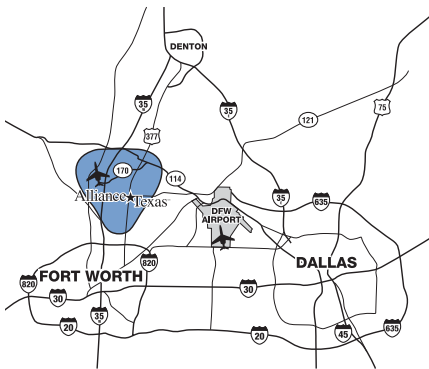


Alliance★Texas[®]

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANYSM



920 Westport Parkway, Haslet, Texas 76177, Tarrant County



AVAILABLE SPACE

- 64,500 S.F. available
- Approximately 2,400 S.F. office space
- 7 dock doors, expandable to 14
 - 5 doors with manual levelers (35K lbs), dock seals and lights
 - 2 doors with dock seals and lights
- Secured truck court
 - 8' black vinyl-coated fence with motorized access gate
- 1 oversized door
- Existing warehouse lighting, 400W metal halide lights
- 130' truck court

- 6" 4,000 PSI slab on grade
- Painted (white) interior warehouse walls
- Heavy landscape and irrigation

TRANSPORTATION ACCESS

- 3 minutes to BNSF Railway's Alliance Intermodal Facility
- 2 minutes to Fort Worth Alliance Airport (AFW)
- 1 mile to Interstate 35W
- .5 mile to FM 156

BUILDING FEATURES

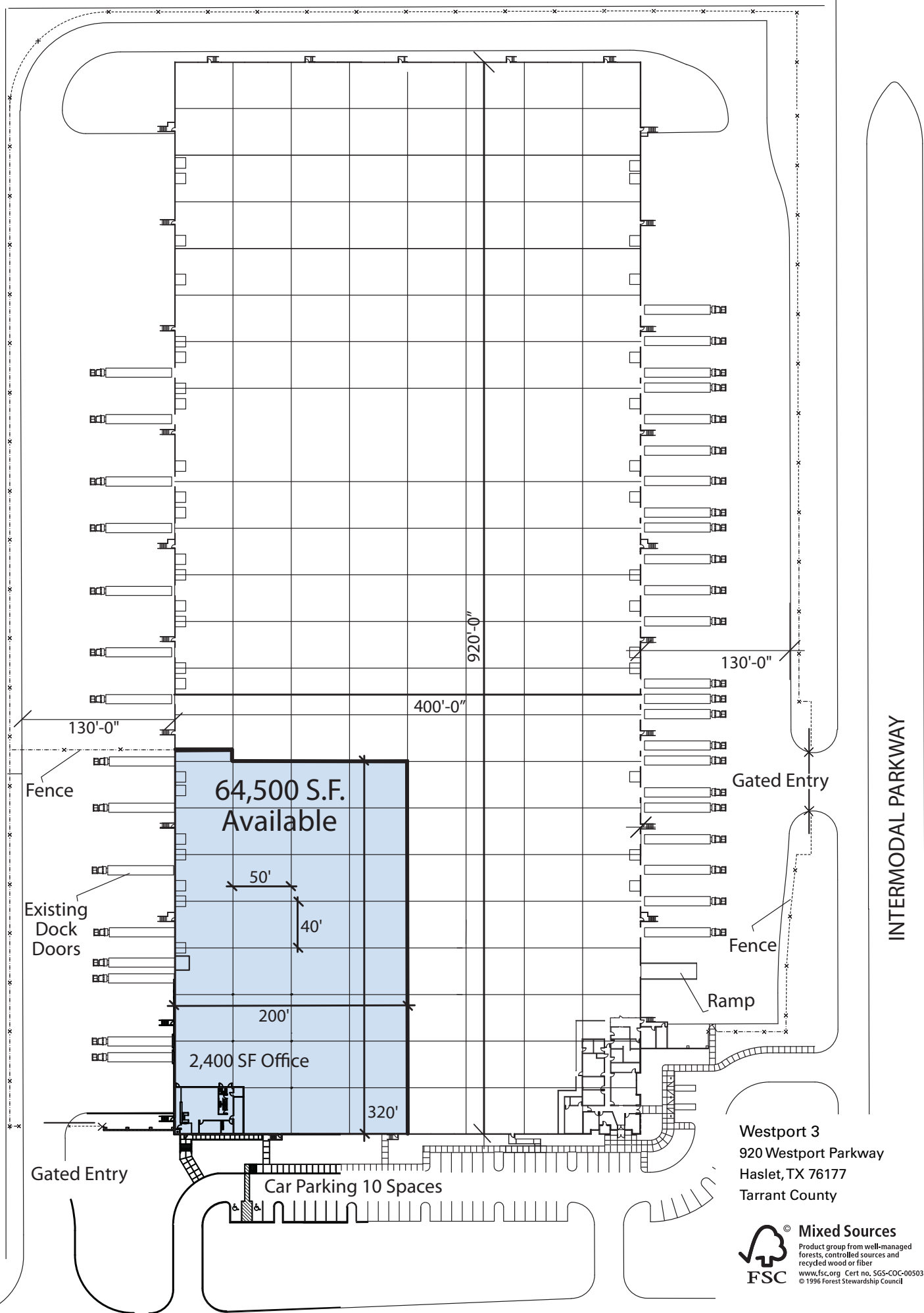
- 367,815 S.F.
- 400' building depth
- 30' clear height
- 40' x 50' bay spacing
- 4' x 8' skylights in alternate bays
- Smooth panel painted tilt-wall construction
- Ventilation at 3 air changes per hour
- ESFR fire protection system

ADDITIONAL FEATURES

- Triple Freeport Inventory Tax Exemption
- Foreign-Trade Zone Status available
- FedEx Southwest Regional Sort Hub
- US Customs and Border Protection
- Centralized Examination Station
- Corporate aviation facilities
- Alliance Opportunity Center provides complimentary recruitment services
- Tarrant County College provides on-site employee training

Hillwood
13600 Heritage Parkway, Suite 200
Fort Worth, TX 76177
817.224.6000
alliancetexas.com

Alliance★Texas[®] is a 17,000-acre master-planned community including three distinctive developments — Alliance[®] Circle T Ranch[®], and HeritageSM. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities. For more information about other commercial real estate opportunities, please contact us today at 817.224.6000. © Copyright 2009 Hillwood Development Company, LLC.



Fence

64,500 S.F.
Available

50'
40'

Existing
Dock
Doors

200'

2,400 SF Office

320'

Gated Entry

Car Parking 10 Spaces

130'-0"

400'-0"

920'-0"

Gated Entry

Fence

Ramp

INTERMODAL PARKWAY

Westport 3
920 Westport Parkway
Haslet, TX 76177
Tarrant County

 **Mixed Sources**
Product group from well-managed
forests, controlled sources and
recycled wood or fiber
www.fsc.org Cert no. SGS-COC-005037
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WESTPORT PARKWAY