



DENTON

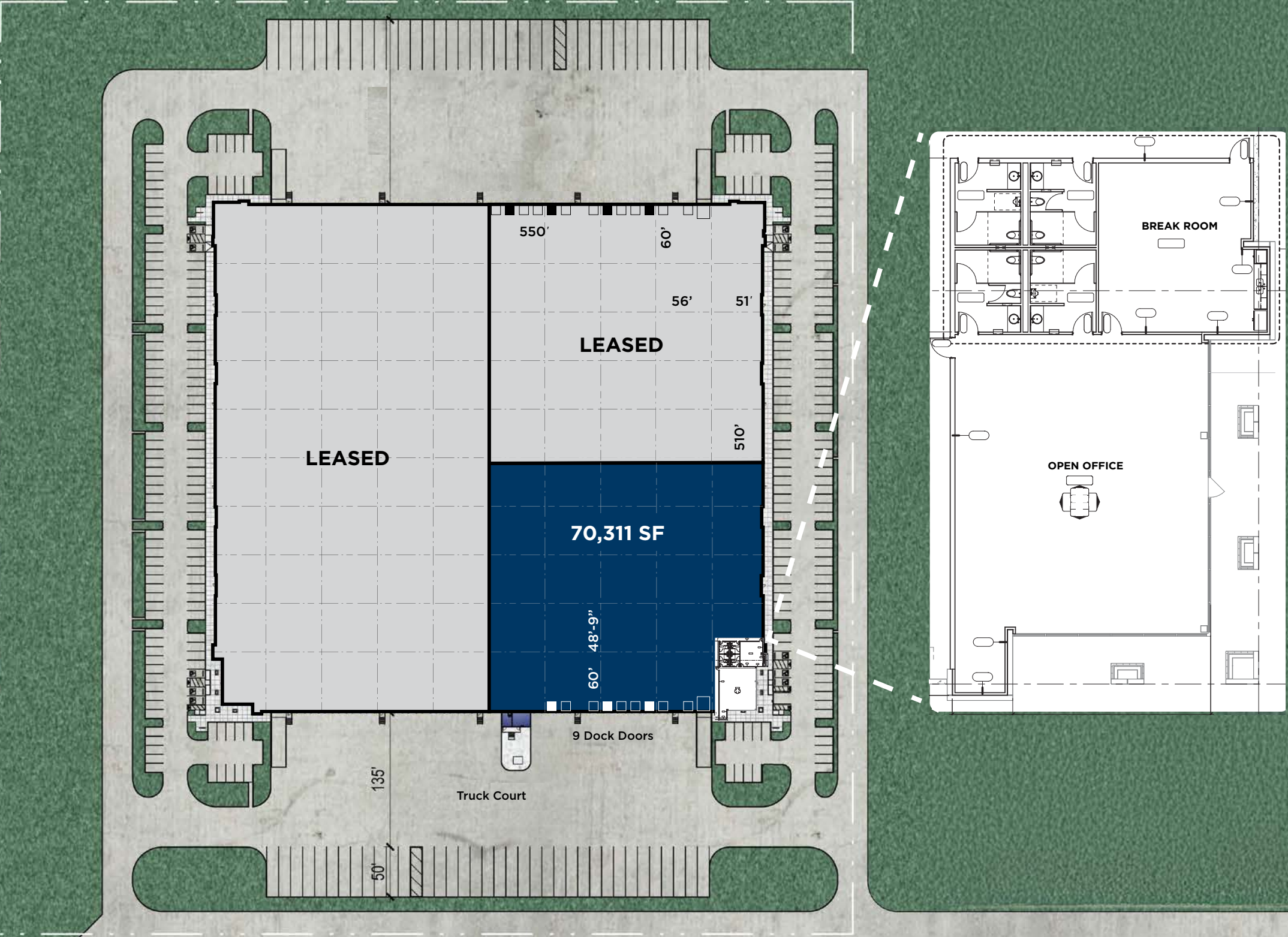
CROSSING @ I-35

620 S WESTERN BLVD, DENTON, TX 75229



70,311 SF AVAILABLE





-  CROSS DOCK
-  3,188 SF OFFICE
-  (9) 9' X 10' DOCK DOORS WITH (3) PIT LEVELERS
-  (1) 12' X 14' RAMP DOOR
-  48'9" X 56' TYPICAL COLUMN SPACING
-  32' CLEAR HEIGHT
-  ESFR SPRINKLER SYSTEM
-  68 CAR PARKING SPACES
-  18 TRAILER PARKING SPACES

LABOR HEAT MAP



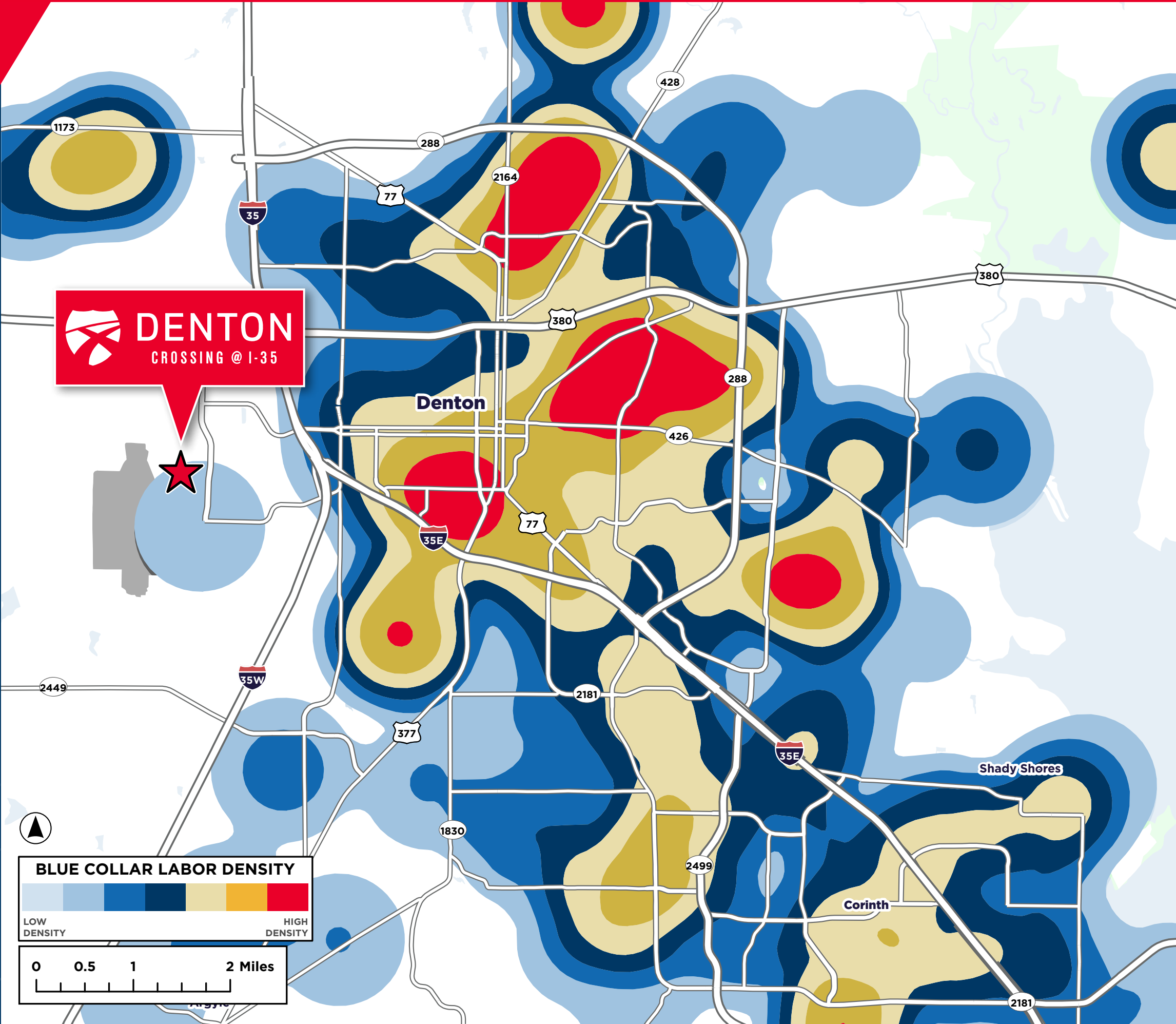
273,821
2026 POPULATION



\$104,980
MEDIAN HH INCOME

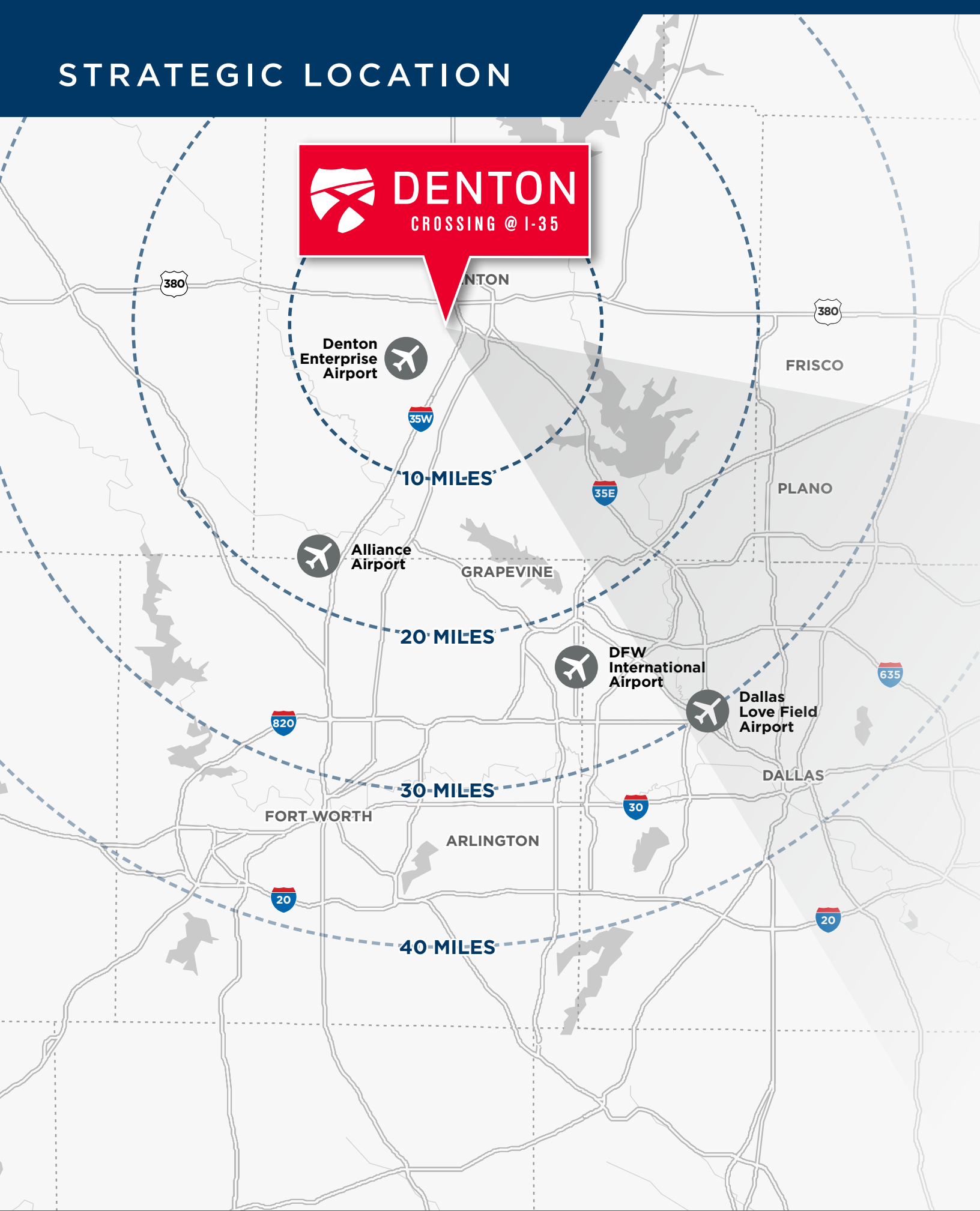


23,110
BLUE COLLAR LABOR FORCE



STRATEGIC LOCATION

ACCESS MAP



2 MILES
DISTANCE TO I-35



30 MILES
DISTANCE TO DFW AIRPORT



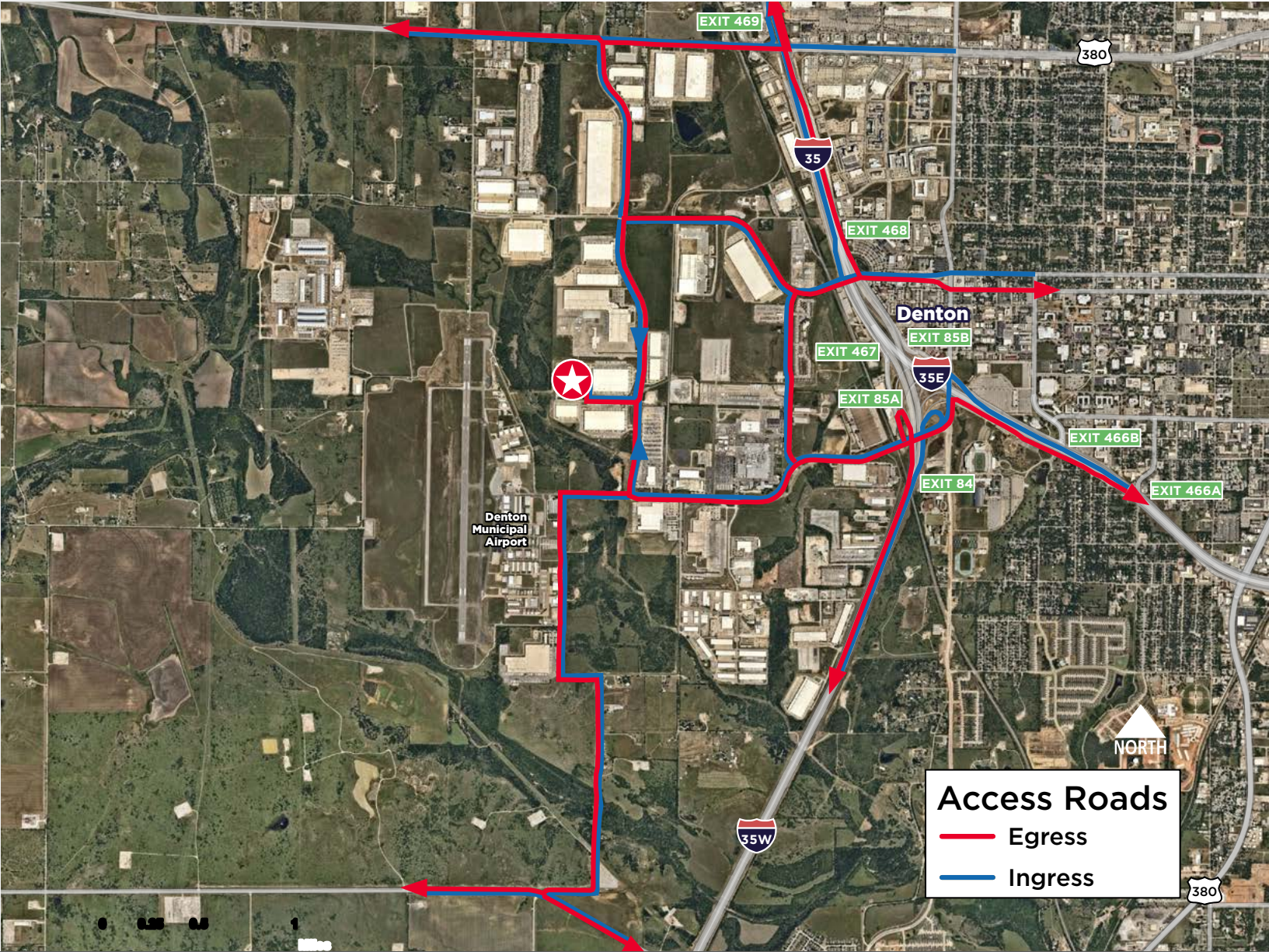
38 MILES
DISTANCE TO DAL AIRPORT



36 MILES
DISTANCE TO FORT WORTH CBD



41 MILES
DISTANCE TO DALLAS CBD





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FOR MORE INFORMATION, PLEASE CONTACT:

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