

# MILLER OF DENTON

2419 - 2421 Interstate 35 Frontage Rd  
Denton, Texas 76207



**BUILDINGS MAY BE LEASED TOGETHER OR SEPARATELY**

## **BUILDING 1**

± 63,618 SF  
Heavy Power 3ph 6000v (Building 1)  
Drive Through Truck Doors 4 x (18H x 16W)  
Grade Level and Dock High  
Outside Storage  
New Roof  
Fully Sprinklered  
Full Property Concrete (8" depth) and fully fenced  
24' Clear  
Fuel Station  
Cold Storage ± 27,074 SF  
± 9,892 SF Office

## **BUILDING 2**

± 26,195 SF  
3ph 2500v  
Drive Through Truck Doors 2 x (18H x 16W)  
Grade Level and Dock High  
Outside Storage  
Fully Sprinklered  
18' Clear Building  
Cold Storage ± 1,020 SF

**TOTAL ± 89,831 SF**

**\$6.95 PSF / NNN**

## **HENRY S. MILLER**

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## **SCOTT AXELROD**

Vice President  
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## **DAN SPIKA, SIOR**

Executive VP/Principal  
972-386-1478  
972-741-2541  
dspika@hanrysmiller.com



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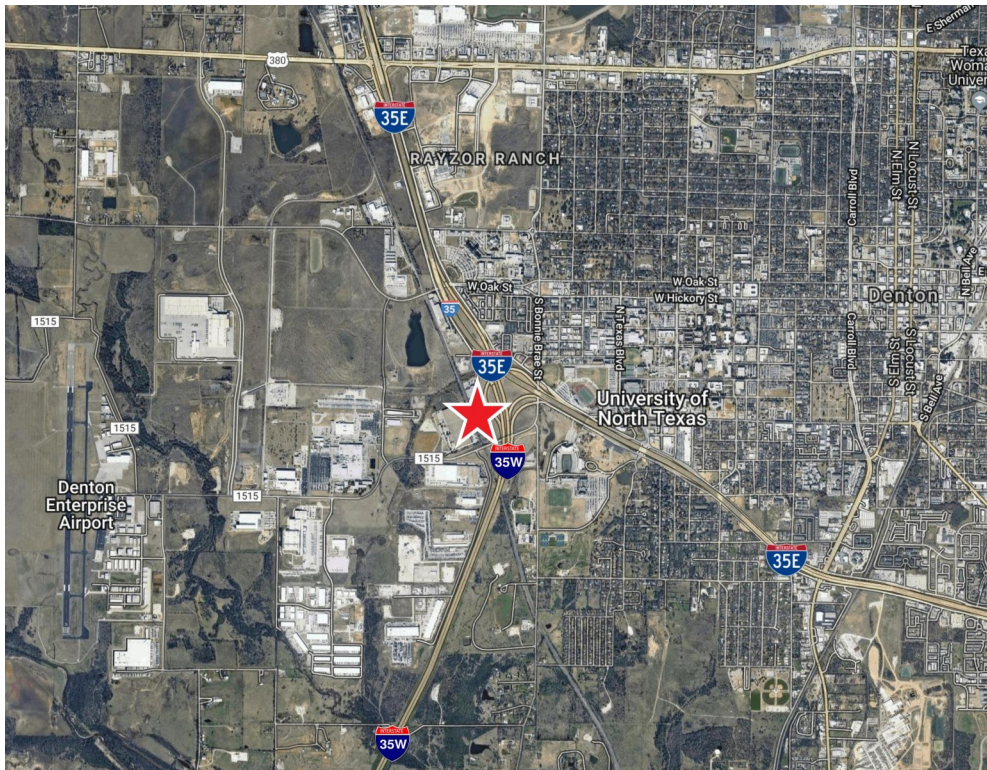
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Demographics 2019 Est.	1 Mile	3 Miles	5 Miles
Estimated Population	10,193	53,490	116,063
Estimated Households	3,081	21,171	44,969
Average HH Income	\$33,456	\$51,900	\$66,928
Total Businesses	276	3,284	5,319
Total Employees	6,869	33,630	57,308

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## BUILDING



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## OFFICE AREA

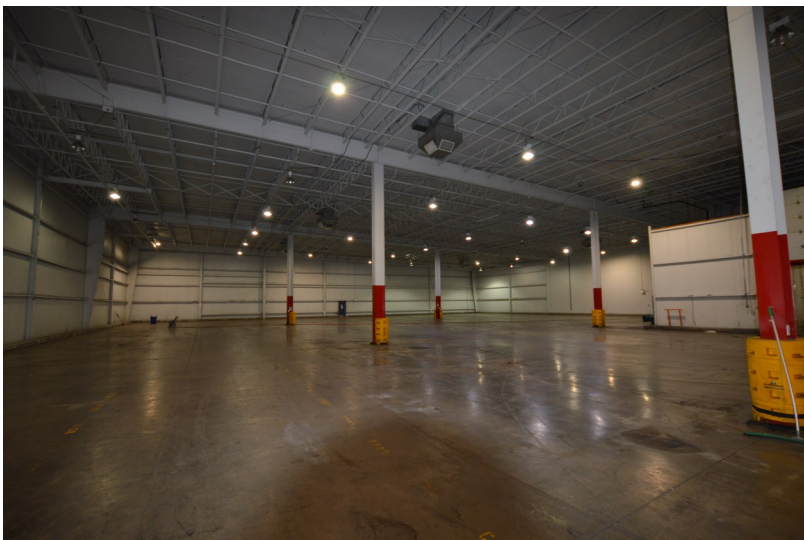


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## WAREHOUSE



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