

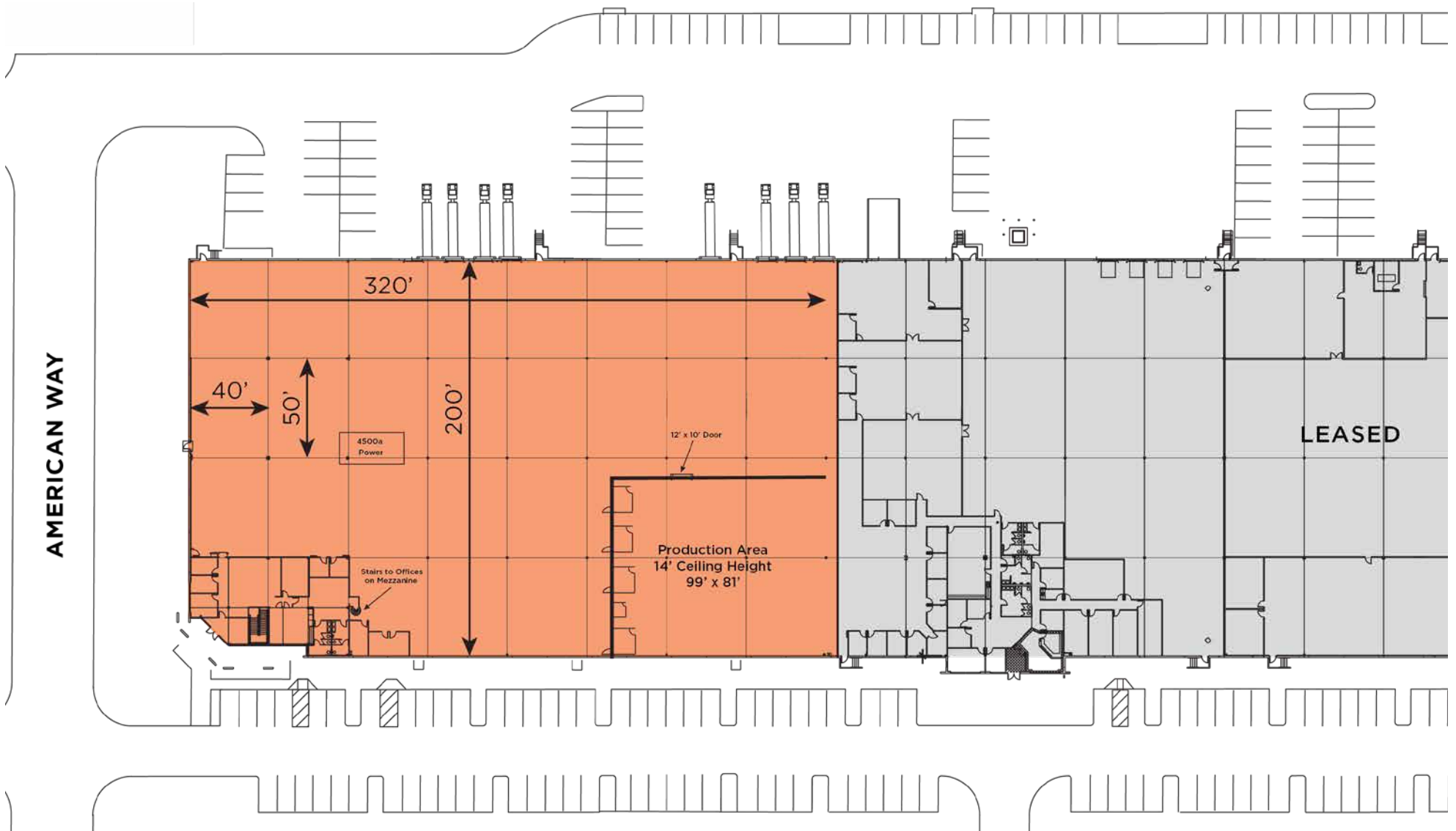


Alliance Commerce Center 4

66,433 SF AVAILABLE

2151 Eagle Parkway
Fort Worth, TX 76177
Denton County





Available Space

- 66,433 SF Available
 - 8,000 SF of office space, includes offices on mezzanine level
 - 8,019 SF production area
- 8 dock doors (7 with dock pads)
- 69 car parking spaces (expandable)
- Existing T5 warehouse lighting
- 100& HVAC
- 4,500 amps of existing power
- 40' x 50' bay spacing
- 100' & 120' truck courts (expandable)
- Ventilation at 3 air changes per hour
- Clerestory windows

Building Features

- 165,042 SF building
- 30' clear height
- 200' building depth
- ESFR fire protection system
- Smooth panel painted tilt-wall construction
- Painted (white) interior walls
- Heavy landscape and irrigation

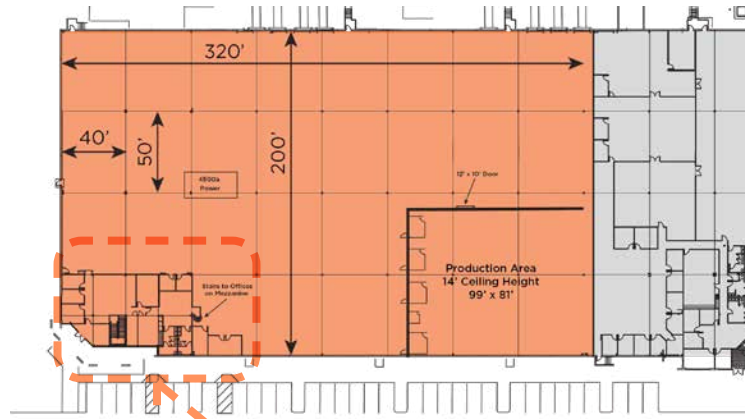
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66,433 SF Available

OFFICE SPACE FEATURES

- Lower Level - 4,074 SF
 - Lobby
 - 5 private offices
 - Open office area
 - Conference room
 - Kitchen
 - Restrooms
- Mezzanine Level - 3,926
 - 4 private offices
 - 2 conference rooms
 - Break room
 - Restrooms

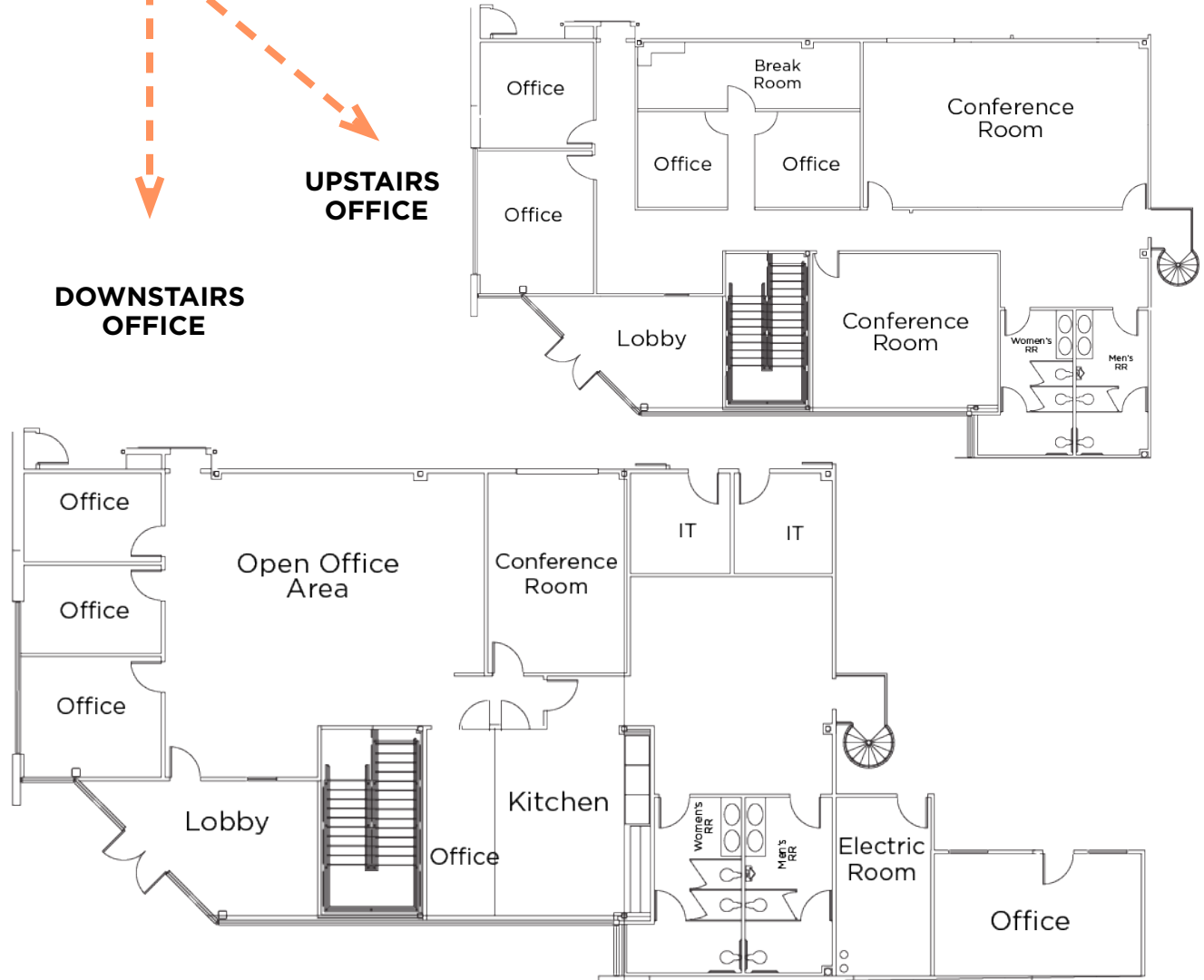
PRODUCTION SPACE FEATURES

- 8,019 SF
- 14' ceiling height
- 4 private offices
- Storage closet
- 12' x 10' entry door



DOWNSTAIRS OFFICE

UPSTAIRS OFFICE





Economic Incentives

- ▼ One of the lowest combined tax rates in DFW (Roanoke, Denton County, Northwest ISD)
- ▼ Foreign Trade Zone status available (located within Alliance FTZ #196)
- ▼ Triple Freeport Inventory Tax Exemption

Workforce Advantages

- ▼ Alliance Workforce Center - complimentary recruitment services
- ▼ Tarrant County College provides on-site employee training



AllianceTexas Logistics Amenities

- ▼ Direct access to I-35W via Eagle Pkwy (Full North/South Interchange)
- ▼ 2 miles to SH-114 via I-35W North (Full North/South/East/West Interchange)
- ▼ 1 minute to FedEx Express and FedEx Ground Hubs
- ▼ 2 minutes to Amazon Regional Air Hub
- ▼ 5 minutes to BNSF Railway's Alliance Intermodal Facility
- ▼ 5 minutes to two (2) UPS Ground Hubs
- ▼ US Customs and Border Protection
- ▼ Centralized Examination Station



AllianceTexas® is a 27,000-acre master-planned community including four distinctive developments — Alliance®, Circle T Ranch®, HarvestSM and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



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FOR MORE INFORMATION

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