

4601 Jim Christal Road

Denton, TX 76207

Key Facts

Property type	Industrial space
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Building size	421,753 SF
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Available size	±102,198 SF
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Contact Us

Learn more about this property or schedule a tour by reaching out to our local investment and leasing officer.

Colby Schraegle

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Building Specifications

Building Size: 421,753 SF

Available Size: ±102,198 SF

Office-to-Suit

Column Spacing: 54' x 50' w/ 60' speed bays

Clear Height: 36'

Cross-Dock: 210' Deep, 486' Long

Dock Doors: 26 (9' x 10')

Drive-In Doors: 1 (14' x 16')

Truck Court Depth: 190'

Car Parking: 62 spaces

Trailer Parking: 34 spaces

Fire Protection: ESFR sprinkler system

Lighting: LED w/ motion sensors to 30 FC w/ 10' whips

Dock Levelers: 13 - 35k lb. mechanical pit-style levelers

Power: 2,000 KVA 4,000 amp main building service
Suite 107 - 2,000 amp

Excellent access to I-35E (Dallas) and I-35W



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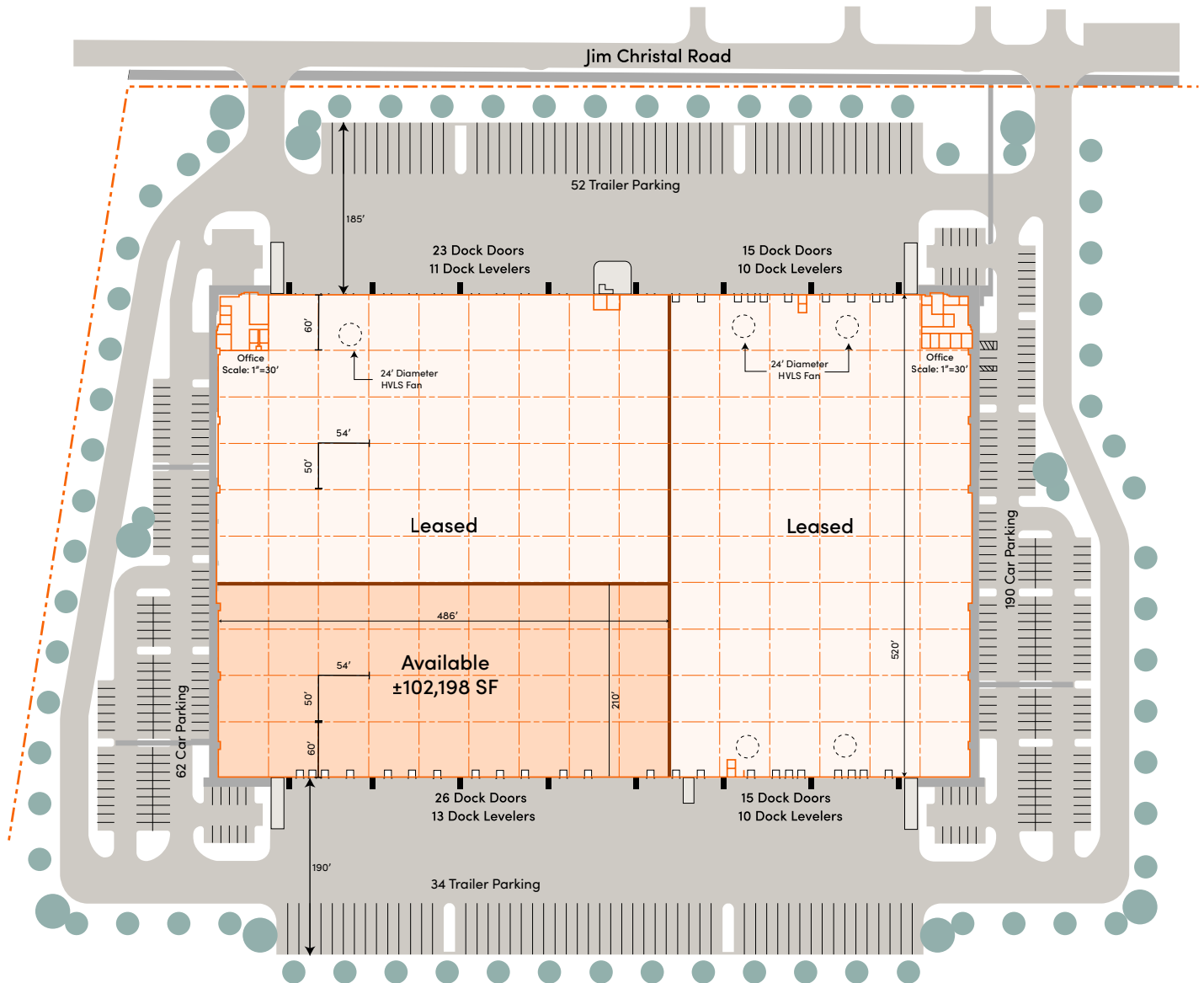
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LOCATION ATTRIBUTES

- Strategic Denton location with direct access to Jim Christal Road and strong visibility
- ±2.5 miles to I-35 and US-380 for regional and interstate freight connectivity
- Located within Denton's established industrial corridor, surrounded by distribution and manufacturing users
- Access to BNSF Railway intermodal services and proximity to DFW International Airport and Alliance Global Logistics Hub
- Within a Foreign Trade Zone (FTZ) eligible area, offering potential cost and duty advantages
- Strong local labor market with access to skilled industrial workforce from Denton and surrounding counties
- Located near the University of North Texas and Texas Woman's University—supporting workforce development and technical training
- Heavy utilities and infrastructure in place to support manufacturing, logistics, or flex operations

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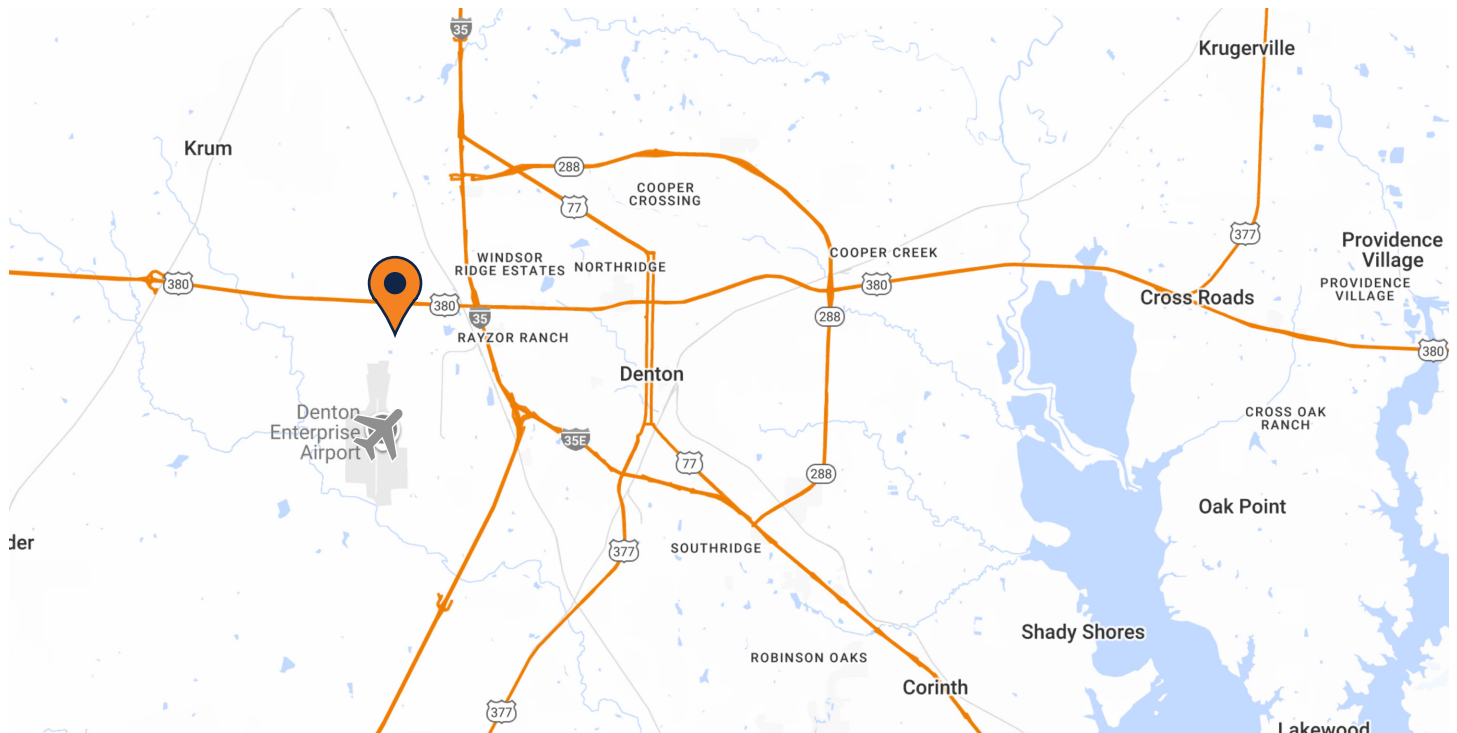
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