



EQT | EXETER



4601 Jim Christal Road

Denton, Texas

Building Size: 421,753 SF | 252,996 SF of Industrial Space Available

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Building Specifications

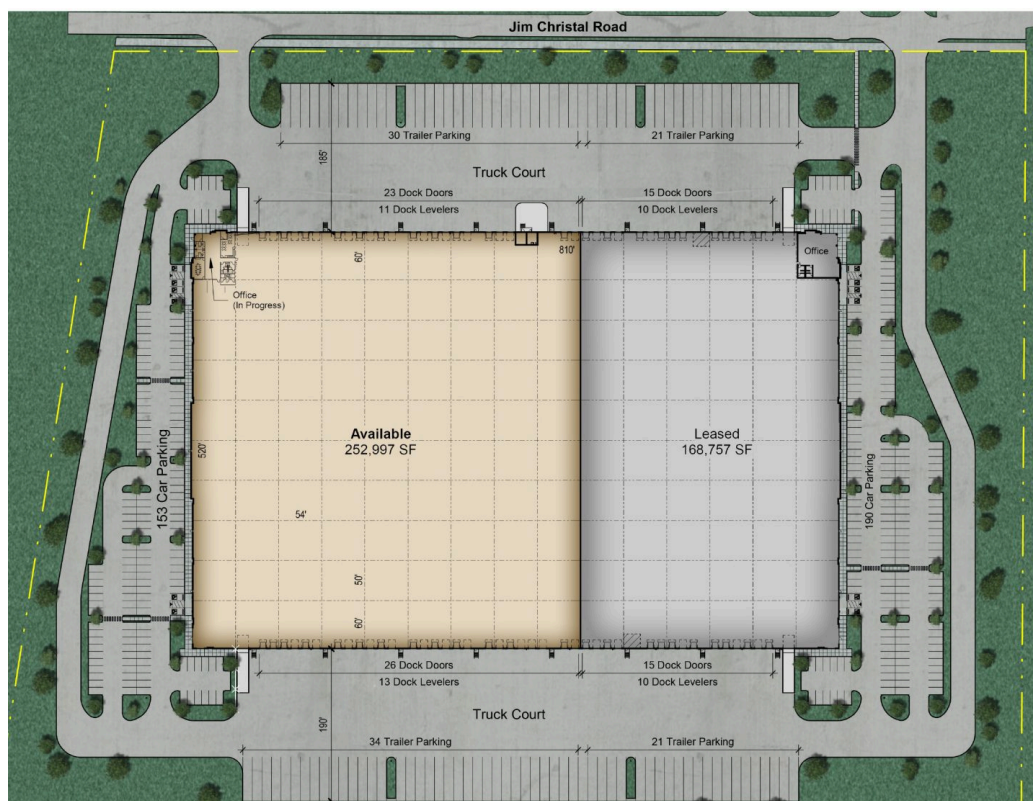
- Industrial space available
- 421,753 SF total building size
- 252,996 SF available size
- 3,059 SF spec office in process
- 54' x 50' column spacing
- 60' speed bays
- 36' clear height
- 185' truck court depth
- 520' deep cross-dock
- 49 dock doors
- 2 drive-in doors
- 153 car parking spaces
- 66 trailer parking spaces
- ESFR sprinkler system
- LED's w/motion sensors to 30 FC w/10' whips
- 24 (35,000 lb) mechanical pit-style levelers installed
- 2500kva w/additional transformer pad ready for upgrade
- Excellent access to I-35E (Dallas) and I-35W



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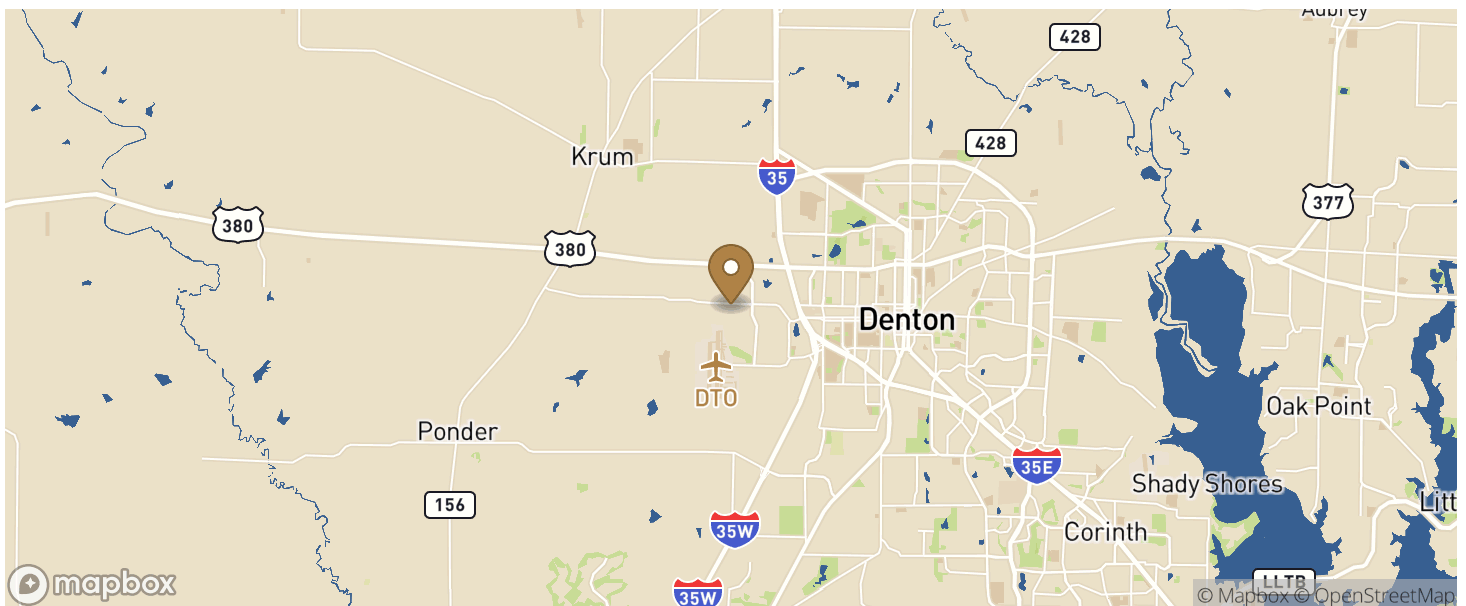
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Location



Population

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WITHIN 10 MILES

Total Population	536,843
Total Labor Force	285,426
Unemployment Rate	3.04%
Median Household Income	119,024
Warehouse Employees	5,591
High School Education Or Higher	65.09%