

westgate

BUSINESS PARK



1450,1500,1550 WESTERN BLVD., DENTON TX



Master-planned business park totaling
409,060 SF of Class A industrial space

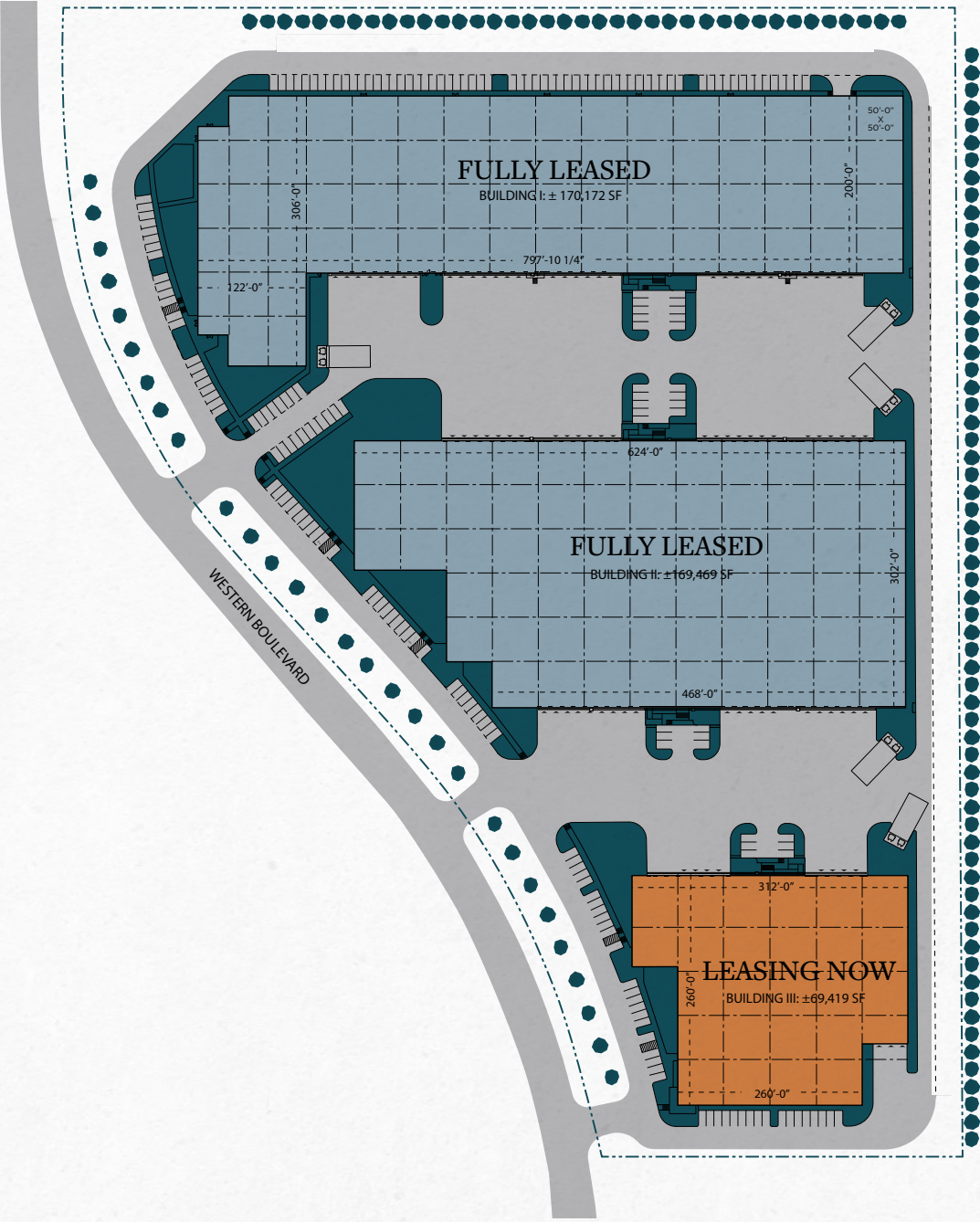
69,419 SF freestanding, new-construction
warehouse available for lease

Excellent connectivity with efficient access
to I-35 and Highway 380

Access to a large, skilled labor pool across
Denton County and surrounding markets

Located within an established industrial
ecosystem, offering operational synergies,
supplier access, and shared infrastructure

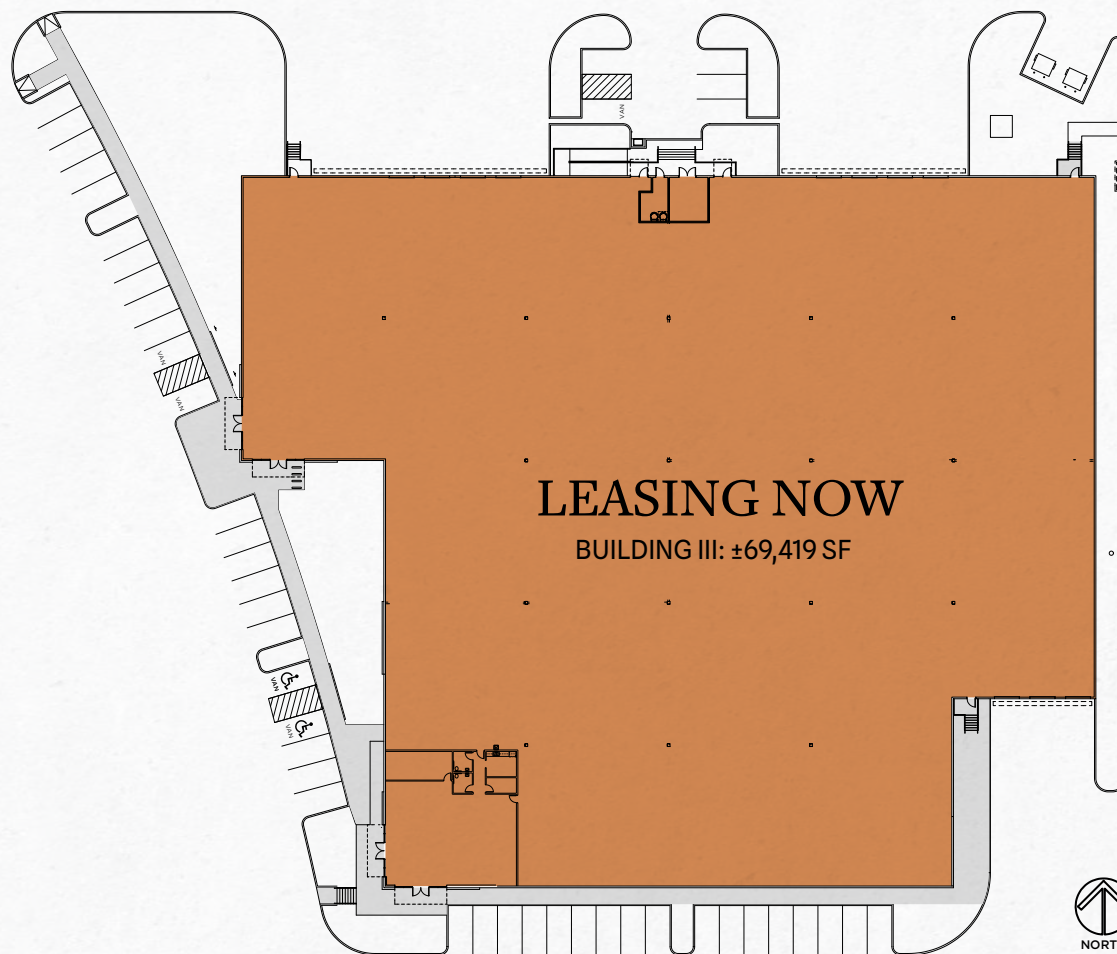
POSITIONED FOR SPEED
BUILT FOR SCALE



1450 n.

WESTERN BLVD.

Building Size	69,419 SF
Office Space	±1,998 SF Spec Office
Clear Height	28'
Fire Protection	ESFR sprinklered
Loading	13 dock-high doors
Column Spacing	50' x 52'
Electric	1,200A 277/480V
Floor Thickness	6" Reinforced Concrete Floor Slab, 4,000 PSI
Car Parking	±45 spaces – can expand to ±139
Trailer Parking	Expandable to 16



1450 n.

WESTERN BLVD.

SUITE 300

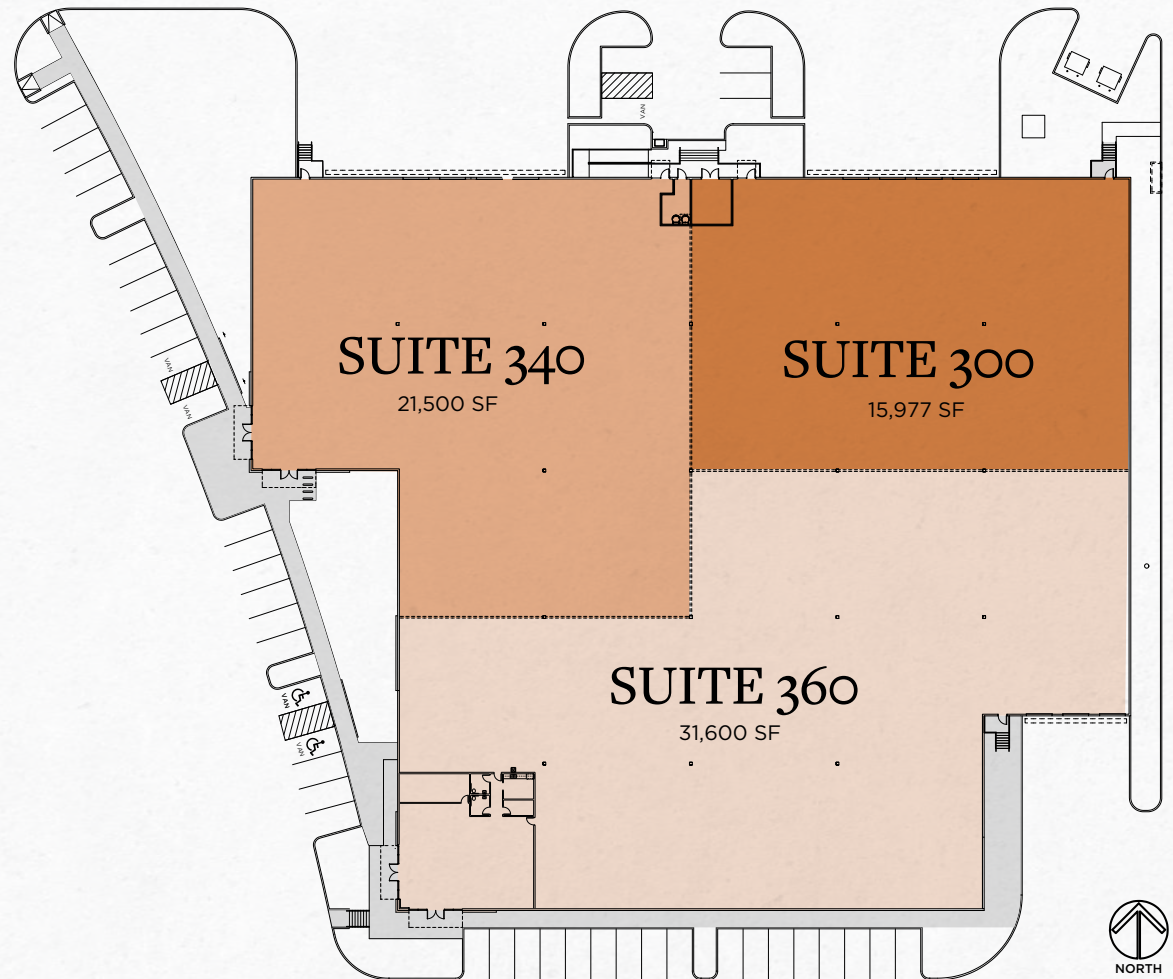
Available Space	±15,977 SF
Office Space	Build-to-Suit
Loading	4 dock-high doors
Configuration	Front Load

SUITE 340

Available Space	±21,500 SF
Office Space	Build-to-Suit
Loading	6 dock-high doors
Configuration	Front Load

SUITE 360

Available Space	±31,600 SF
Office Space	±2,500 SF
Loading	3 dock-high doors
Configuration	Front Load





westgate
BUSINESS PARK

**I-35
1.4 MILES**

35E

Lewisville

35W

377

170

Keller

**DFW AIRPORT
30.7 MILES**

26

635

Carrollton

289

121

University Park

12

**LOVE FIELD AIRPORT
39.3 MILES**

356

Dallas

**DALLAS CBD
42.7 MILES**

45

12

Grand Prairie

360

161

Irving

183

Haltom City

820

Arlington

30

303

20

287

Fort Worth

30

**FORTH WORTH
CBD
36.3 MILES**

Saginaw

496

81

114

199

Decatur

380

377

Benbrook

denton

INDUSTRIAL HUB



westgate

BUSINESS PARK



FOR MORE INFORMATION, PLEASE CONTACT

clay balch

Executive Managing Director
+ 1 972 663 9853
clay.balch@cushwake.com

david eseke

Vice Chairman
+ 1 972 663 9852
david.eseke@cushwake.com

grace lee

Associate
+ 1 972 663 9852
Grace.lee1@cushwake.com

