

950 N Masch Branch Rd. Denton, TX 76207



©TEXAS AEROGRAPHICS
800.839.2376
0331170019

- **\$ 4.70/sf NNN**
- Site Size: 99,000 SF
- Office: Approx. 2,000 SF
- Zoning: LI (Light Industrial)
- 3-Phase Power
- 26' Clear Height
- (30) 9'W x 10'T Dock Doors
- (2) 12'W x 14'T Grade Level
- Warehouse Lighting
- 50 Parking Spaces
- 35,000 lb Dock Levelers
- ESFR Fire Suppression
- High-speed Internet
- Close to I-35
- Power Drops Throughout

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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 30 loading docks and a large truck court with excellent truck access throughout the business park. Additional grade-level doors and office space can be added (rate will change). Call Broker today for more details or to schedule a tour!

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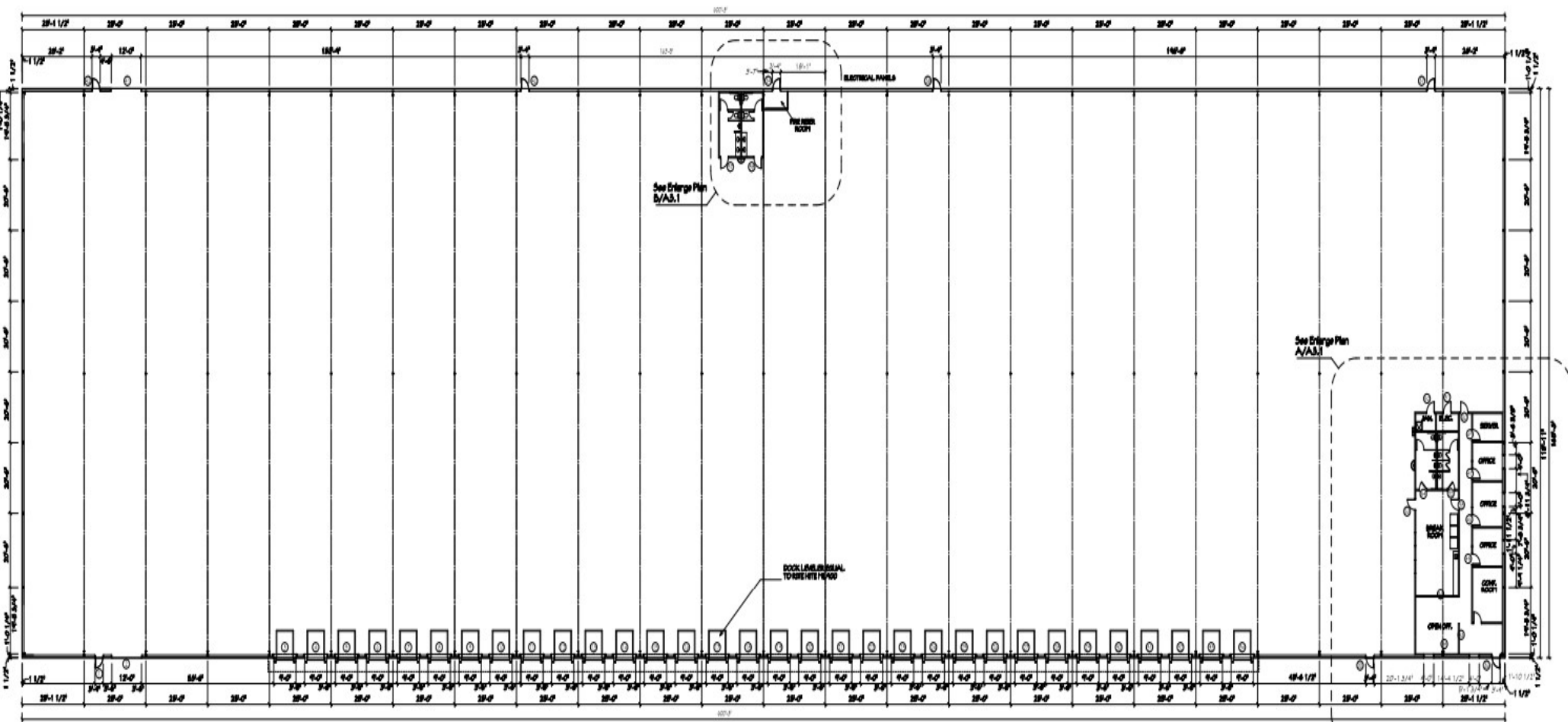


*Office furniture available.



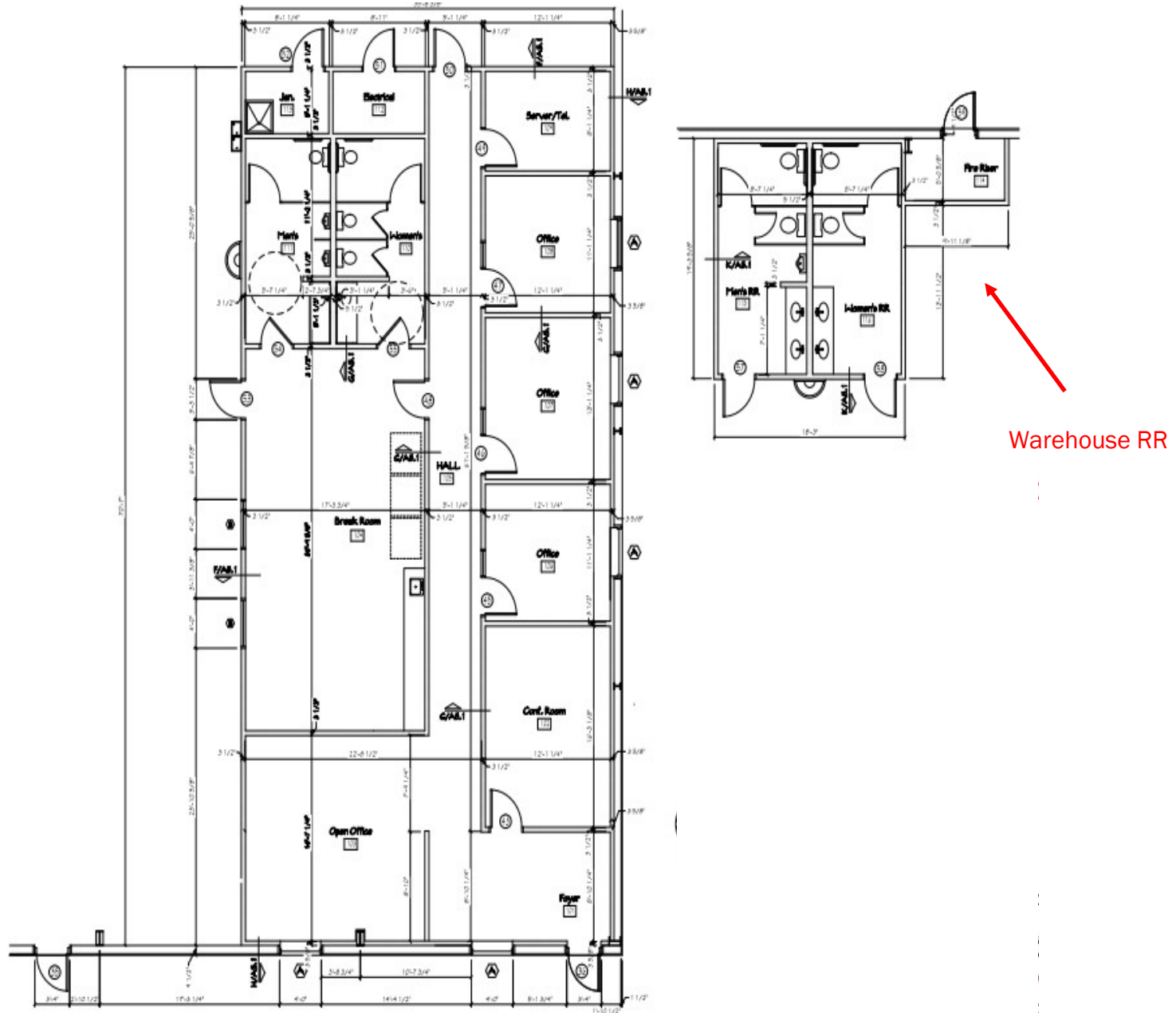
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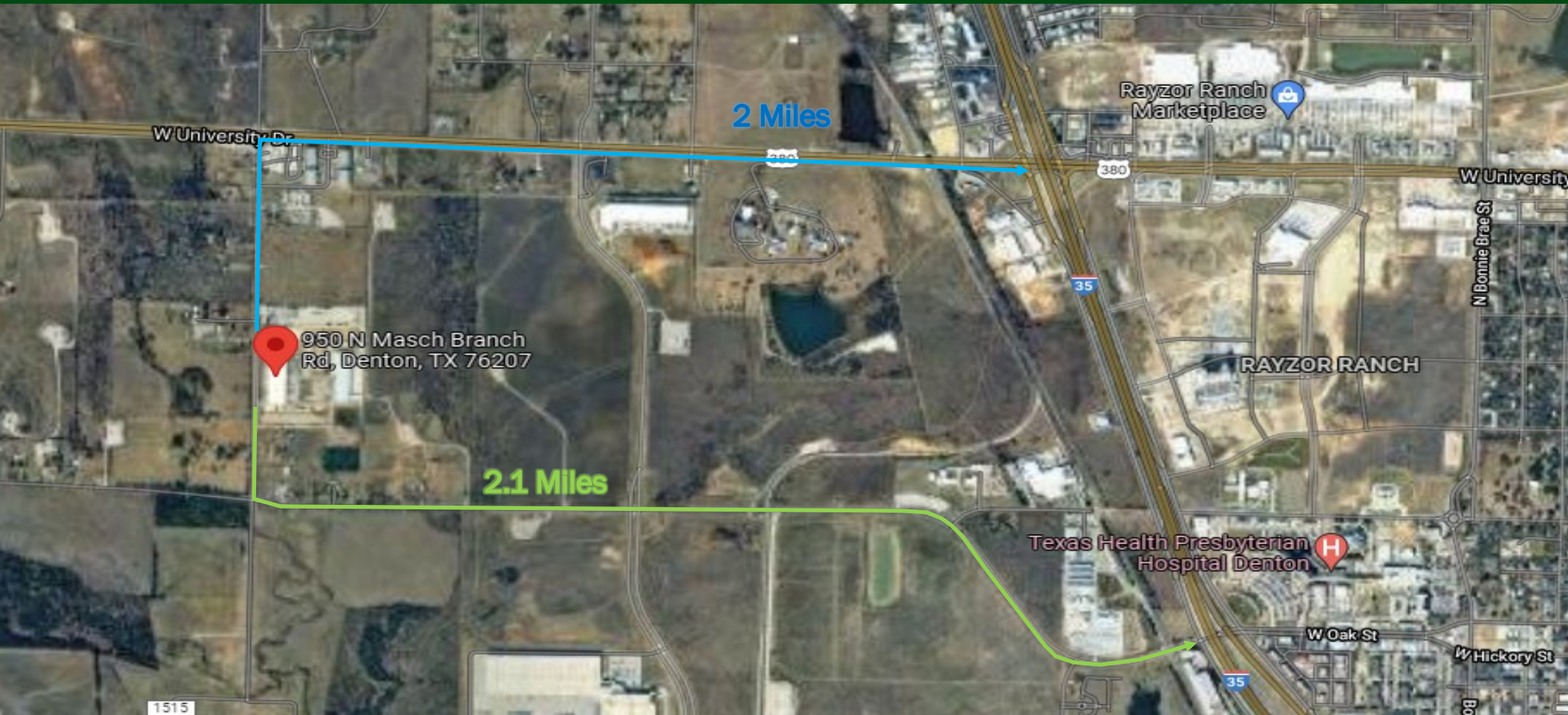


 **FLOOR PLAN**
SCALE 1/16" = 1'-0"
NORTH

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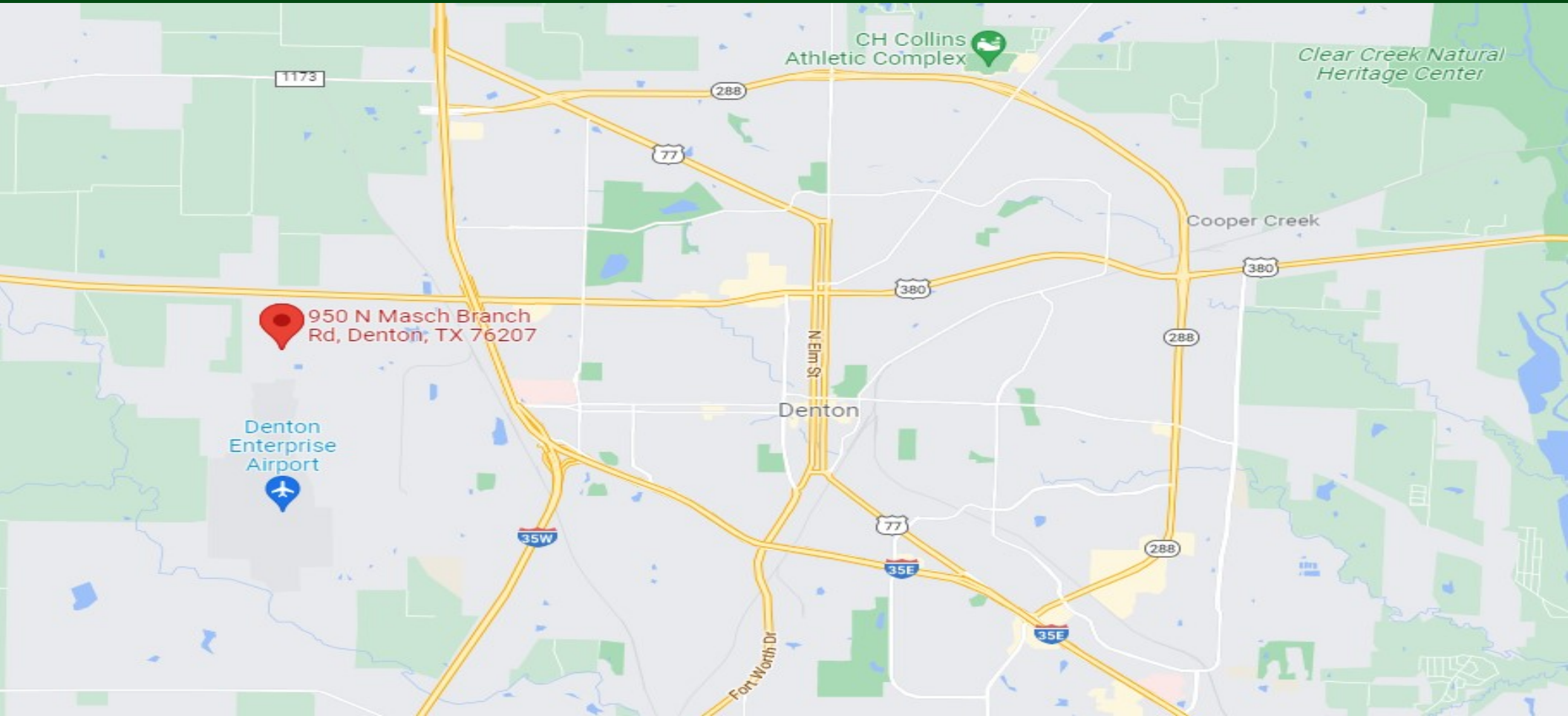


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