

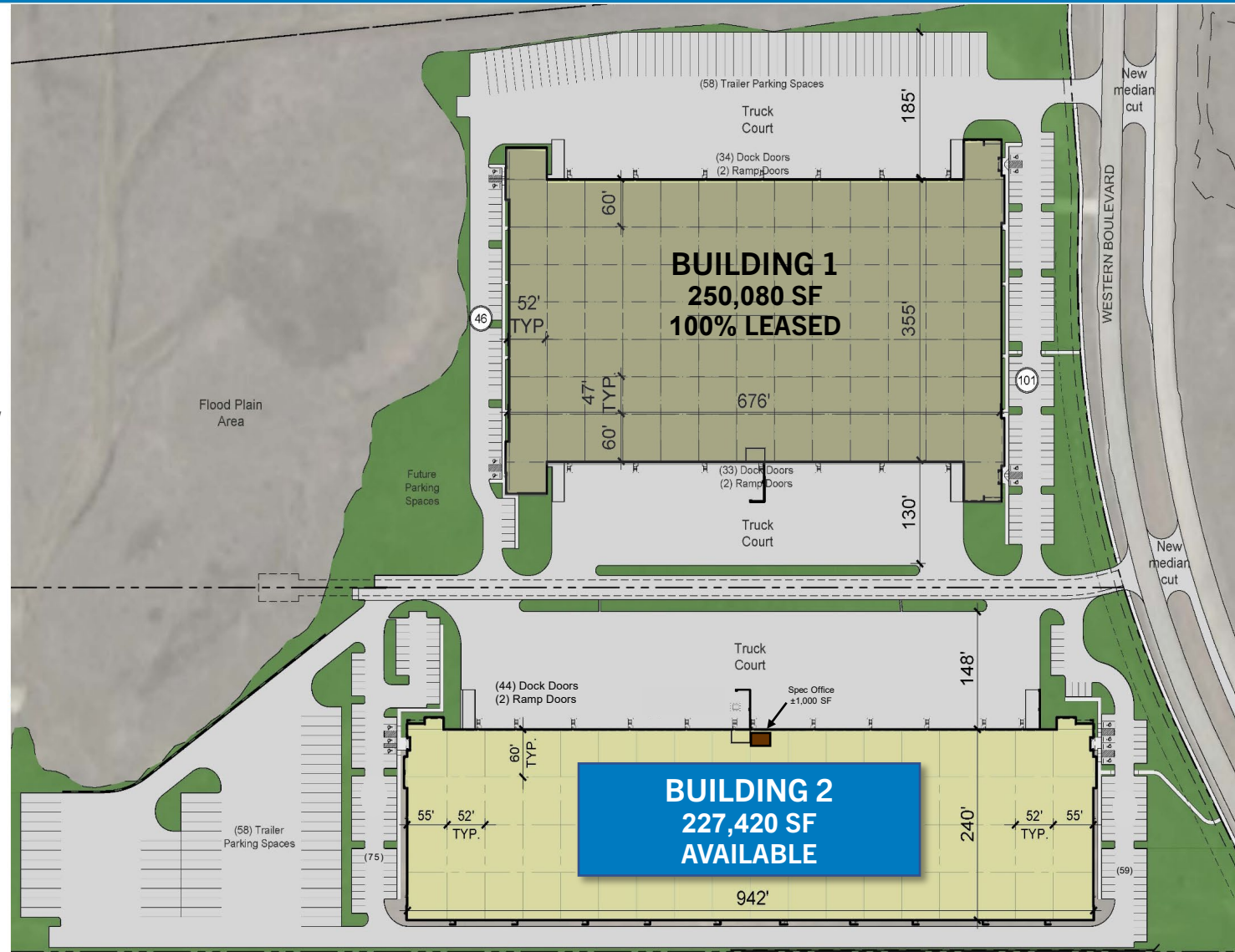


***DELIVERING FEBRUARY 2023***

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

## 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



## 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

