Alliance Gateway®

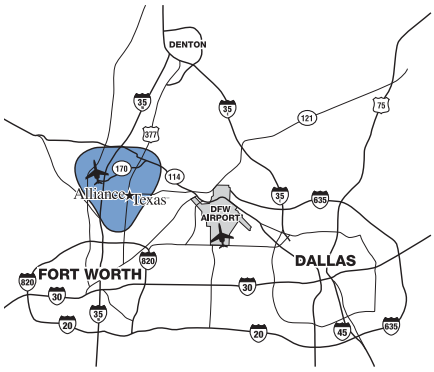
Alliance Gateway 50

Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY℠

FOUNDING SPONSOR
NORTH TEXAS XLV HOST TO SUPER BOWL

743 Henrietta Creek Road, Roanoke, Texas 76262, Denton County



AVAILABLE SPACE

- 287,240 S.F. available
- Heavy power - 1,000 amps existing
- Minimum contiguous 143,620 S.F.
- 3,100 S.F. office, remodeled in 2008
- 430 S.F. shipping / receiving office, northwest corner of space
- 40 dock doors with full dock packages including; vertical stack levelers (35K lbs), swing arm dock lights, dock seals
- 33 trailer parks (expandable)
- 139 additional trailer parks available onsite
- 25 car parks (expandable)
- Expansion area available for 143,000 S.F. building expansion or trailer / car parking
- 660' x 425' space dimensions
- 42'6" X 27' (typical) bay spacing
- 32' to 35' clear height
- 185' truck court
- Existing warehouse lights, 2 per bay
- 3 oversized doors on east wall, one with existing at-grade access
- Roof replaced in 2009, 15 year NDL warranty

BUILDING FEATURES

- 1,263,711 S.F. site area
- 128.29 acres, completed 1992
- Ventilation at 3 air changes per hour
- Heating units provide 40 degree minimum in warehouse
- ESFR fire protection system
- Heavy landscape and irrigation

TRANSPORTATION ACCESS

- Rail served by Union Pacific Railroad
- 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
- Air cargo and corporate aviation facilities
- Ground handling services
- 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 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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Denton County

FSC Mixed Sources
Product group from well-managed forests, controlled sources and recycled wood or fiber
www.fsc.org Cert no. SCS-COC-009537
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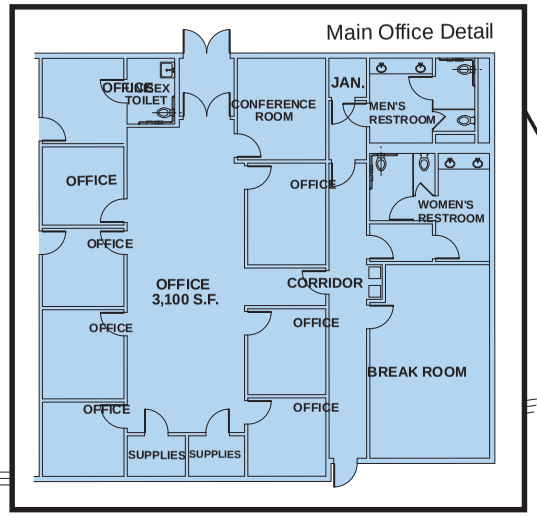

HENRIETTA CREEK RD

Guard House

Trailer Parking

+19 Trailer Parks

25 Car Parks

14 Trailer Parks

40 Dock Doors

185' Truck Court

Shipping
Receiving
Office

Main
Office

29'9"

29'9"

29'9"

42'-6"

27'

29'9"

Grade Door

287,500 S.F. Available

425'

660'

Internal Rail Spur - potential access

Truck / Fire Lane

GATEWAY 50

Additional Trailer Parking
139 spaces

FUTURE RAIL EASEMENT

N