

2 380 8 LOGISTICS PARK

DENTON, TEXAS
LOOP 288 & US 380 DENTON, TX



PROPERTY VIDEO 

AVAILABLE FOR LEASE OR USER SALE

FOUR BUILDING, CLASS A, 802,825 SF INDUSTRIAL PARK

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EQT | EXETER





PROPERTY ADVANTAGES

Frontage on Loop 288
and 0.5 mile to US-380

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

Triple Freeport Tax Exemption

Access to dense labor
supply and rapidly
growing population pool

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

Tax abatements and
other incentives
available via
City of Denton

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SITE PLAN

	BUILDING 1	BUILDING 2	BUILDING 4
Size	183,800 SF	167,874 SF	283,275 SF
Divisible to	40,000 SF	40,000 SF	100,000 SF
Clear Height	32'	32'	36'
Dimensions	702' x 260'	648' x 260'	648' x 420'
Column Spacing	54' x 50'	54' x 50'	54' x 50'
Loading Bays	60'	60'	60'
Dock Doors	34	34	65
Ramp Doors	2	2	4
Truck Court	210' shared	210' shared	185'
Trailer Parking	0	0	63
Auto Parking	96	215	186
Sprinklers	ESFR	ESFR	ESFR
Configuration	Front Load	Rear Load	Cross Dock
Power	1200 Amp Service	1200 Amp Service	1200 Amp Service

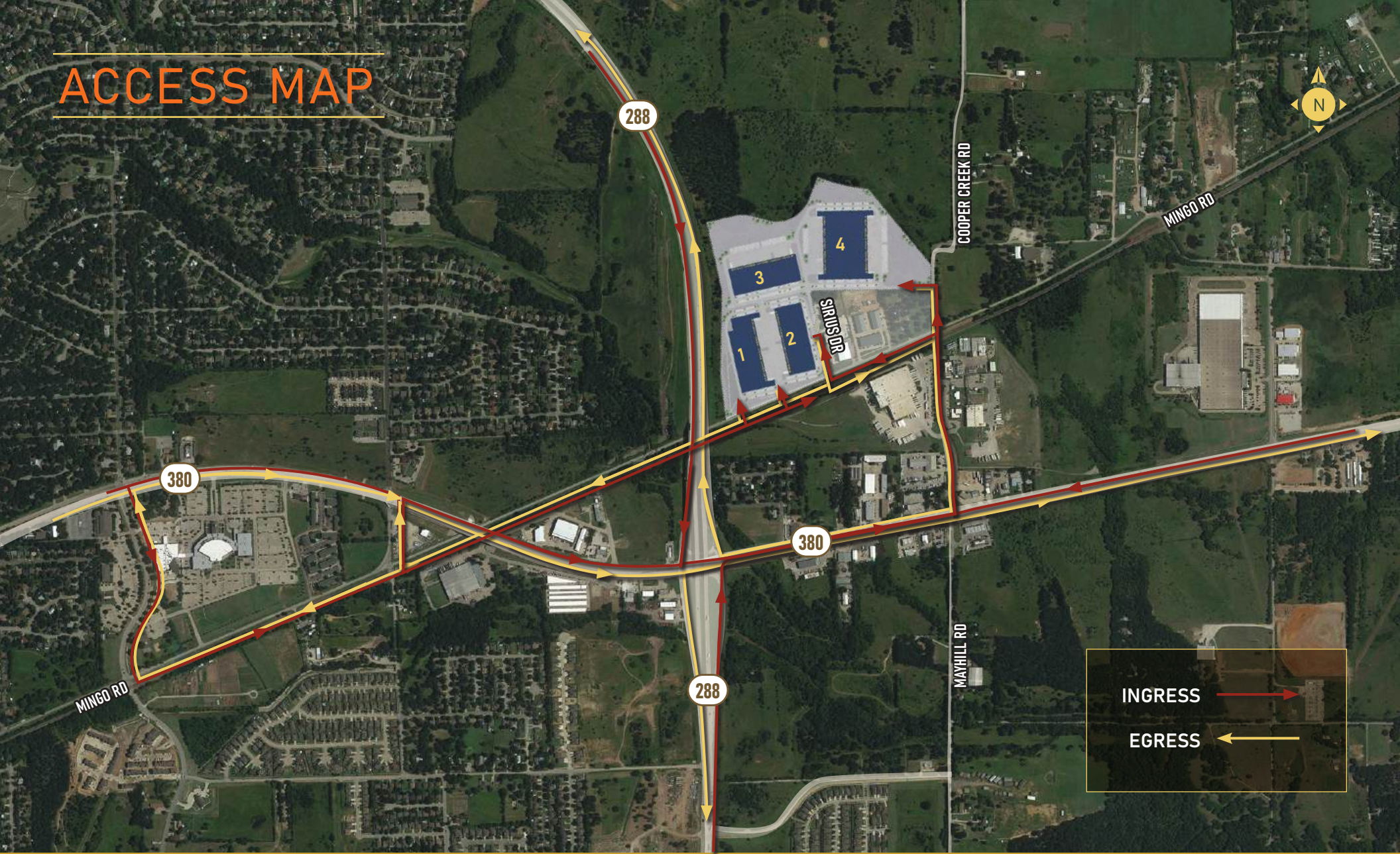
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ACCESS MAP



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288

BUILDING 1

BUILDING 3

BUILDING 2

BUILDING 4

MINGO RD



Premium
NSEW Access



Multiple Routes
to 380 & 288



Controlled Intersections providing
convenient access to highways



Excellent
highway visibility

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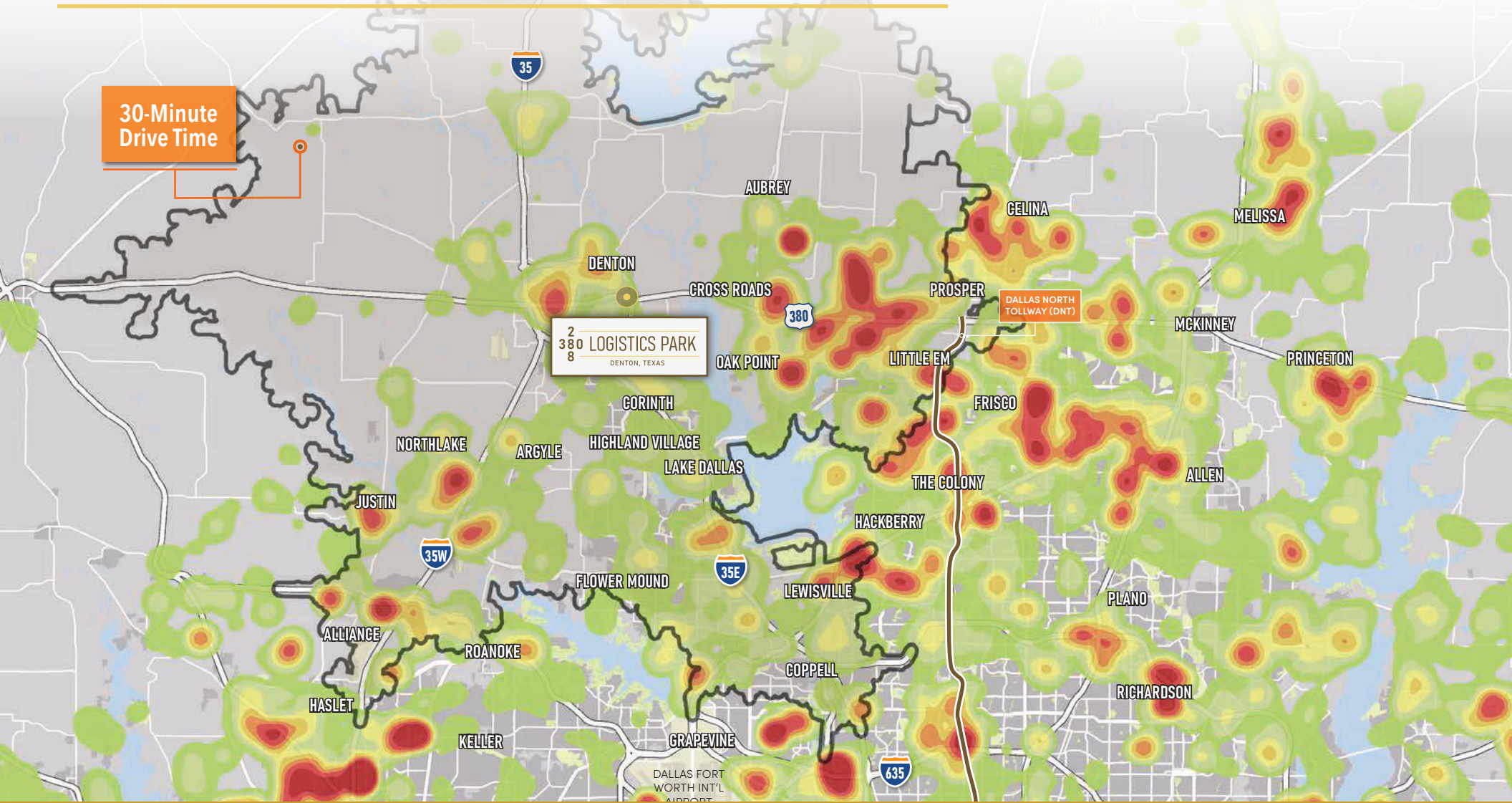
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POPULATION GROWTH HEAT MAP

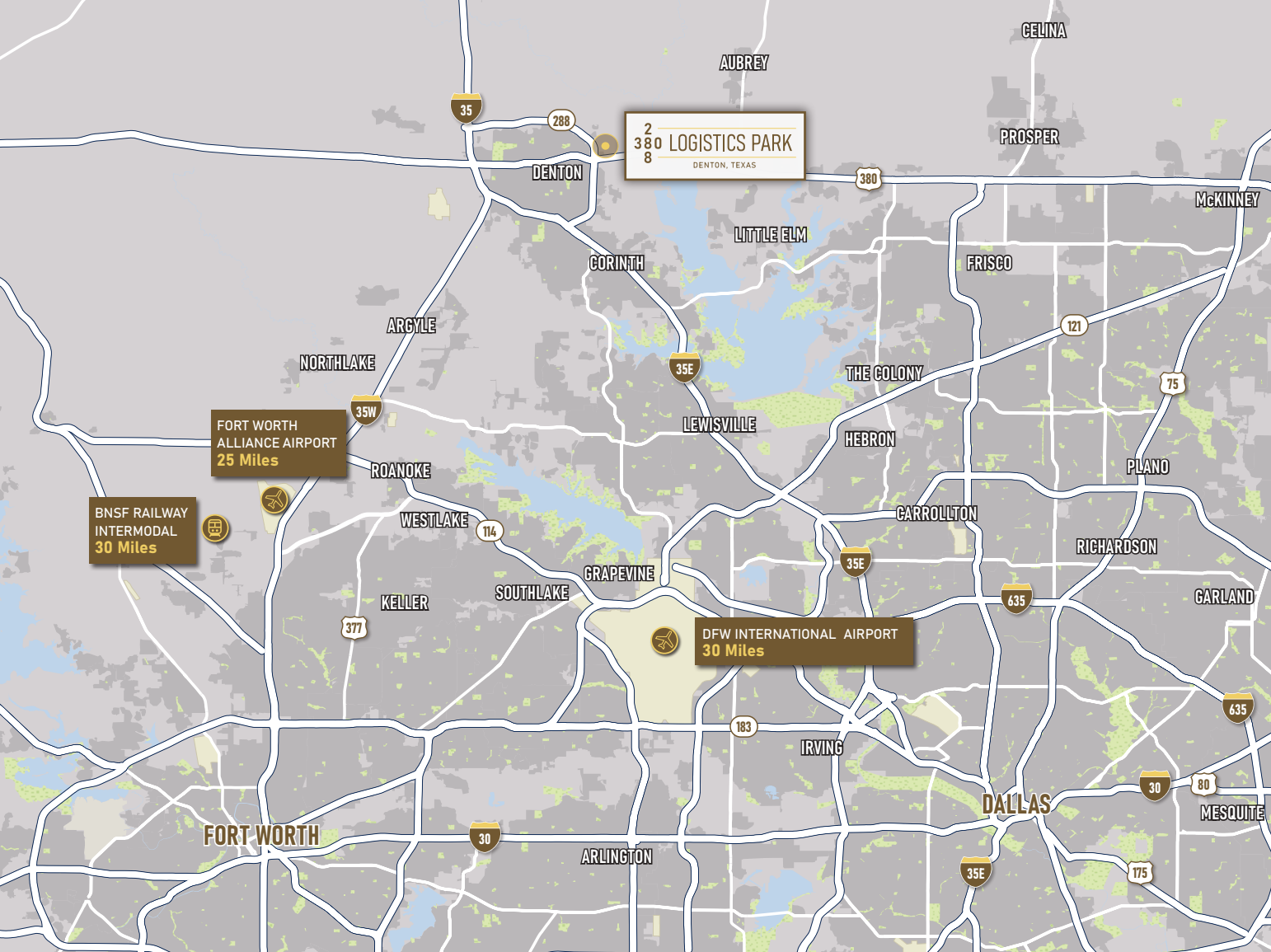


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LOCATION

Proximity to I-35W & I-35E convergence, creating excellent access to both Fort Worth and Dallas

Ability to reach 75% of the U.S. population by truck in 2 days and 99% within 3 days

Located within and surrounded by highest DFW population growth area (2019-2024)

*Standard trucking times and OSHA permitted driving times per day (11 hours per day) or even "based on standard and OSHA permitted 11-hour per day drive time

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