

940 Masch Branch Rd. Denton, TX



- **\$5.75/SF Modified Gross**
- Space Size: 73,500 SF
- Office Size: 1,025 SF
- Zoning: Light Industrial
- 26' Clear Height
- 3-Phase Power
- Warehouse Lighting
- (14) 9' x 10' Docks
- (2) 12'W x 14'T Grade Level
- Close to I-35
- High-Speed Internet
- ESFR Fire Suppression

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This office/warehouse is located in the Denton Creek Business Park, conveniently located a few miles from I-35 and US 380 intersection. This facility is ideal for manufacturing, assembly and distribution. There are two separate loading areas on either side of the building, with staff parking between. Additional doors and office space can be added. Call Broker today for more details or to schedule a tour!

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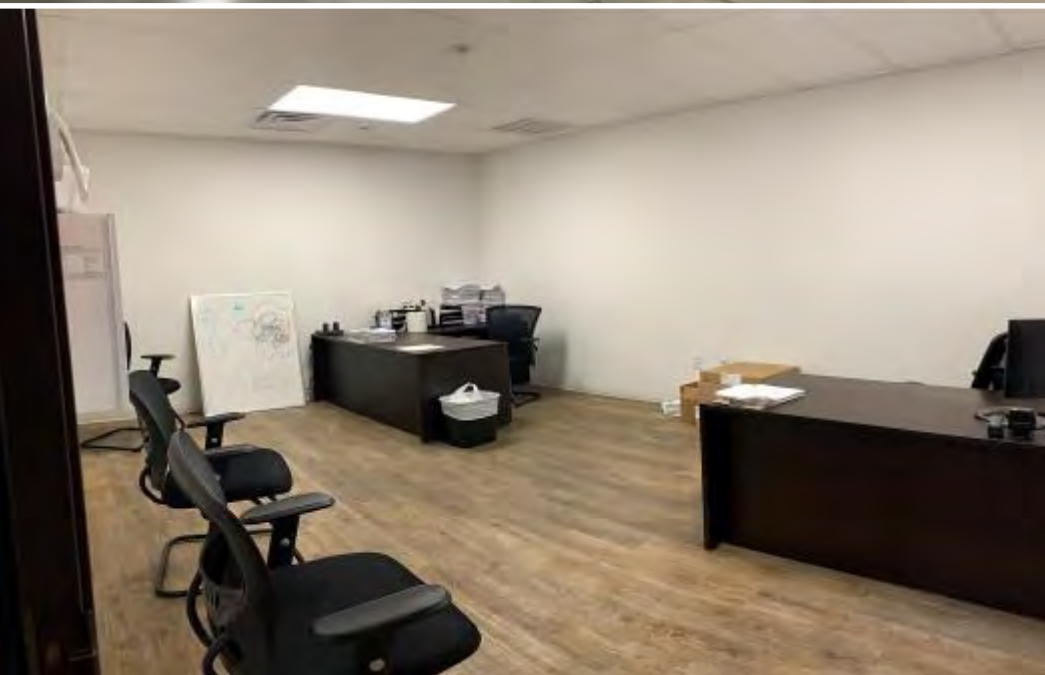
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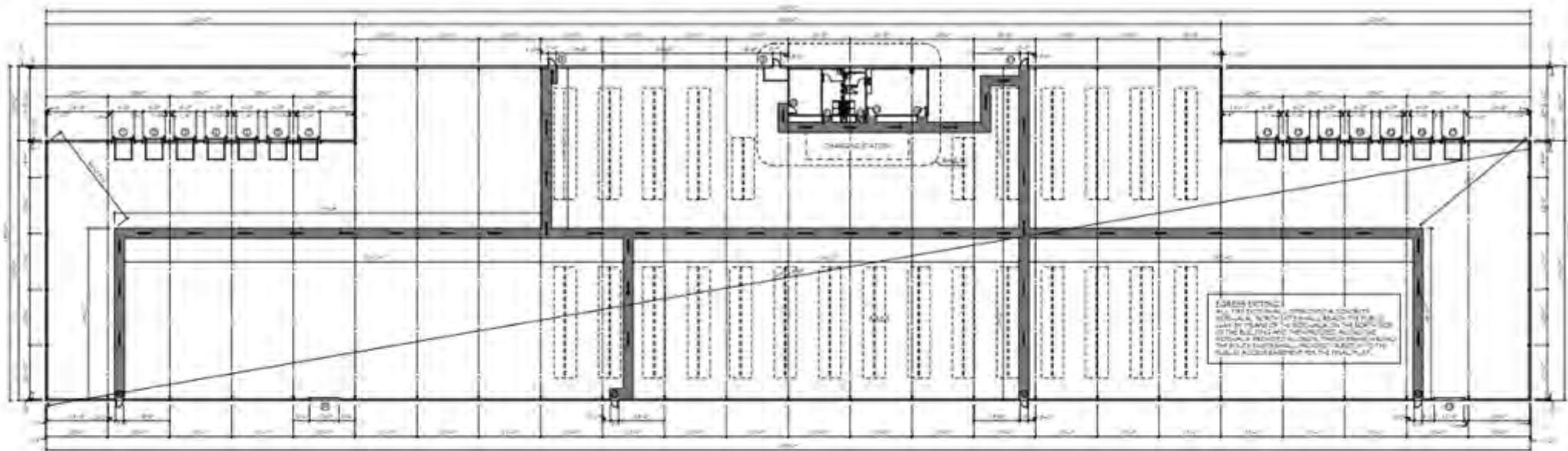


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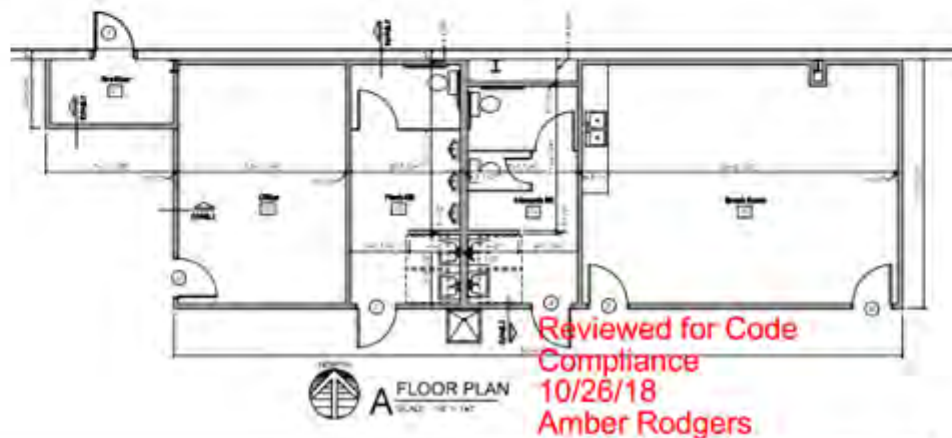
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Space can be demised to a minimum of 36,750 SF.



Reviewed for Code
Compliance
10/26/18
Amber Rodgers

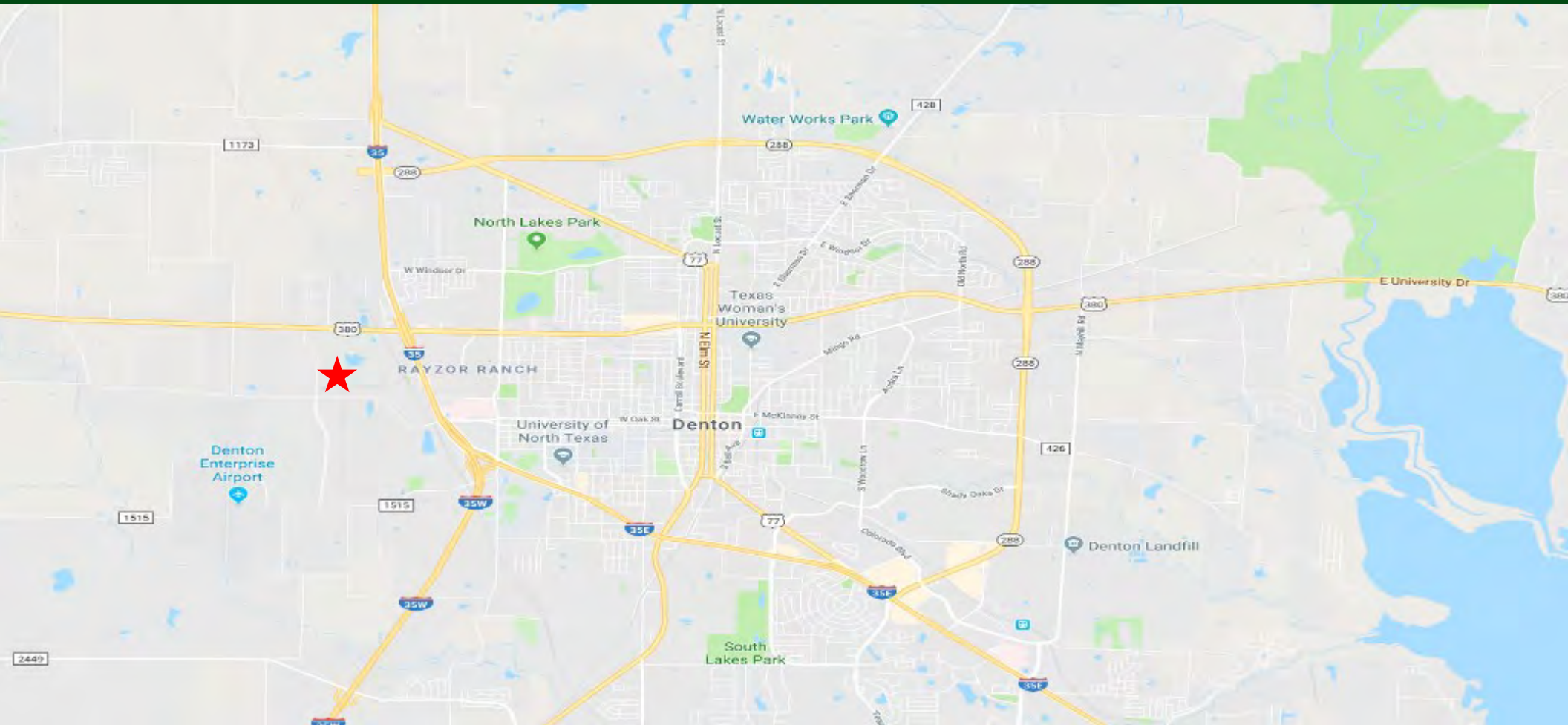


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Located in Denton's Industrial Corridor



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