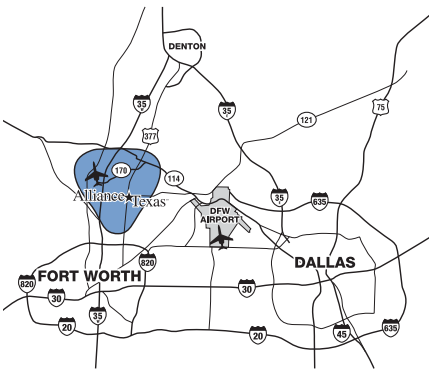


Alliance★Texas[®]

A DEVELOPMENT OF HILLWOOD
A PEROT COMPANYSM



1200 Intermodal Parkway, Fort Worth, Texas 76177, Tarrant County



AVAILABLE SPACE

- 270,000 S.F. available
- 66 trailer parks (expandable to 97)
- 22 sectional overhead dock doors with vision panels (expandable to 79)
- Up to 60 car parks (expandable)

BUILDING FEATURES

- 562,500 S.F. available
- 450' building depth
- 135' and 185' truck court
- 32' clear height
- 50' X 50' 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

- 20 minutes to DFW Airport
- 5 minutes to Fort Worth Alliance Airport (AFW)
- 5 minutes to Interstate 35W
- Adjacent 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 HeritageSM. 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 2010 Hillwood Development Company, LLC.

