

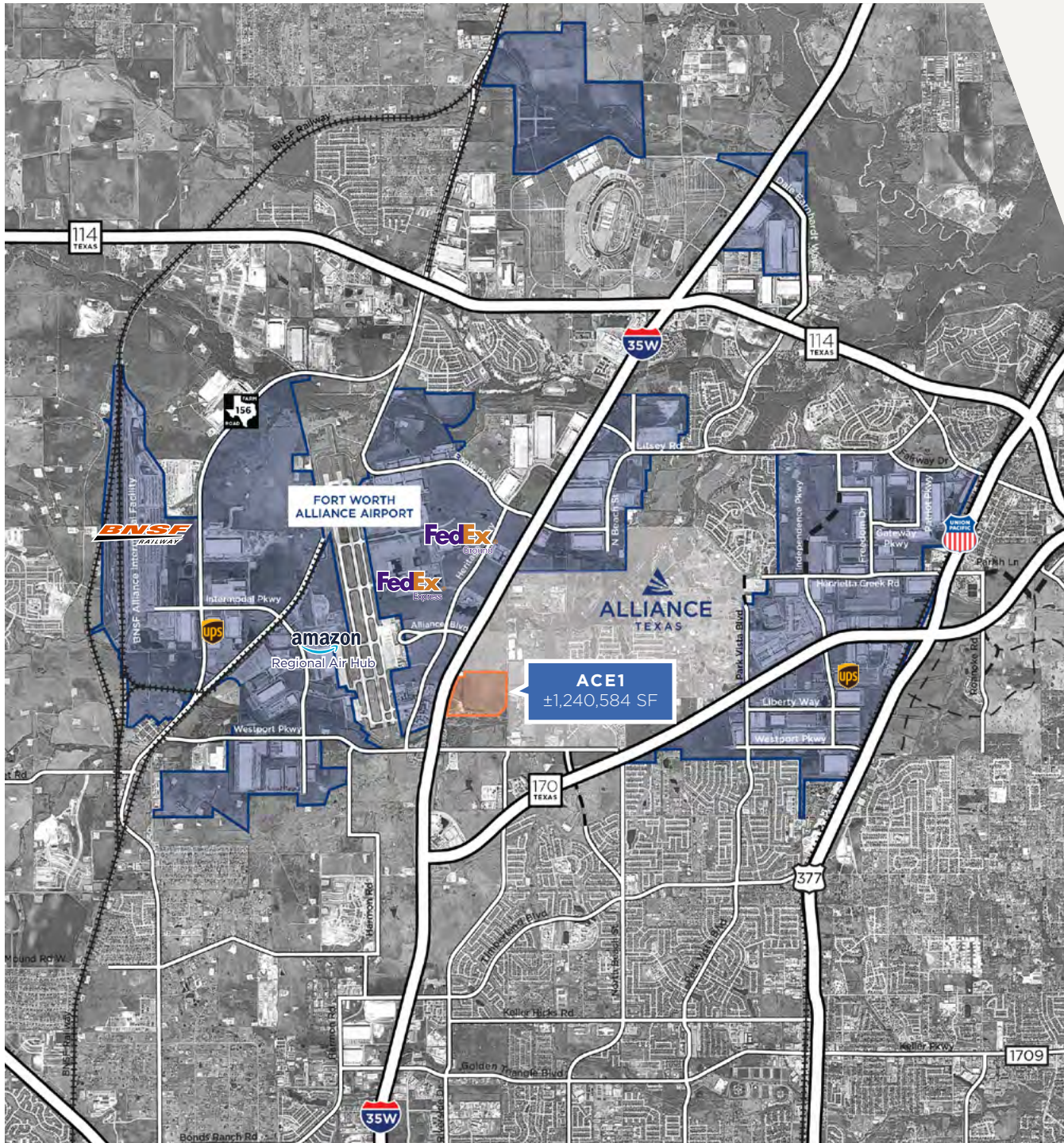


Alliance Center East 1

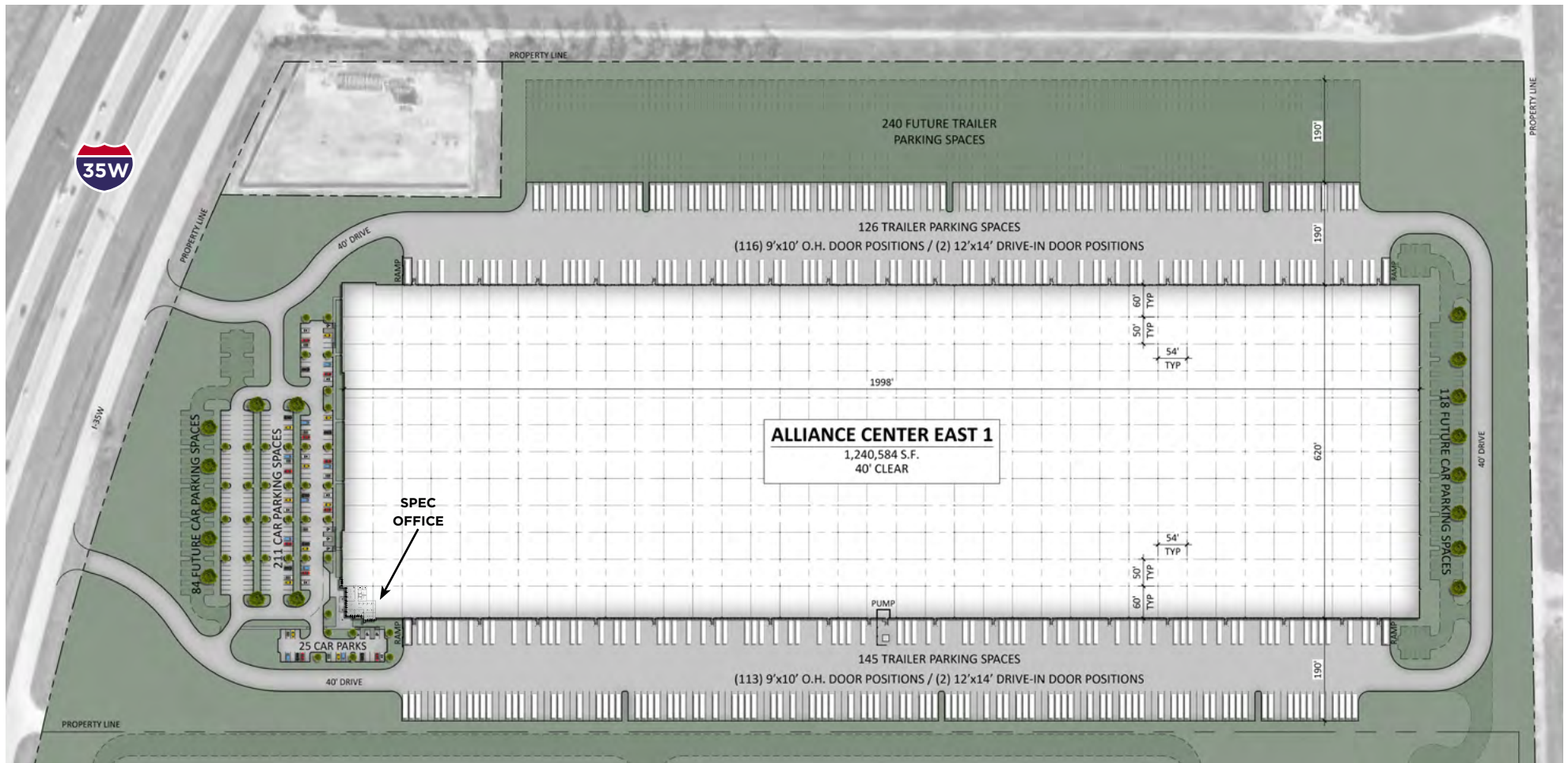
1,240,584 SF AVAILABLE

13750 North Freeway
Fort Worth, TX 76177
Tarrant County





- ▼ 27,000-acre master planned mixed-use development
- ▼ 53 million SF developed
- ▼ 533 corporate residents
- ▼ 63,000 direct jobs generated
- ▼ Population of over 2 million within 20 miles of AllianceTexas
- ▼ BNSF Alliance Intermodal Facility – 1 MM lifts per year, capacity for 2+ MM lifts
- ▼ Three parcel ground sort hubs (UPS & FedEx)
- ▼ 40+ Air Cargo flights daily (FedEx Express Air Hub & Amazon Prime Air Hub)
- ▼ Two Class I rail lines (BNSF & Union Pacific)
- ▼ 162 miles of roadways – I-35W, SH-114, SH-170, & FM-156



Building Features

- 1,240,584 SF
- Direct access to Interstate 35W
- 40' clear height
- 229 dock doors
- 4 drive-in ramps with 12'x14' doors
- 620' building depth
- 190' truck courts
- Onsite Truck Queuing
- 271 trailer parking spaces (expandable to ±511)
- 236 car parking spaces (expandable to ±438)
- 50' x 54' bay spacing
- 60' loading bays
- 4' x 8' skylights, 1 per 6 bays

Spec TI

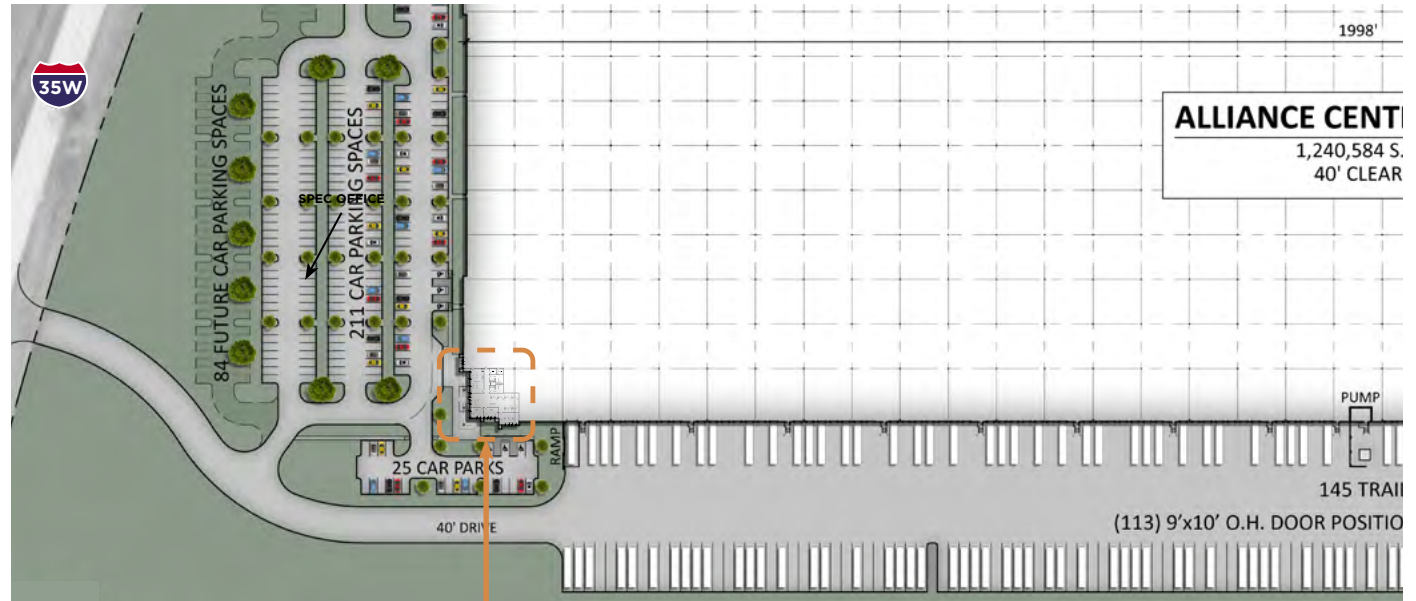
- 2,779 SF office space
- LED warehouse lights - 1 per bay
- 30 dock packages
 - Includes: seals, bumpers, lights, and pit levelers
- 1,600 amps of power

- Clerestory windows
- Painted (white) interior walls
- ESFR fire protection system
- Smooth panel painted tilt-wall construction
- Heavy landscape and irrigation
- Heating units for freeze protection

BUILDING FEATURES

Office Spec TI

- ▼ Total Office SF: 2,779 SF
- ▼ Open Office Space
- ▼ Break Room
- ▼ Conference Room
- ▼ Men & Women Restroom





AllianceTexas Logistics Amenities

- ▼ Direct access to Interstate 35W
- ▼ 1 minute from two (2) I-35W Interchanges (Westport Parkway & Alliance Boulevard)
- ▼ 2 minutes to FedEx Express Air Hub and FedEx Ground Sort Hub
- ▼ 2 minutes to SH-170
- ▼ 5 minutes to SH-114 & FM-156
- ▼ 5 minutes to two (2) UPS Ground Sort Hubs
- ▼ 5 minutes to BNSF Railway's Alliance Intermodal Facility
- ▼ US Customs and Border Protection
- ▼ Centralized Examination Station

Workforce Advantages

- ▼ Alliance Workforce Center - complimentary recruitment services
- ▼ Tarrant County College provides on-site employee training
- ▼ Alliance ZIPZONE - Last mile, on-demand employee transportation within Alliance

Economic Incentives

- ▼ Foreign Trade Zone status available (located within Alliance FTZ #196)
- ▼ Triple Freeport Inventory Tax Exemption



