

I-35 CONVERGENCE - BUILDING 2 221 N. WESTERN BOULEVARD DENTON, TX 76207

A HUNT SOUTHWEST DEVELOPMENT



FOR LEASE - UP TO 227,420 SF STATE-OF-THE-ART, INDUSTRIAL DISTRIBUTION FACILITY





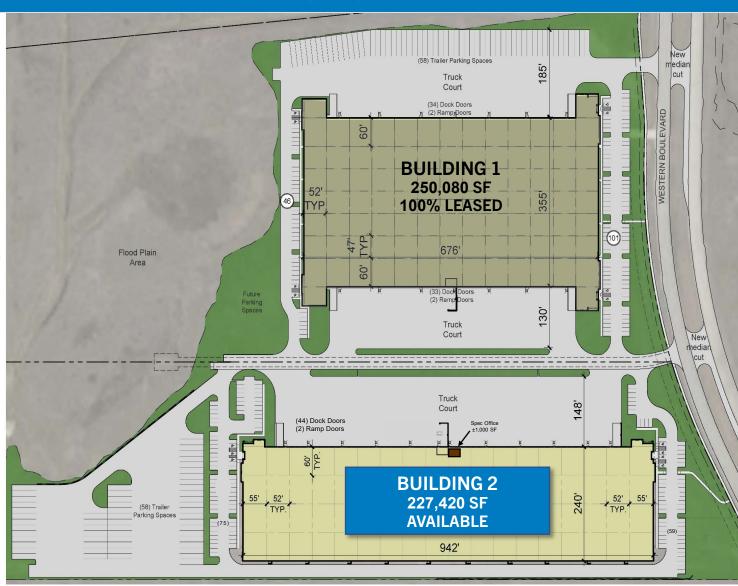


SITE PLAN

221 N. WESTERN BOULEVARD DENTON, TX 76207

BUILDING FEATURES

- > Concrete tilt-wall construction
- > Clear height 32'
- > 6" thick reinforced concrete slab
- > 60' deep x 52'-55' wide typical, staging bays are 60' deep
- > ESFR sprinkler system
- > LED warehouse lighting
- > Interior tilt walls are painted white
- > Columns painted 12' high with safety yellow
- > Skylights
- Overhead doors
- (44) 9' x 10' dock high doors
- (2) 12' x 14' drive in ramps
- > 277/480 volt, 3-phase, 4-wire system; Expandable to 2,000-amp service
- > 148' deep concrete truck court
- > 58 trailer parking spaces
- > 134 car parking spaces
- > Spec Office ±1,000 SF
- > (24) dock positions to receive:
 - SERCO 40,000 lb. 7x8 Mechanical Pit Leveler
 - SERCO 700 Dock Seal





AERIAL

221 N. WESTERN BOULEVARD DENTON, TX 76207

LOCATION & AMENITIES

- > Located in the Westpark Industrial Park
- > Easy access to/from I-35E, I-35W, & US-380
- > Proximate to Rayzor Ranch Marketplace, which provides retail/restaurant amenities
- > Proximate to abundant, cost effective labor
- > 2.2857 Ad Valorem Tax Rate, among the lowest in the Metroplex
- > Power provided by Denton Municipal Electric (DME), which offers highly competitive rates and reliable power
- Minutes from Denton Enterprise Airport, which offers flight instruction, air cargo, aircraft charter, and private aircraft landing and usage









MAP & CONTACT INFO

221 N. WESTERN BOULEVARD DENTON, TX 76207

FOR MORE INFORMATION PLEASE CONTACT:

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