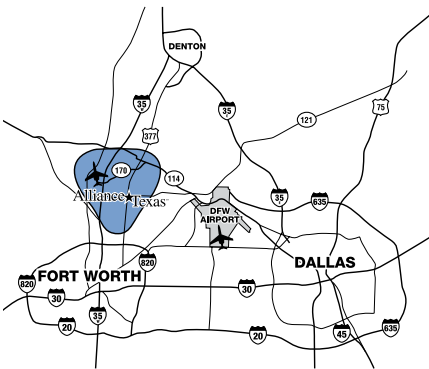


Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™



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



AVAILABLE SPACE

- 180,000 S.F. available
- High profile entry ready for office
- 43 dock doors with dock packages
- Cross dock 180' and 130' truck courts
- 42 trailer parks away from the building
- 51 car parks (expandable)
- Adjacent lot available with additional 139 trailer parks
- Perimeter building fencing with access gates
- Guard shack

BUILDING FEATURES

- 450,000 S.F.
- T5 lights, 3.3 per bay average density
- 24.5 acre site
- 450' building depth
- 30' clear height
- 50' X 50' bay spacing
- 4' X 8' skylights, 1 per 4 bays, clerestory
- Smooth panel painted tilt-wall construction
- Ventilation at 3 air changes per hour
- Heating units provide 40 degree minimum in warehouse
- ESFR fire protection system

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

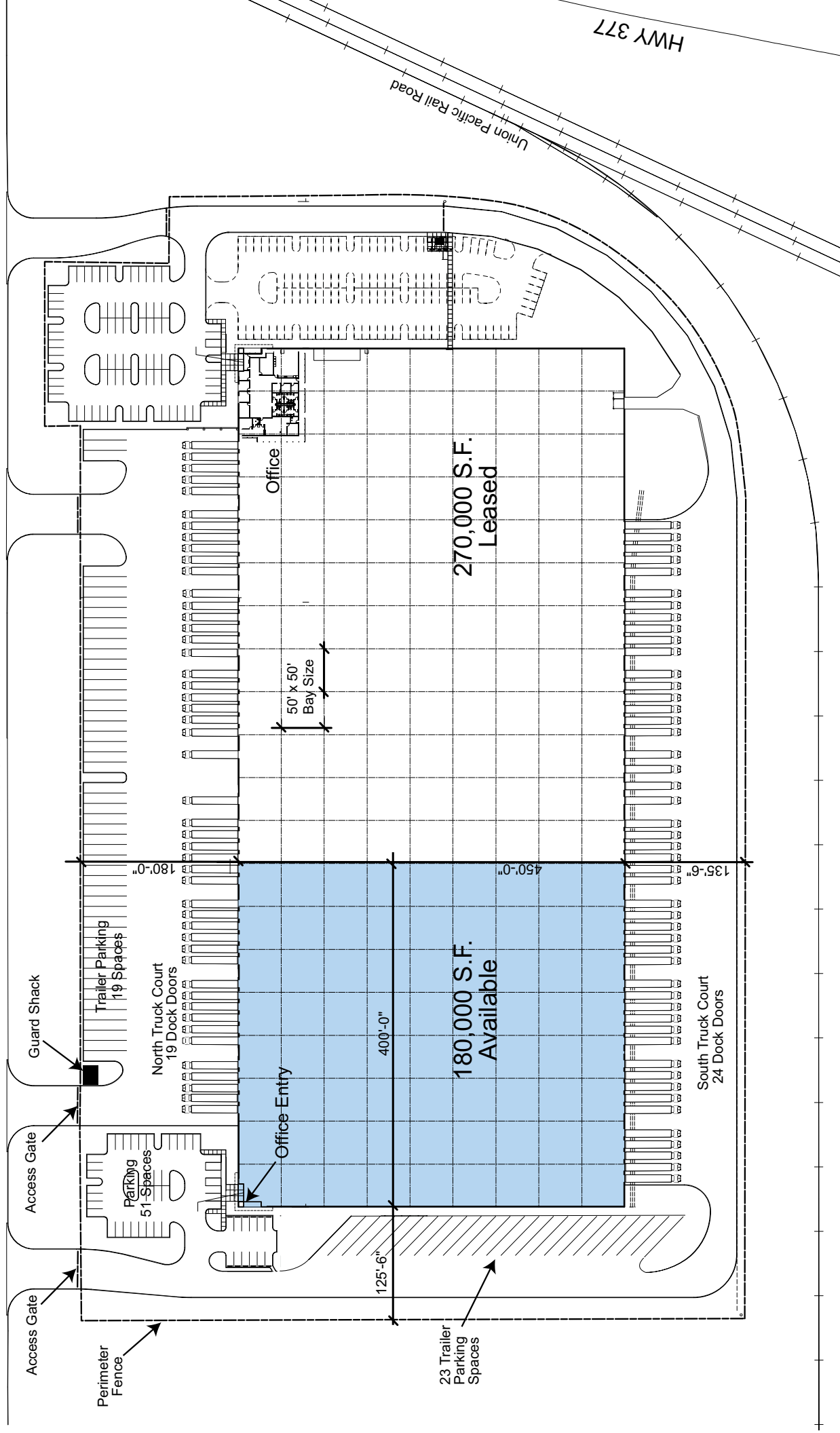
- Triple Freeport Inventory Tax Exemption
- Enterprise Zone
- Foreign Trade Zone status available (located within Alliance FTZ #196)
- FedEx Southwest Regional Sort Hub
- US Customs and Border Protection
- Centralized Examination Station
- Air cargo and corporate aviation facilities
- Ground handling 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 53
501 Henrietta Creek Rd.
Roanoke, TX 76262
Denton County

Henrietta Creek Blvd.



Access Gate

Access Gate

Guard Shack

Perimeter Fence

Parking
51 Spaces

Trailer Parking
19 Spaces

North Truck Court
19 Dock Doors

Office Entry

Office

50' x 50'
Bay Size

23 Trailer
Parking
Spaces

180,000 S.F.
Available

270,000 S.F.
Leased

180'-0"

400'-0"

450'-0"

125'-6"

South Truck Court
24 Dock Doors

135'-6"

Union Pacific Rail Road

HWY 377