

DENTON ICC-35

PROPERTY OVERVIEW | MASTER SITE PLAN | GET DIRECTIONS



FOR LEASE

PROPERTY OVERVIEW

Denton ICC-35 is a three (3) building, 1,193,276 SF business park conveniently located off of I-35 with direct access to Dallas and Fort Worth. Denton ICC-35 is comprised of one rear load, and two cross dock facilities.

OWNED BY



LEASED BY



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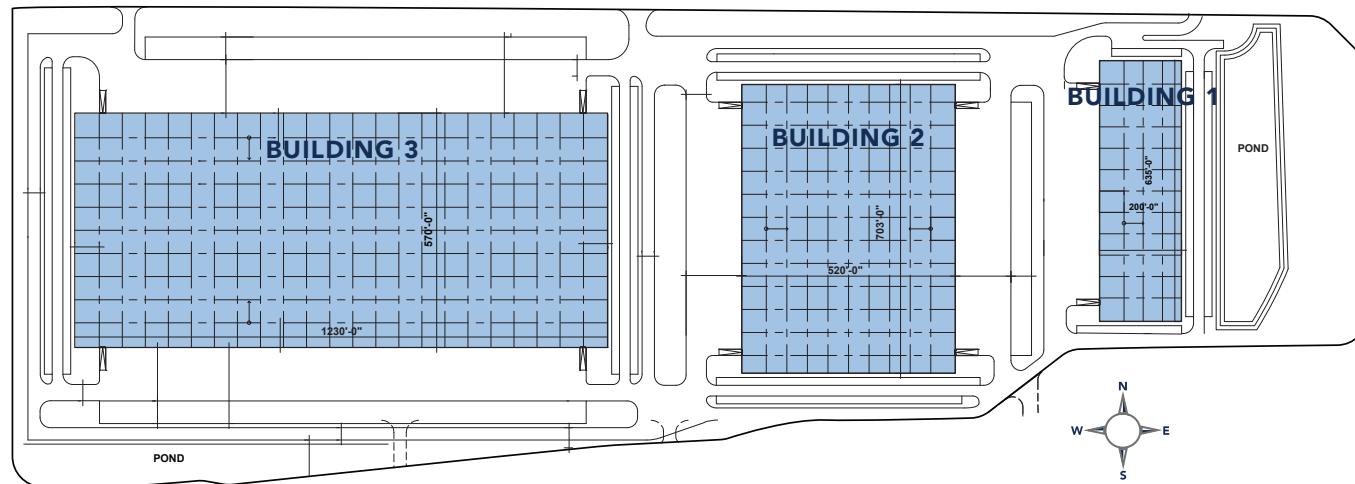
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MASTER SITE PLAN

HIGHLIGHTS

- 73 Acre Master Planned Class A Business Park
- Dedicated Spine Road and Circulation Drives
- Strong Labor Base
- Immediate Access to I-35 and US 380
- I-35 Frontage/Visibility
- City Tax Incentives Available

| BUILDING SPECS | BUILDING 1 | BUILDING 2 | BUILDING 3 |
|-----------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| Address | 2101 FM 1173 Denton, Texas 76201 | 2051 FM 1173 Denton, Texas 76201 | 2001 FM 1173 Denton, Texas 76201 |
| Available Square Feet | 123,584 SF | 366,926 SF | 702,766 SF |
| Divisible To | 40,000 SF | 168,220 SF | 350,550 SF |
| Spec Office | 3,069 SF | 3,412 SF | 4,340 SF |
| Clear Height | 32' | 36' | 36' |
| Truck Court Depth | 135' | 185' | 185' |
| Configuration | Rear Load | Cross Dock | Cross Dock |
| Car Parks | 150 | 226 | 256 |
| Trailer Parks | 0 | 100 | 157 |
| Dock Doors | 35 | 68 | 130 |
| Drive-In Ramps | 2 | 4 | 4 |
| Building Depth | 200' | 520' | 570' |
| Column Spacing | 47'6" X 47'8" | 56' X 50' | 56' X 56'3" |
| Staging Bays | 60' | 60' | 60' |
| Sprinkler System | ESFR | ESFR | ESFR |
| Roof | 60 mil TPO | 60 mil TPO | 60 mil TPO |
| Slab | 6" Reinforced | 7" Reinforced | 7" Reinforced |
| Perimeter | Ability To Secure Perimeter | Ability To Secure Perimeter | Ability To Secure Perimeter |
| Power | | 2400 amps can be upsized to 40000 | 4600 amps can be upsized to 12000 |
| Lighting | LED Lights On Motion Sensors | LED Lights On Motion Sensors | LED Lights On Motion Sensors |



BUILDING 1

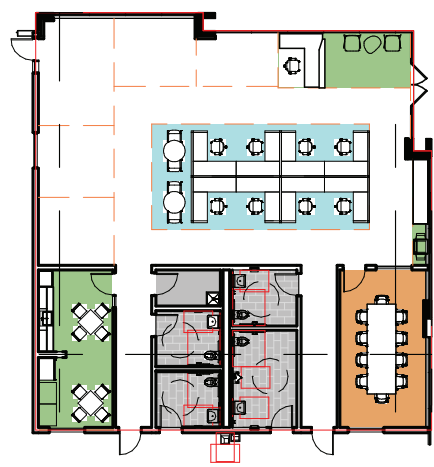
123,584 SF



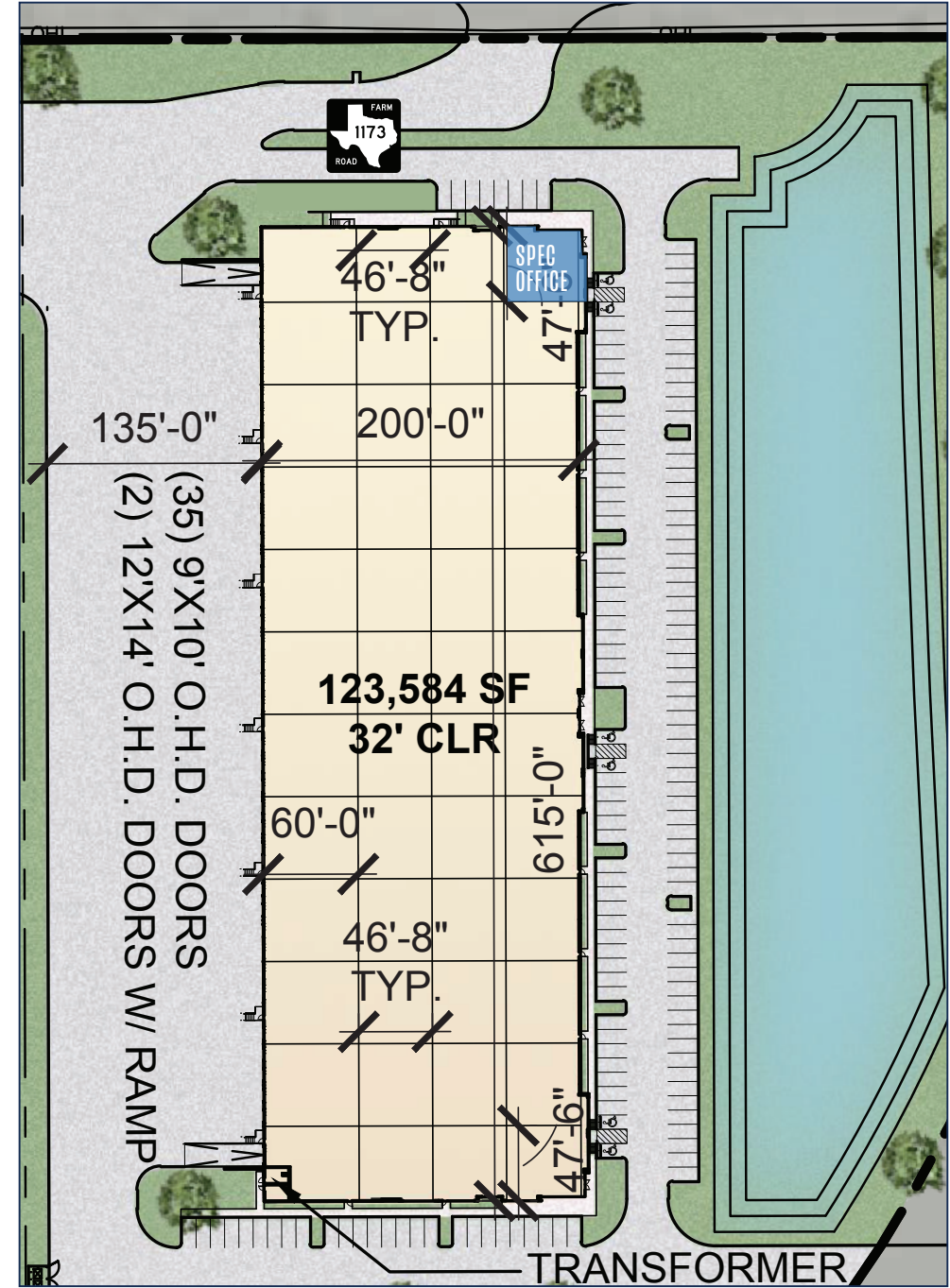
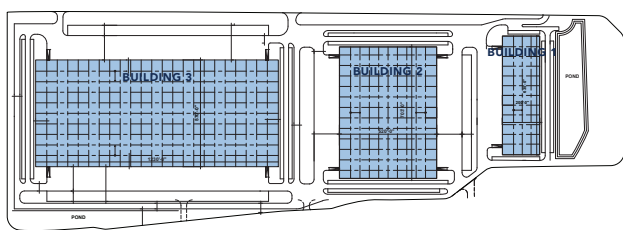
Building Specs

- 123,584 SF Available
- 3,069 SF Spec Office
- Divisible to 40,000 SF
- 32' Clear Height
- 200' Building Depth
- 47' 6" x 46' 8" Column Spacing
- 60' Staging Bays
- 135' Truck Court
- Rear Load Configuration
- 35 Dock Doors – 9' X 10
- Two (2) Drive-in Ramps
- 150 Car Parks
- ESFR Sprinkler System
- 6" Reinforced Slab
- 60 mil TPO Roof
- LED Lights On Motion Sensors
- I-35 Frontage
- Triple Freeport
- Strong Workforce Labor

SPEC OFFICE

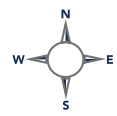


PROPERTY NAVIGATION MASTER SITE PLAN



BUILDING 2

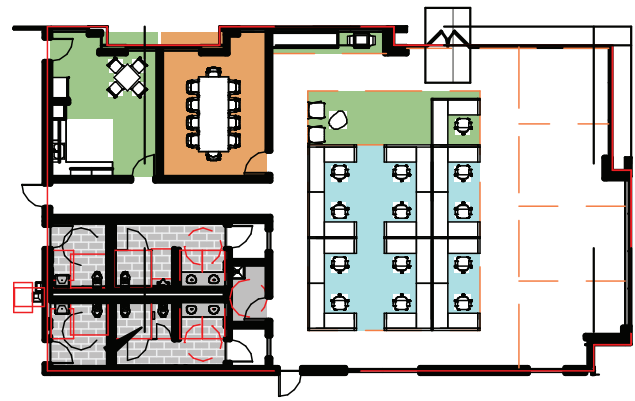
366,926 SF



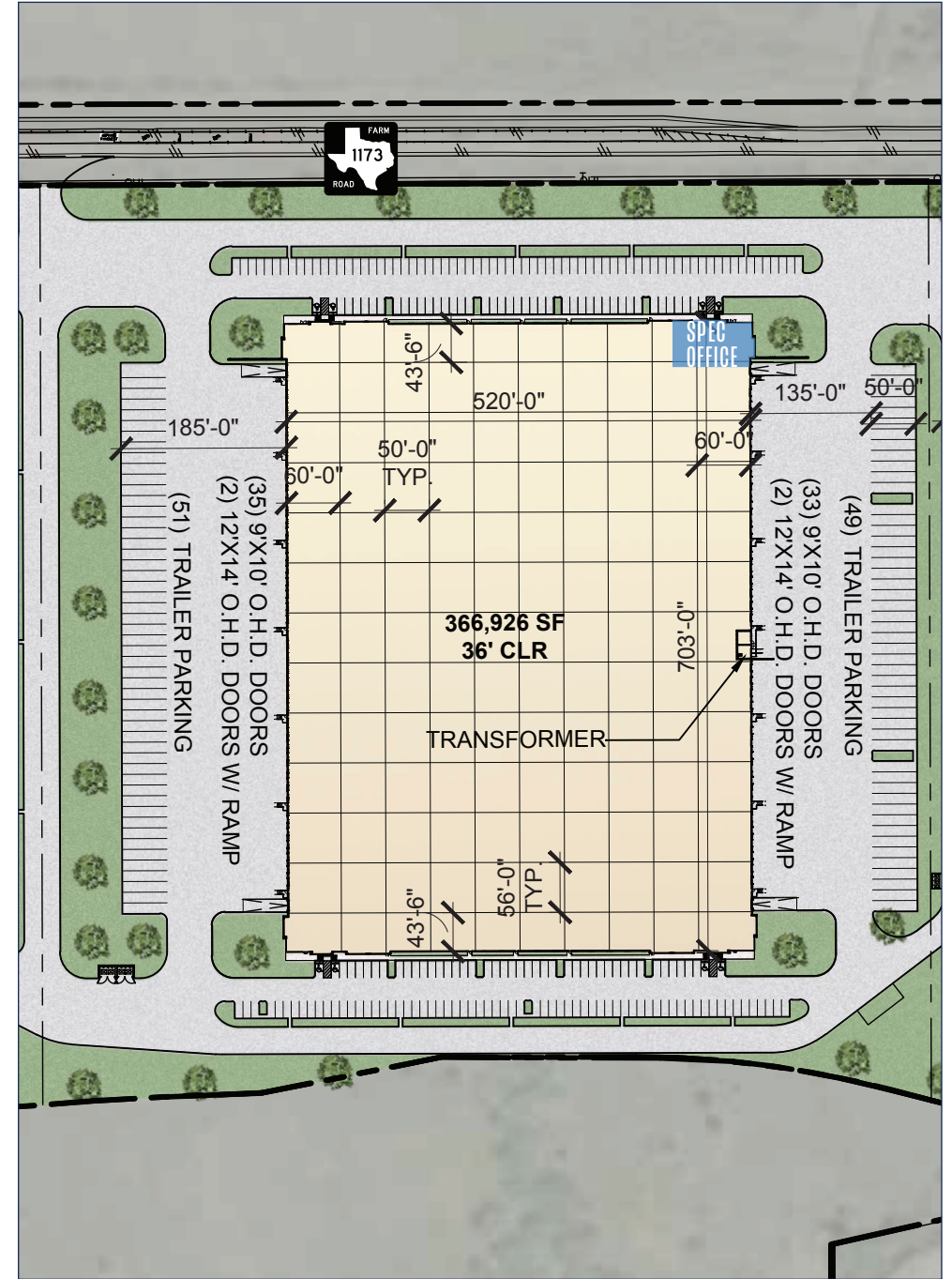
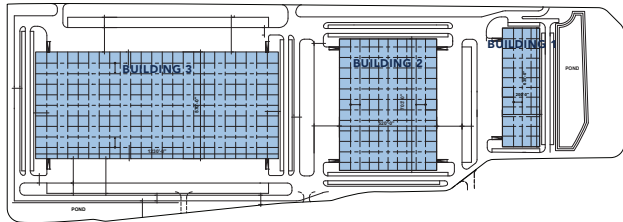
Building Specs

- 366,926 SF Available
- 3,412 SF Spec Office
- Divisible to 168,220 SF
- 36' Clear Height
- 520' Building Depth
- 56' x 50' Column Spacing
- 60' Staging Bays
- 185' Truck Court
- Cross Dock Configuration
- 68 Dock Doors – 9' X 10'
- Four (4) Drive-in Ramps
- 228 Car Parks
- 100 Trailer Parks
- ESFR Sprinkler System
- 7" Reinforced Slab
- 60 mil TPO Roof
- LED Lights On Motion Sensors
- Ability to Secure Perimeter
- I-35 Frontage
- Triple Freeport
- Strong Workforce Labor
- 2400 amps can be upsized to 4000 amps

SPEC OFFICE

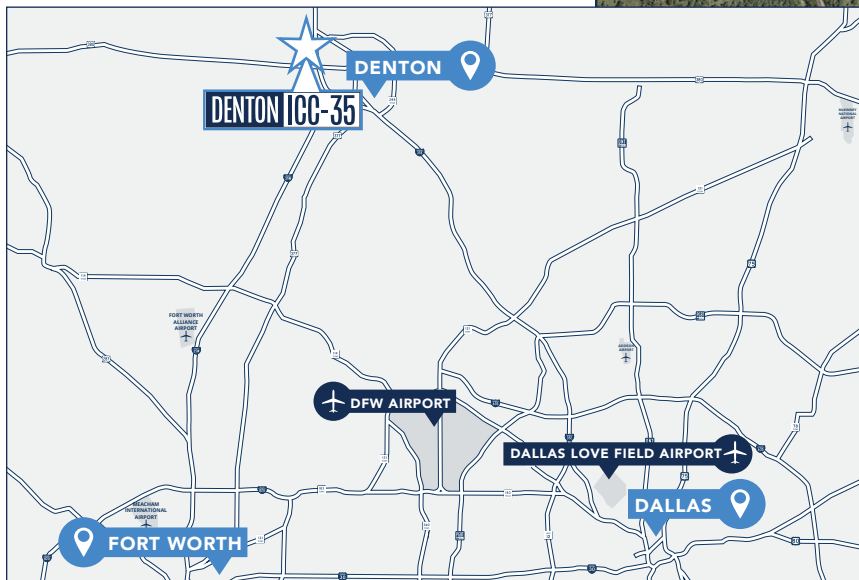
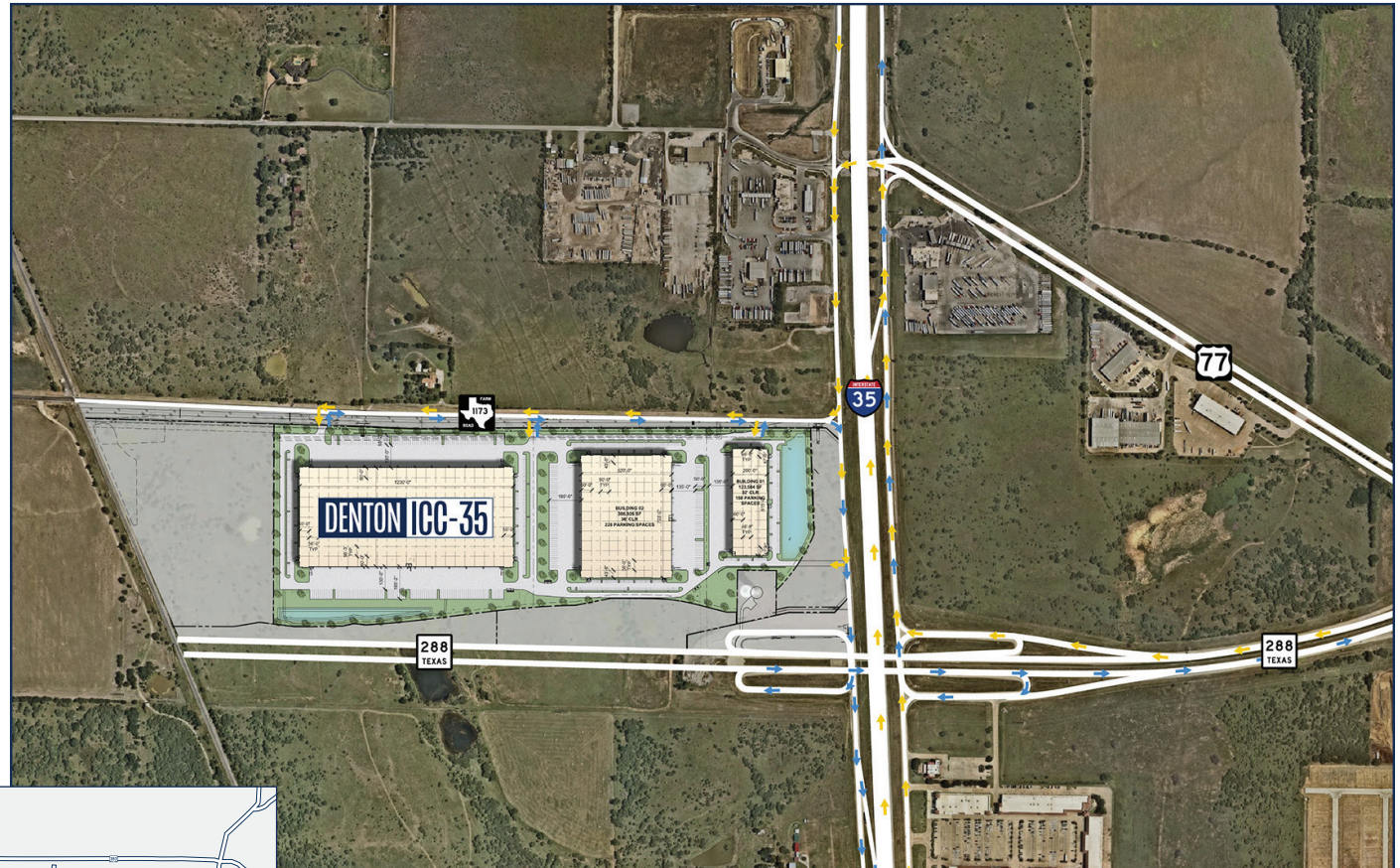


PROPERTY NAVIGATION MASTER SITE PLAN



INGRESS/EGRESS EXCELLENT ACCESS

- ➔ Ingress
- ➔ Egress



DRIVING TIMES

| | |
|---------------------------|------------|
| I-35 | 1 minute |
| US-77 | 1 minute |
| US-380 | 3 minutes |
| Denton Enterprise Airport | 7 minutes |
| Fort Worth CBD | 42 minutes |
| DFW Airport | 45 minutes |
| Dallas CBD | 45 minutes |

AMENITY MAP

LOCATION STRENGTHS

- Class A Three (3) Building
1,193,276 SF business park
- Options ranging from 40,000 SF to 702,766 SF
- Corporate Tenant Mix – Peterbilt, Target, Fastenal, Lowes, & DHL Express
- Outstanding Labor Pool
- Excellent access to I-35, 1173 and future access to the South off Loop 288
- Ability To Secure Perimeter
- Triple Freeport
- I-35 Visibility and Frontage
- Dedicated Spine Road and Circulation Drives
- New Amenities in Downtown Denton and Rayzor Ranch





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|-------------|----------------------------|--------------|
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| Designated Broker of Firm | License No. | Email | Phone |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date