



# M380 BUSINESS PARK



1801 N MASCH BRAND ROAD  
DENTON, TX 76207

FOUR BUILDING DEVELOPMENT TOTALING  
156,090 SQUARE FEET DELIVERING Q1 2024

LEASED BY:



DEVELOPED BY:



3D Building Aerial

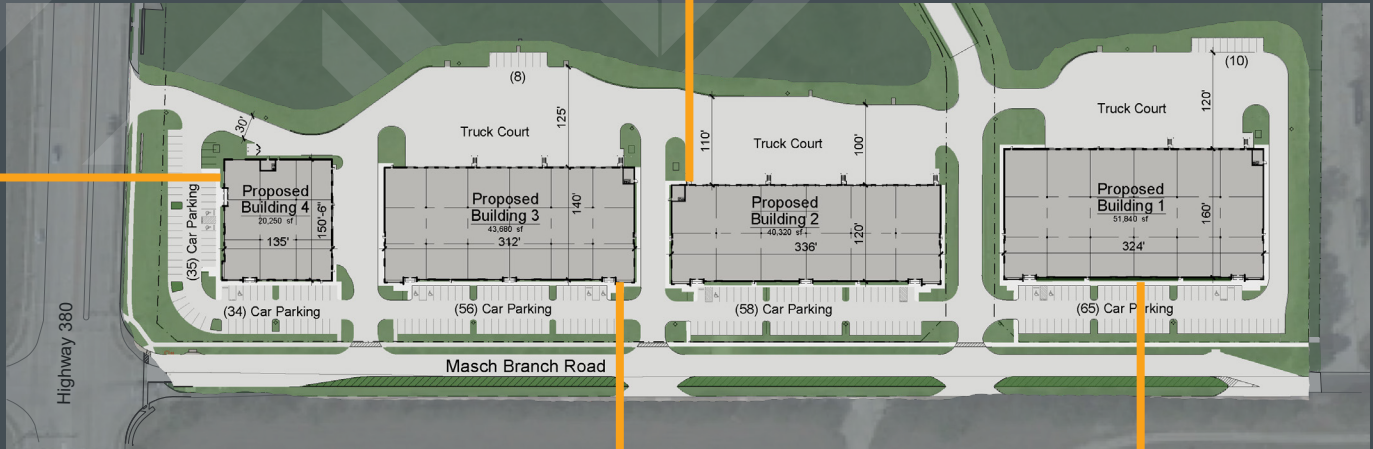
# PROPERTY HIGHLIGHTS

## BUILDING 4

- 20,250 SF
- Divisible to  $\pm 6,750$  SF
- Clear Height 18'
- 6 Grade Level Doors
- 69 Car Spaces

## BUILDING 2

- 40,320 SF
- Divisible to  $\pm 12,480$  SF
- Clear Height 24'
- 20 Dock High Doors
- 58 Car Spaces
- 110' Truck Court



## BUILDING 3

- 43,680 SF
- Divisible to  $\pm 14,560$  SF
- Clear Height 24'
- 19 Dock High Doors
- 56 Car Spaces
- 8 Service Truck Spaces
- 125' Truck Court

## BUILDING 1

- 51,840 SF
- Divisible to  $\pm 25,920$  SF
- Clear Height 28'
- 16 Dock High Doors
- 65 Car Spaces
- 10 Service Truck Spaces
- 120' Truck Court



# LOCATION

# highlights

FORT WORTH CBD  
37 MILES / 38 MINS

DALLAS CBD  
44 MILES / 46 MINS

McKINNEY  
34 MILES / 44 MINS

OKLAHOMA CITY  
165 MILES / 2.5 HRS



**FOR MORE LEASING INFORMATION**

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