

MAYHILL38Q

BUSINESS PARK

FOR SUBLEASE

36,300 SF AVAILABLE

1500 N MAYHILL RD, DENTON, TEXAS 76208



BRAD BALKE, SIOR +1 214 354 7522
BRAD.BALKE@KBCADVISORS.COM

PARKER ALEXANDER +1 214 934 6030
PARKER.ALEXANDER@KBCADVISORS.COM

KBC ADVISORS | DALLAS
1500 N MAYHILL RD, DENTON, TEXAS 76208



PROPERTY ADVANTAGES

288

380

BUILDING 3
77,981 SF

AVAILABLE
36,300 SF

BUILDING 1
91,745 SF

LEASED

MAYHILL RD

Frontage on US Highway 380 and 0.5 mile to Loop 288

Excellent access to I-35W & I-35E via Loop 288

Triple Freeport Tax Exemption

Access to dense warehouse labor supply

Up to 50% reduction in electrical rates via Denton Municipal Electric Economic Growth Rider

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PROPERTY VIEWPOINT

BUILDING 1
91,745 SF

AVAILABLE
36,300 SF

LEASED

BUILDING 3
77,981 SF

Convenient routes from DFW
Airport and the BNSF Intermodal
at Alliance

Immediate access to the fastest
growing communities in
Dallas-Fort Worth

Limited Class A Logistics product
along US Highway 380

Adjacent to signalized intersection

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PROPERTY SITE PLAN



BUILDING 2

Size	91,745 SF
Available	36,300 SF
Clear Height	32'
Column Spacing	54' x 50'
Loading Bays	60'
Dock Doors	9
Truck Court	210'
Sprinklers	ESFR
Configuration	Front Load

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ACCESS MAP

MAYHILL 380
BUSINESS PARK

380

MINGO RD

380

288

MAYHILL RD

35

426



- LOOP 288
0.5 MILES
- HWY 77
4 MILES
- I-35E
5 MILES



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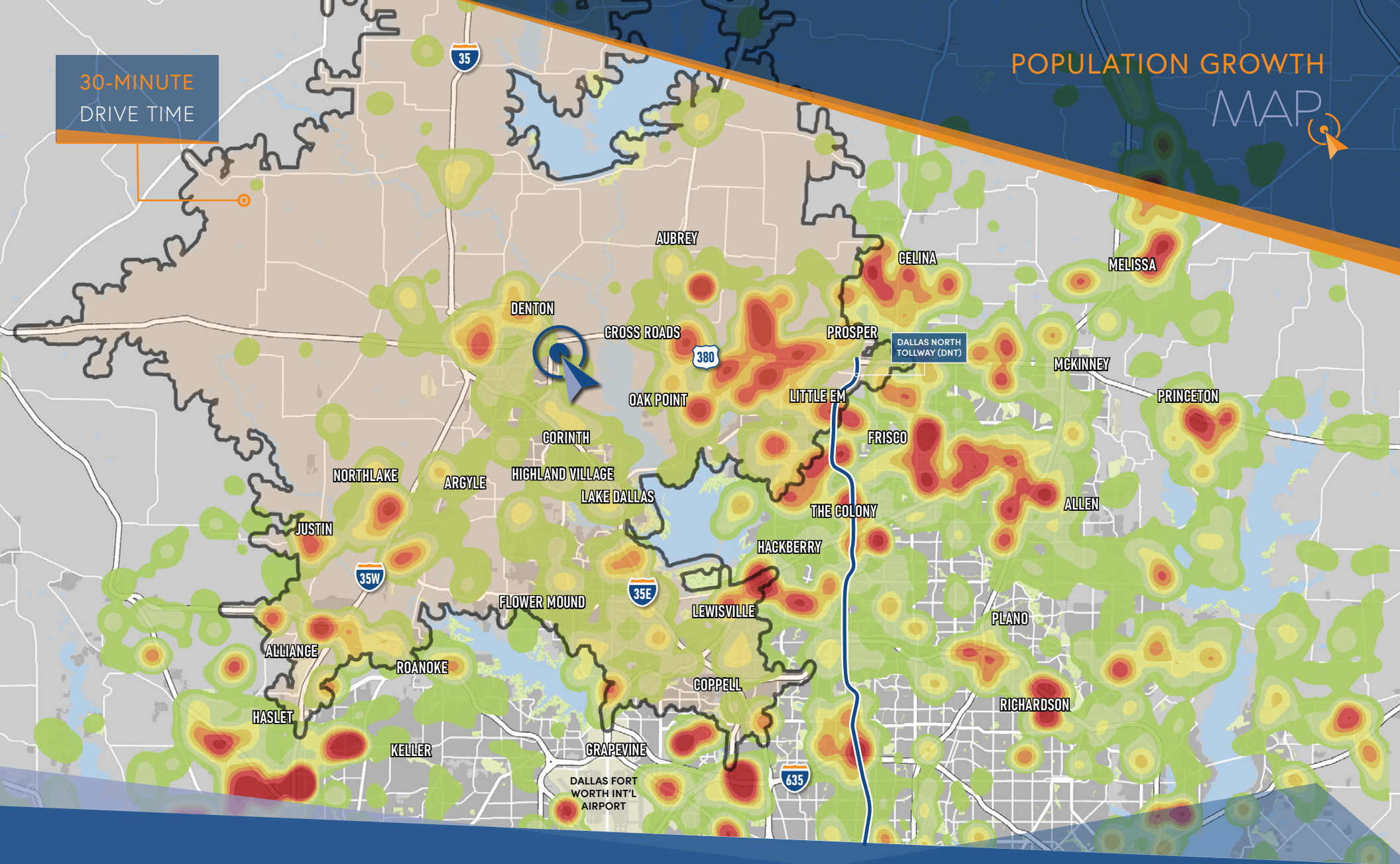
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30-MINUTE
DRIVE TIME

POPULATION GROWTH MAP



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**DFW INT'L
AIRPORT**
24 MILES

**FORT WORTH
ALLIANCE INT'L
AIRPORT**
26 MILES

**BNSF
INTERMODAL
ALLIANCE**
29 MILES

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