



**SALES / LEASING / INVESTMENT / ASSET MANAGEMENT**  
**1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax**

## **PROPERTY SUMMARY**

<b>PROPERTY:</b>	<b>Denton Business Park</b>
<b>ADDRESS:</b>	3401 E University Dr (Hwy 380), Denton, TX
<b>LOCATION:</b>	East on US Hwy 380 (University Drive) from Loop 288. Location is just blocks away from the intersection on the North side.
<b>TYPE/ZONING:</b>	Commercial / Office / Retail / Light Manufacturing Regional Center Commercial Downtown (RCC-D)
<b>SIZE:</b>	+/- 53,328 SF Total Suite 110 – 10,000 SF Available (750 SF Office)
<b>TERMS:</b>	Suite 110 – \$5.95 / SF + NNN
<b>LAND:</b>	Approx 3.06 AC
<b>UTILITIES:</b>	Tenants Expense - All existing to the site
<b>SIGNAGE:</b>	Available per city ordinances
<b>PARKING:</b>	140 Spaces
<b>AGE:</b>	Built 1985
<b>TI:</b>	Negotiable
<b>LISTED:</b>	LoopNet, Costar, Xceligent, Denton Sites, and many other sites
<b>COMMENTS:</b>	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.
<b>CONTACT:</b>	John Withers, CCIM                      940-320-1200 <a href="mailto:john@sbpcommercial.com">john@sbpcommercial.com</a>

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