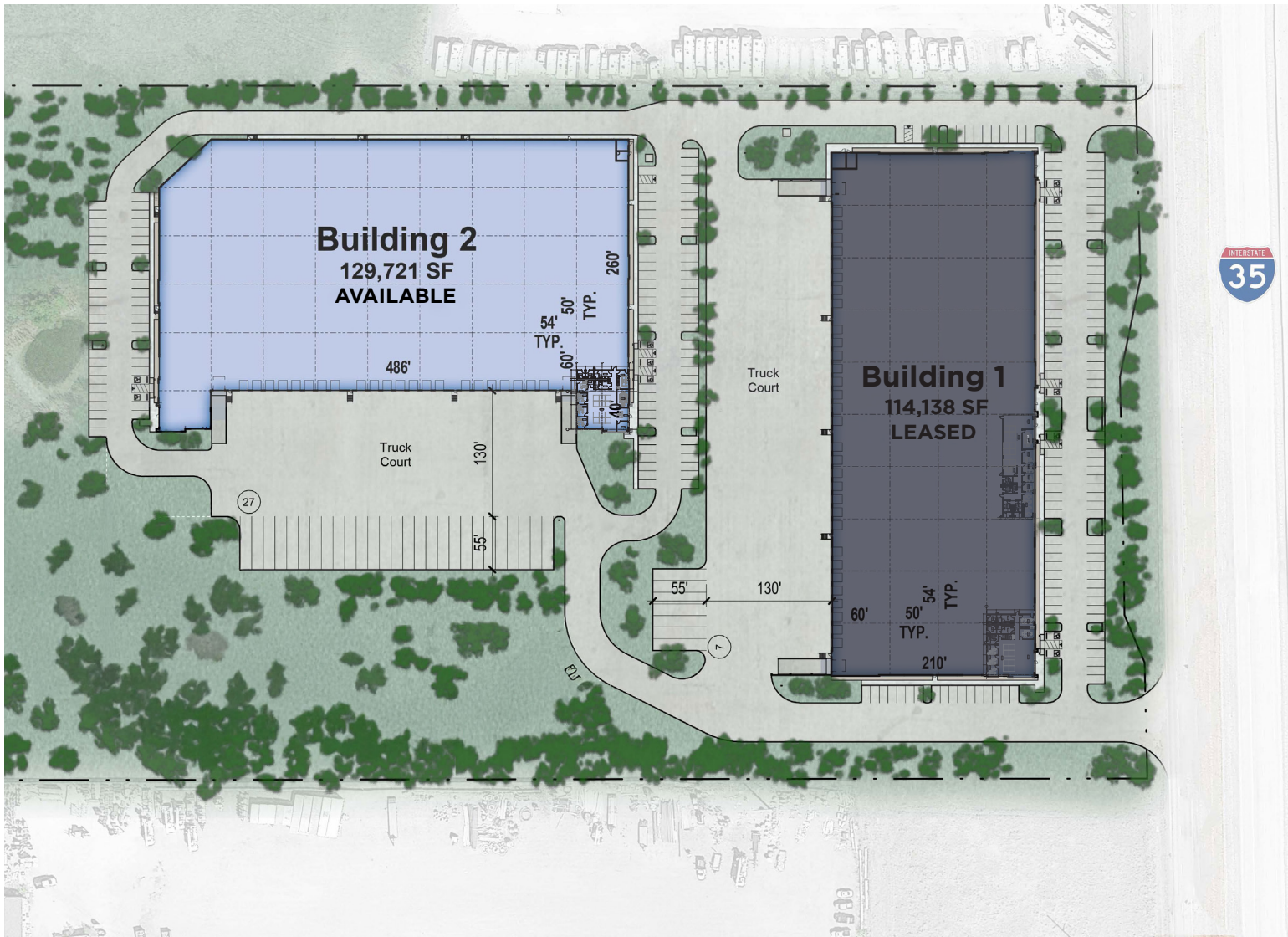
LOCATION & SITE PLAN

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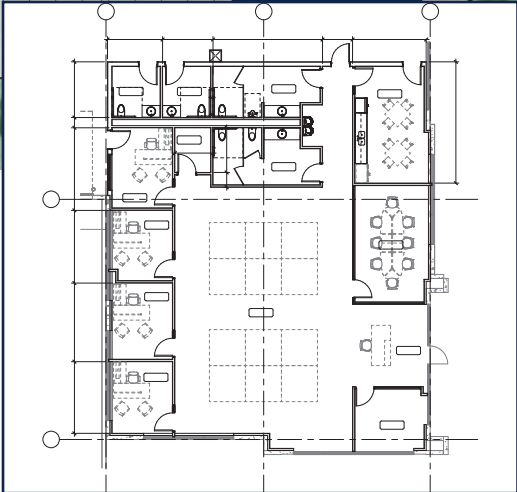
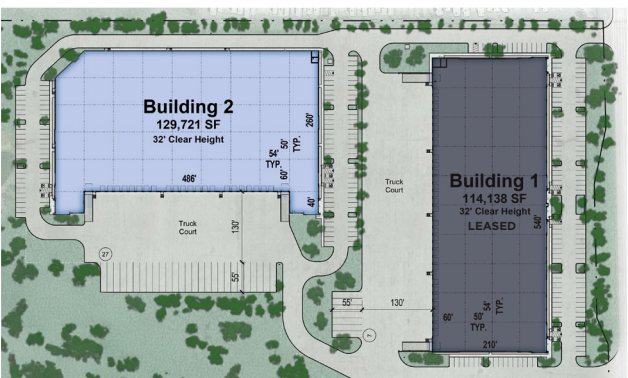
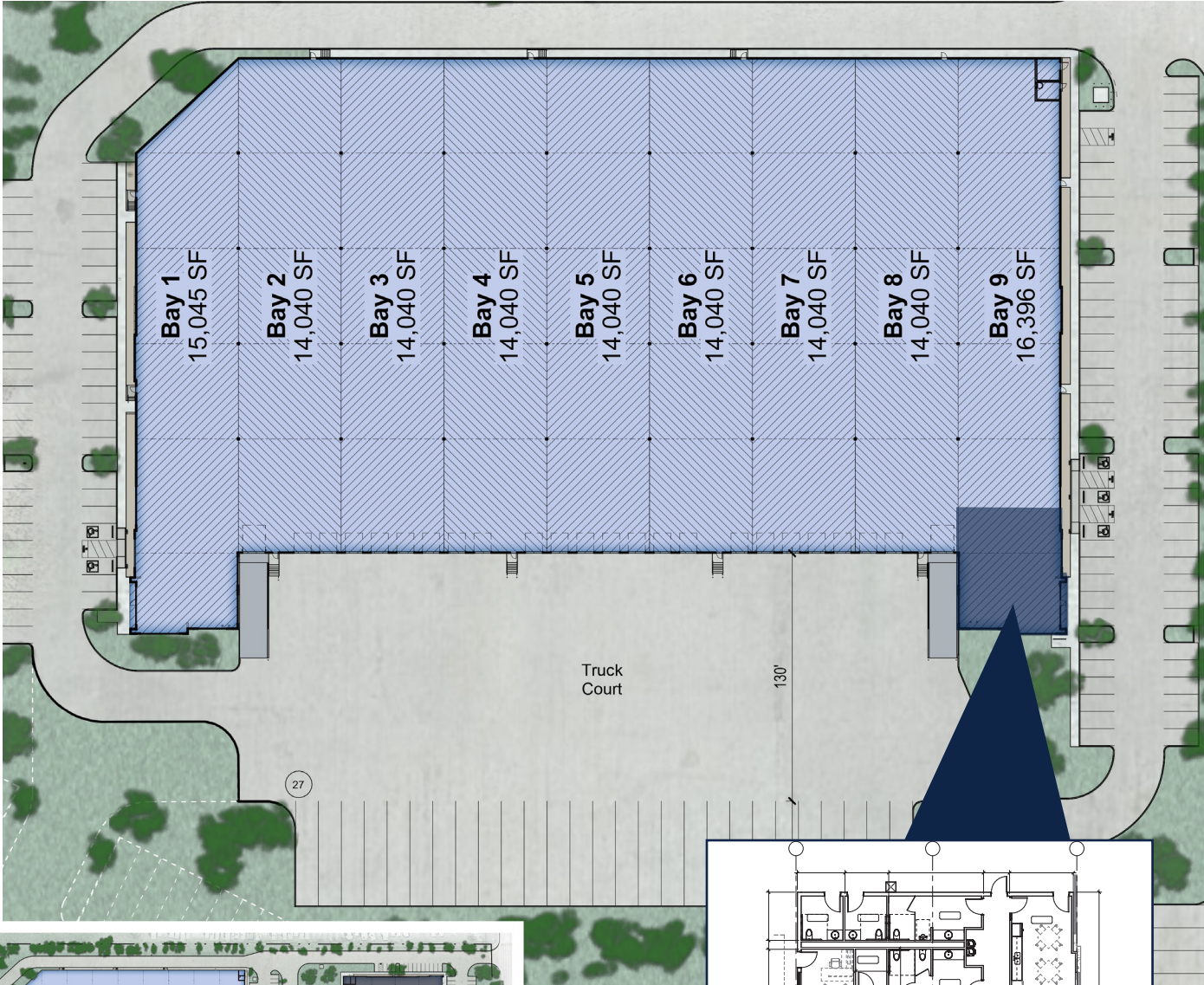
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43,125 SF - 129,721 SF AVAILABLE



BUILDING 2 - 129,721 SF AVAILABLE

BAY BY BAY FLOOR PLAN



-DE35-

BUILDING SPECIFICATIONS

- 129,721 SF Total Available
- Divisible to 43,125 SF
- Spec Office: 3,452 SF
- 260' Deep Front Park, Front Load
- 22 (9'x10') Dock High Doors
- 2 (12'x14') Ramped Doors
- 54'x50' Column Spacing with 60' Speed Bays
- 32' Clear Height
- 113 Car Parks (2 EV Car Parks)
- 27 Trailer Parks (With ability to expand up to 55 additional)
- ESFR Sprinklers

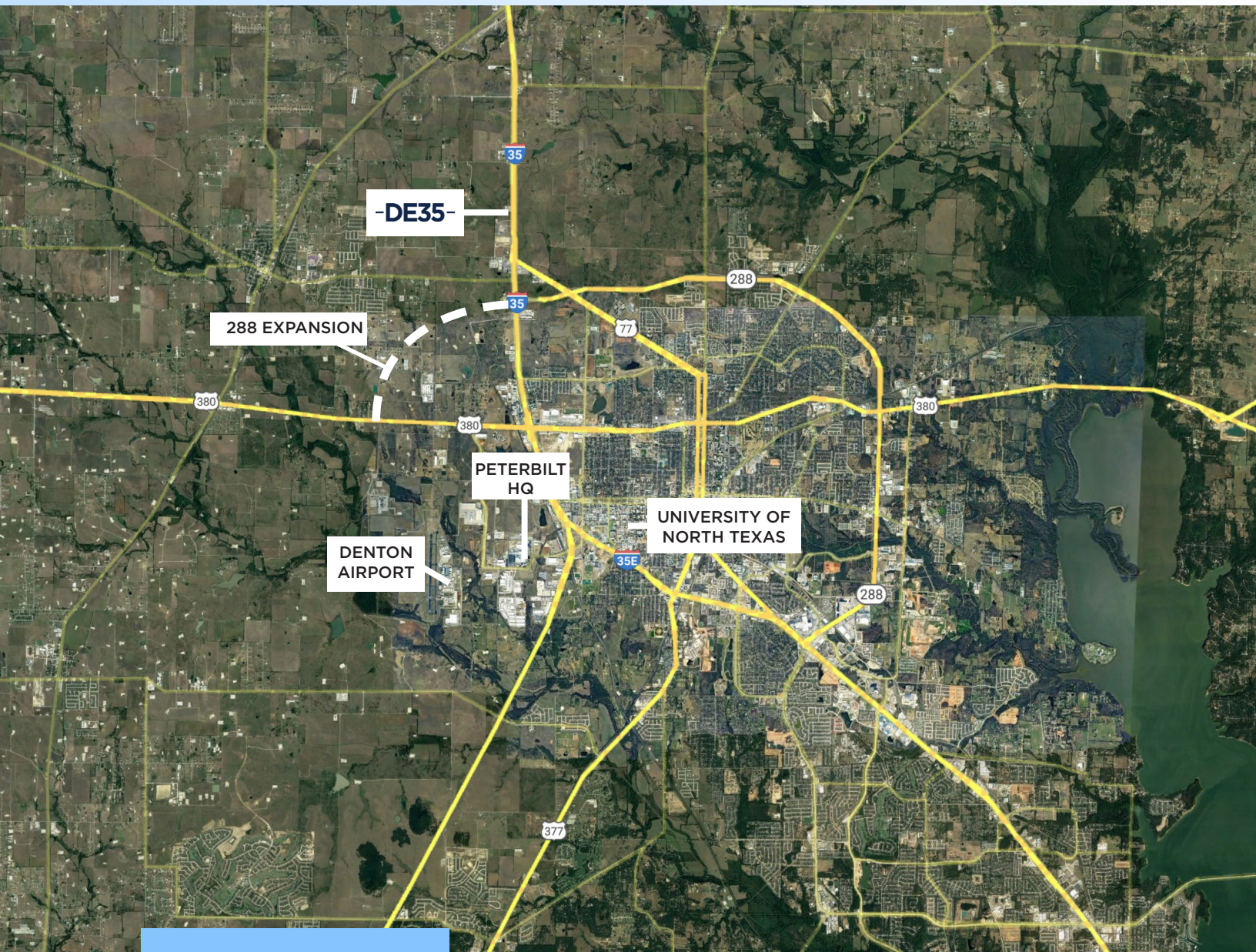


LOCATION INFORMATION

INGRESS/EGRESS MAP



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DRIVE TIMES

I-35	Highway Frontage with Immediate Access
Highway 288 Loop	6 Minutes
Highway 380	6 Minutes
DFW International Airport	32 Minutes
BNSF Intermodal	32 Minutes
Dallas CBD	51 Minutes
Fort Worth CBD	52 Minutes

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DENTON EXCHANGE 35

MEET THE NEIGHBORS



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