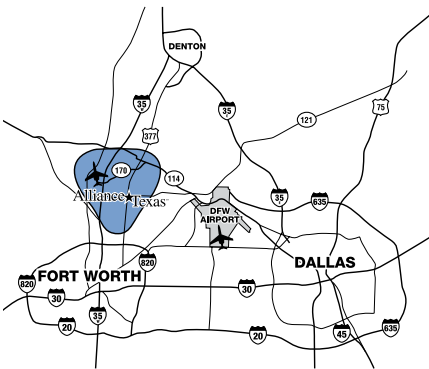


Alliance★Texas®

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANY™



4798 Henrietta Creek Road, Fort Worth, Texas 76177, Denton County



BUILDING FEATURES

- 472,500 S.F. available
- Minimum contiguous 135,000 S.F.
- 450' building depth
- 135' and 180' truck court
- 102 trailer parks (expandable to 121)
- 70 dock doors (expandable to 127)
- 64 car parks (expandable to 180)
- 32' minimum clear height, first bay in
- 50' X 50' typical bay spacing
- 4' X 8' skylights
- Reflective structural steel and white painted deck
- Ventilation at 3 air changes per hour
- Heating units provide 40 degree minimum in warehouse
- ESFR fire protection system
- Smooth panel painted tilt-wall construction
- 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
- 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
- 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 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.

Independence Parkway

64 Car Parks
(expandable to 180)

Parking Future Parking

Screen Wall

180'-0"

9 Bays @ 50'-00" = 450'-00"

135'-0"

10'-0"

Truck Court

Truck Court

45 Trailer Parks

472,500 S.F. Available

21 Bays @ 50'-00" = 1050'-00"

Pump Room

Utility Court

19 Future Trailer Parks

35 Dock Door Locations
26 Future Dock Door Locations

35 Dock Door Locations
31 Future Dock Door Locations

Alliance Gateway 72
4798 Henrietta Creek Road
Fort Worth, TX 76177
Denton County