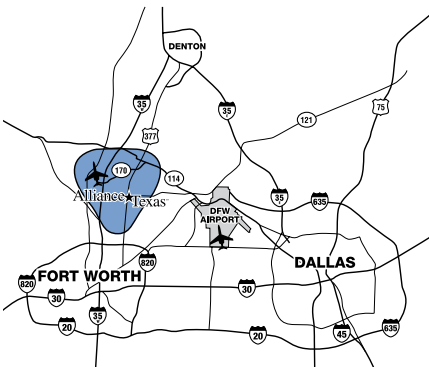


Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™



5001 Henrietta Creek Road, Fort Worth, Texas 76177, Denton County



AVAILABLE SPACE

- 187,500 S.F. available
- Minimum contiguous 62,500 S.F.
- 25 trailer parks (expandable to 86)
- 19 dock doors (expandable to 44)
- 30 car parks (expandable)

BUILDING FEATURES

- 262,500 S.F.
- 16.64 acre site
- 250' building depth
- 135' east truck court (expandable to 185')
- 30' minimum clear height, first bay in
- 50' X 50' bay spacing
- 4' X 8' skylights
- Clerestory side lights
- Ventilation at 3 air changes per hour
- Smooth panel painted tilt-wall construction
- Heating units provide 40 degree minimum in warehouse
- ESFR fire protection system
- Painted (white) interior walls
- Heavy landscape and irrigation

TRANSPORTATION ACCESS

- 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
- Enterprise Zone 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 opportunities, please contact us today at 817.224.6000. © Copyright 2011 Hillwood Development Company, LLC.

Alliance Gateway 52
5001 Henrietta Creek Road
Fort Worth, TX 76177
Denton County

