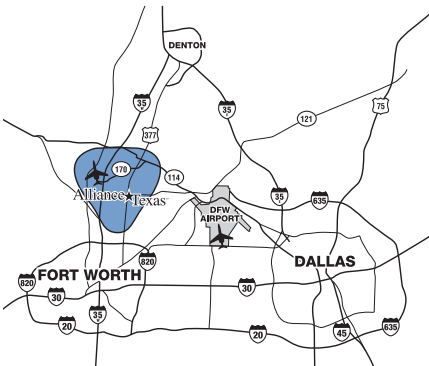


Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™



5300 Alliance Gateway Freeway, Fort Worth, Texas 76177, Tarrant County



AVAILABLE SPACE

- 150,000 S.F. available
- 100% HVAC
- 7,500 SF of office space
- 2600 amps of power
- 12 dock doors (expandable to 23)
- 2 oversize doors with drive-in ramps
- 68 car parks (expandable to 181)
- Warehouse lighting
- Front entry located on SH 170

BUILDING FEATURES

- 192,000 S.F. on 11.8 acre site
- 240' building depth
- 130' truck court
- 40' x 50' bay spacing
- 30' clear height
- 4' x 8' skylights
- Reflective structural steel and white painted deck
- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- 6" 4,000 PSI slab on grade
- Heavy landscape and irrigation

TRANSPORTATION ACCESS

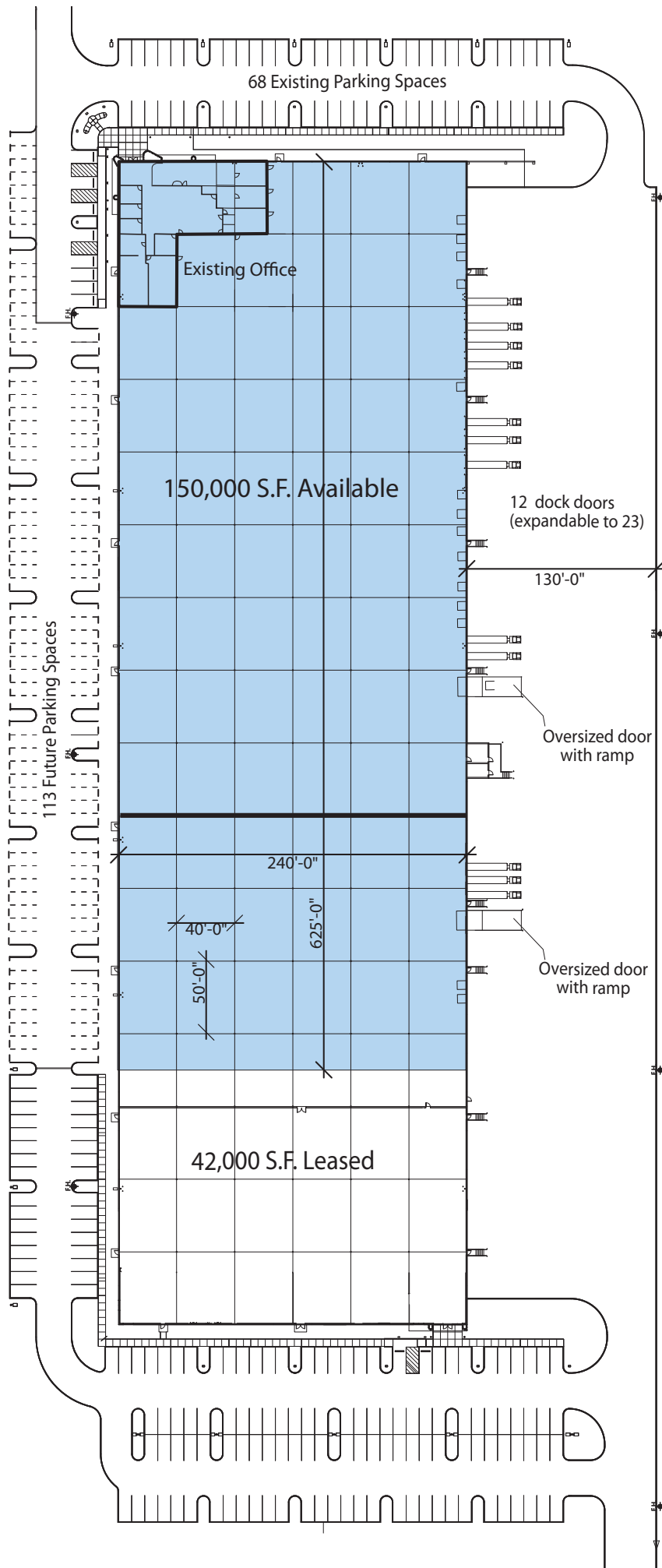
- Direct access to State Highway 170
- 15 minutes to DFW Airport
- 5 minutes to Fort Worth Alliance Airport (AFW)
- 5 minutes to Interstate 35W
- 10 minutes to BNSF Railway's Alliance Intermodal Facility

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
- Numerous staffing agencies
- 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 2008 Hillwood Development Company, LLC.



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 5300 Alliance Gateway Fwy.
 Fort Worth, TX 76177
 Tarrant County

