



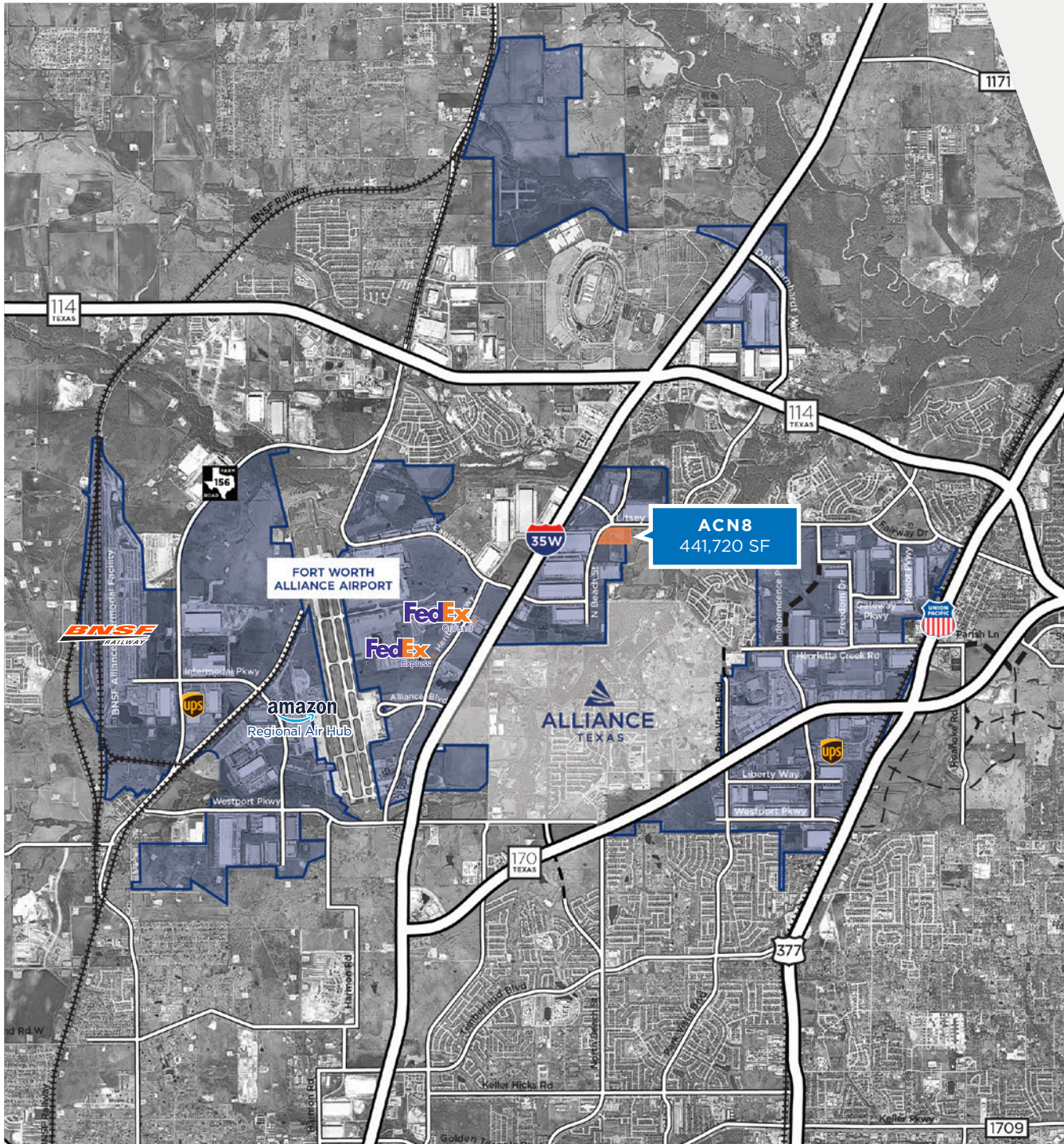
Alliance Center North 8

441,720 SF AVAILABLE

Divisible to 181,440 SF

15350 North Beach Street
Fort Worth, TX 76262
Denton County





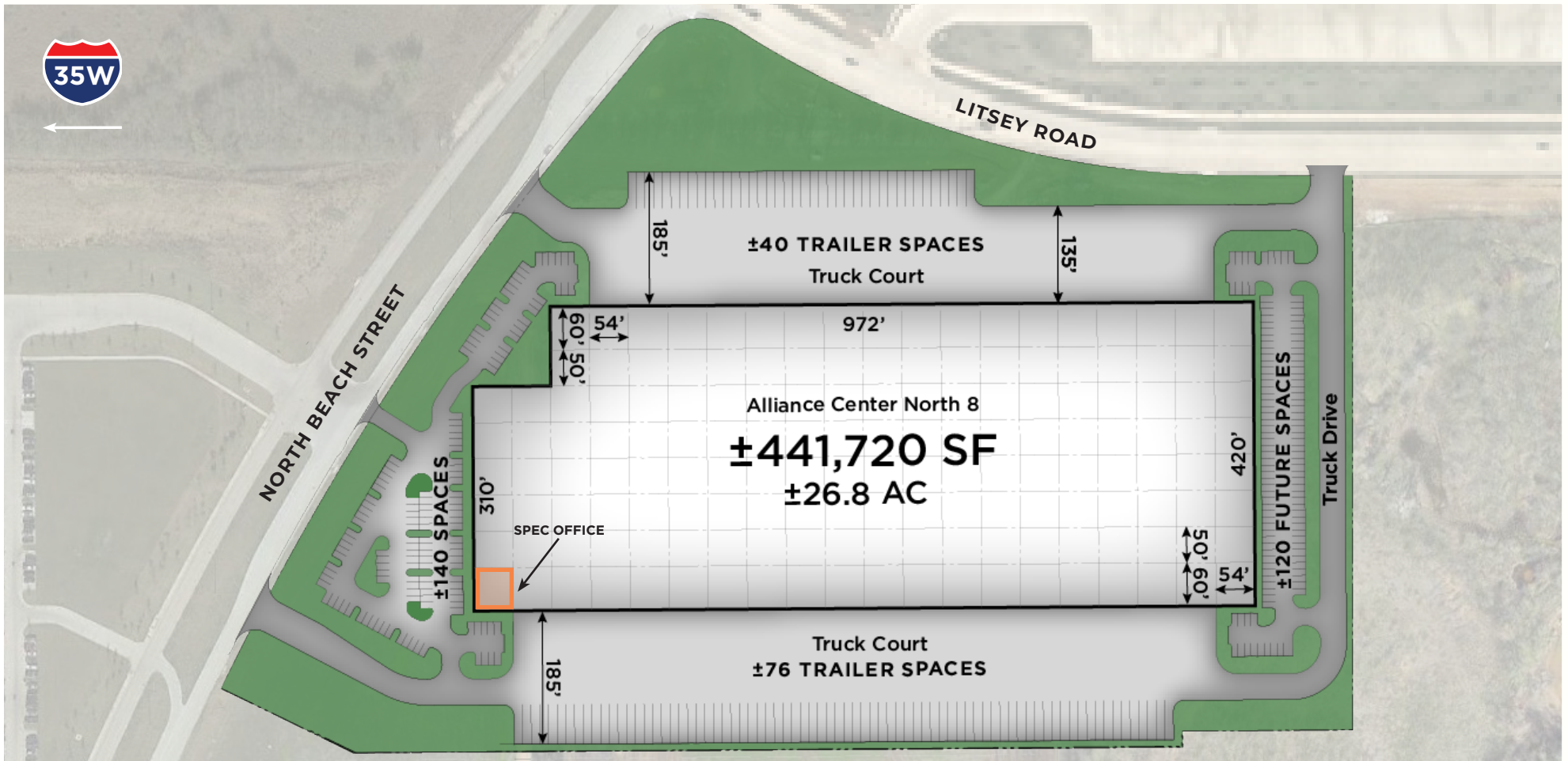
- ▼ 27,000-acre master planned mixed-use development
- ▼ 53 million SF developed
- ▼ 533 corporate residents
- ▼ 63,000 direct jobs generated
- ▼ Population of over 2 million within 20 miles of AllianceTexas
- ▼ BNSF Alliance Intermodal Facility – 1 MM lifts per year, capacity for 2+ MM lifts
- ▼ Three 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



Alliance Center North

441,720 SF - Alliance Center North 8

Low Cost Tax Location in Denton County
Redundant Access to Interstate 35W



Building Features

- 441,720 SF Available (divisible to 181,440 SF)
- 36' clear height
- 107 dock doors
- 2 drive-in ramps with 12'x14' doors
- 420' building depth
- 185' truck courts
- ±116 trailer parking spaces
- ±140 car parking spaces (expandable to 260 spaces)
- 50' x 54' bay spacing
- 60' loading bays
- 4' x 8' skylights, 1 per 6 bays
- 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

Spec TI

- ±2,500 SF office space
- LED warehouse lights - 1 per bay
- 10 dock packages
 - Includes: seals, bumpers, lights, and pit levelers
- 1,600 amps of power



AllianceTexas Logistics Amenities

- ▼ Direct access to Interstate 35W via Litsey Rd.
- ▼ 1 minute from Eagle Parkway (full north/south interchange)
- ▼ 2 minutes to FedEx Express Air Hub and FedEx Ground Sort Hub
- ▼ 3 minutes to SH-114 via 35W (full interchange)
- ▼ 4 minutes to SH-170 & 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

- ▼ Adjacent to Alliance Park - 164 acres of walkable employee amenities
- ▼ 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

- ▼ Significant cost savings to customers via lower ongoing operating expenses and inventory taxes (Denton County's tax rate is 0.225%)
- ▼ Foreign Trade Zone status available (located within Alliance FTZ #196)
- ▼ Triple Freeport Inventory Tax Exemption



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



FOR MORE INFORMATION:

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