



PROPERTY SUMMARY

PROPERTY:	Denton Business Park
ADDRESS:	3401 E University Dr (Hwy 380), Denton, TX
LOCATION:	East on US Hwy 380 (University Drive) from Loop 288. Location just blocks away from the intersection on the North side.
TYPE/ZONING:	Commercial Office Retail Light Manufacturing
AVAILABLE:	<u>Suite 104 – 3,700 SF</u> – Office – Multiple private offices, Bullpen area, break room and private Restrooms. <u>Suite 111 – 4,892 SF</u> – Open Warehouse – w/ Restroom - 1 OHD 15' Clear height. Can combine with Suite 112 (+/- 9,784 SF) <u>Suite 112 – 4,892 SF</u> – Open Warehouse – w/ Restroom - 1 OHD 15' Clear height. Can combine with Suite 111 (+/- 9,784 SF)
RATE:	<u>Suite 104</u> - \$13.00/SF + NNN (\$3.11/SF) <u>Suite 111 & 112</u> - \$10.00/SF + NNN (\$3.11/SF)
TERMS:	3 – 5 Years
LAND:	Approx 3.06 AC
UTILITIES:	Tenants Expense - All existing to the site
SIGNAGE:	Available per city ordinances
PARKING:	140 Spaces
LISTED:	LoopNet, Costar, Denton Sites, and many other sites
COMMENTS:	Business Park with move in ready office space or warehouse space. Large separate units available with great location for light manufacturing and come with designated parking. High Traffic / High Visibility just off the intersection of Loop 288 and E University.

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