

# Frazier

COMMERCIAL

Real Estate Services



**Lease Rate:**  
\$4.95/SF gross

**2271 Bldg. 1 Masch  
Branch Rd.  
Denton, TX**

**Contact:**  
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[www.fraziercommercial.com](http://www.fraziercommercial.com)

Location:

Located in the Masch Branch Business Park which is located on the west side of Masch Branch just north of US Highway 380. Subject is approximately 1.5 miles west of I-35.

Size Data:

**Size:**

Total SF: 10,000  
Min. SF: 10,000  
Max SF: 10,000  
Zoning: Future EC-I  
Jurisdiction: City of Denton/Denton County  
Flood Plain: No

**Utilities:**

Electricity: City of Denton  
Water: City of Denton  
Wastewater: City of Denton  
Gas: Oncor Gas  
Telephone: Verizon

**Comments:** Masch Branch Business Park is a 30 Acre business park with over 300,000 SF of space. Space has 100%