Alliance Gateway®

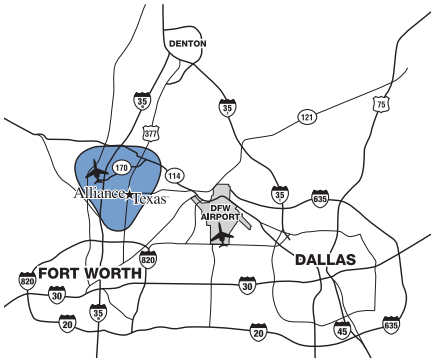
Alliance Gateway 2

Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY℠

FOUNDING SPONSOR
NORTH TEXAS XLV HOST TO SUPER BOWL

5650 Alliance Gateway Freeway, Fort Worth, Texas 76177, Tarrant County



AVAILABLE SPACE

- 80,430 SF available
  - -21,000 SF office
  - -18,700 SF production area (19'9"ceiling height)
- 8 dock doors
- 1,600 amps of power
- 44'x 50' typical bay spacing
- 100% HVAC
- Skylights
- 260 car parks (expandable)
- High profile, main entry on SH 170 frontage road

- 445,870 SF
- 29.7 acre site
- 100% air conditioning
- 32' clear height
- Heavy electrical power with critical redundancy
- ESFR fire protection system throughout
- Smooth panel painted tilt-wall construction
- Painted (white) interior walls
- Heavy landscape and irrigation

TRANSPORTATION ACCESS

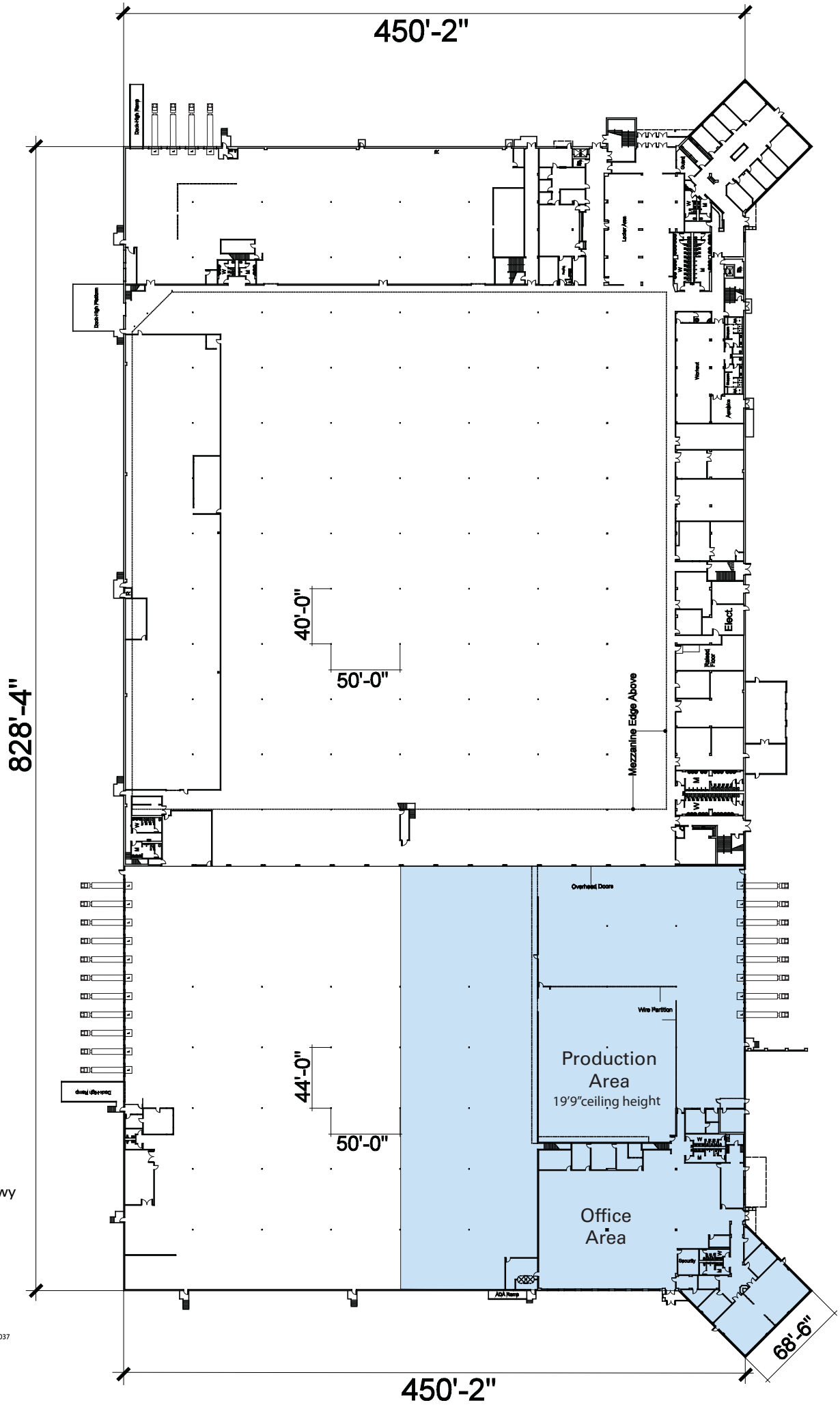
- Direct access to State Highway 170
- Direct access to US Highway 377
- Access to State Highway 114
- Access to Interstate Highway 35W
- 7 minutes to Fort Worth Alliance Airport
- 7 minutes to FedEx Regional Sort Hub
- 15 minutes to UPS and BAX Global Air Hubs
- 10 minutes to BNSF Railway's Alliance Intermodal Facility

RECRUITMENT AND RETENTION

- Alliance Opportunity Center provides complimentary employee placement services
- Annual AllianceTexas Job Fair exclusive to corporate residents
- On-site employee training offered by Tarrant County College
- More than 20 colleges and universities within a 50-mile radius
- Numerous staffing agencies
- Professional development and networking groups
- Multiple child care programs

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 Heritage℠. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities. For more information about other commercial real estate opportunites, please contact us today at 817.224.6000. © Copyright 2010 Hillwood Development Company, LLC.



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Fort Worth, 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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