



Logistics

Powering innovation.

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alliancetexas.com

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LOGISTICS OVERVIEW

Your gateway to better productivity.

The right location, amenities and infrastructure to propel growth.

It used to be that if you were a logistics business that depended on transporting goods to customers across the nation and around the world, you needed to establish a presence near a traditional port city, such as Houston, Los Angeles or Miami. But the innovators at AllianceTexas changed all that when they built a port at the heart of the Alliance Global Logistics Hub.

With its rail intermodal hub, industrial airport and access to major highways and trucking thoroughfares, this one-of-a-kind inland port provides access to regional, national and global trade routes from the center of North Texas — opening up a new world of opportunity for forward-thinking manufacturing, distribution and logistics leaders. It's all built within a 27,000-acre master-planned development that's home to some of the biggest names in logistics, including FedEx, UPS, Walmart and Amazon. They all planted roots right here in AllianceTexas. Because opportunity thrives here.



THE BENEFITS ARE CLEAR

- Ample land to build a state-of-the-art manufacturing, logistics or industrial facility
- Home to global leaders from a wide variety of industries
- Foreign-Trade Zone and Triple Freeport Inventory Tax Exemption that offers strategic tax benefits
- Comprehensive air, rail and ground transportation infrastructure
- Access to a growing workforce within a booming economy
- Located in North Texas — one of the fastest-growing areas in the nation



BNSF Alliance Intermodal Facility

GLOBAL LOGISTICS HUB

Transportation solutions for logistics leaders.

Save time and money with a premier inland port.

AllianceTexas offers better, more efficient ways of shipping products across the United States or around the world. The Alliance intermodal rail facility performs more than 835,000 lifts a year, and offers rail service, while Perot Field Fort Worth Alliance Airport provides air cargo transportation from a strategic, central location in the country. To facilitate better supply chain management, AllianceTexas' Foreign-Trade Zone #196 delivers duty and tax benefits and consultation services that reduce costs and streamline customs clearances. Area highways enable timely ground transportation throughout the region. With its abundant space for manufacturing plants and distribution warehouses, AllianceTexas gives logistics businesses all the tools necessary to thrive.

LOGISTICS HUB AMENITIES

- BNSF Railway's Alliance Intermodal Facility
- Two Class I rail lines
- FedEx Southwest Regional Sort Hub
- Interstate Highway 35 from Mexico to Canada
- Texas Highways 114 and 170
- On-site ground handling and air cargo service
- FedEx Ground Sort Hub
- UPS Ground Sort Hub (Two in AllianceTexas)
- 20 minutes to DFW International Airport



FOREIGN-TRADE ZONE #196 + TRIPLE FREEPORT INVENTORY TAX EXEMPTION

Reduced costs and better efficiency.

Navigate U.S. customs with confidence.

The Global Logistics Hub is home to FTZ #196, which provides cost-saving logistics consultation services to manufacturing and distribution companies shipping goods internationally. Merchandise in the FTZ is legally considered outside of the country and free from U.S. Customs fees until shipped to its destination. Take full advantage of AllianceTexas' FTZ consultation services to save on Customs duty, paperwork expenses and inventory tax. It's another reason to choose AllianceTexas as the base for your logistics operations.

FTZ BENEFITS

- Improve cash flow — transfer merchandise to another FTZ without paying customs
- Pay the lowest duty rate
- Reduced costs on defective merchandise
- Eliminate duty on labor, overhead and profit
- Reduced paperwork and expenses
- Eliminate or reduce inventory tax
- Manage U.S. quota restrictions
- On-site U.S. Customs
- On-site Centralized Examination Station
- Triple Freeport Inventory Tax Exemption



PEROT FIELD FORT WORTH ALLIANCE AIRPORT

The country's first and foremost industrial airport.

Moving cargo across the region and around the world.

Perot Field Fort Worth Alliance Airport enables the industrial and logistics companies of AllianceTexas to ship cargo affordably and securely throughout the world. With complete U.S. Customs and cargo handling services, the airport is a comprehensive industrial aviation solution. Plus, the Fixed Base Operator facility provides a complete suite of amenities for executives traveling through the airport.

MAJOR CITIES BY AIR

- Chicago 2 hours
- Detroit 2 hours
- Houston 1 hour
- Kansas City 1 hour
- Los Angeles 3 hours
- Mexico City 2 hours
- New York 4 hours
- San Francisco 4 hours

AIR CARGO CAPABILITIES

- Full cargo handling services
- Air freight build/break
- Direct aircraft ramp access
- Cross-dock capabilities
- Cargo facility expansion available
- Ramp parking for multiple wide-body cargo jets
- Two 11,000 ft. parallel all-weather runways
- ILS CAT III approach

THIRD-PARTY LOGISTICS PROVIDERS

AllianceTexas is home to a variety of third-party logistics providers to help with distribution needs.



INDUSTRIAL AND FLEX SPACE

Multiple solutions for logistics operations.

Choose from spec and build-to-suit options.



Some of the most technically advanced industrial operations in the world are located at AllianceTexas. The region offers a variety of space for manufacturing centers and distribution warehouses built with direct access to a world-class transportation infrastructure that covers all ground, rail and air needs. Choose from existing Class A spaces built to the highest industrial standards, or build a custom facility designed to suit.





AllianceTexas
offers a range
of locations for
industrial and
flex space.



SECTORS ZONED FOR INDUSTRIAL AND FLEX SPACE

Alliance Center®

- 3.6M SF developed
- Immediate proximity to Perot Field Fort Worth Alliance Airport
- Frontage on I-35W
- Adjacent to 75,000 SF of dining options and minutes from Alliance Town Center

Alliance Northport®

- 3M SF of future development
- 260-acre sector
- One of the lowest combined tax rates in DFW
- Industrial, retail, R&D/office planned
- Frontage on I-35W
- Dale Earnhardt Way provides direct access to I-35W and Texas Highway 114

Alliance Westport®

- 7.4M SF developed
- Home to BNSF Alliance Intermodal Facility
- Direct access to Perot Field Fort Worth Alliance Airport, I-35W and FM 156
- Over 7M SF future build-out

Alliance Commerce Center®

- 300-acre business park
- 1.7M SF of space
- Ideal for distribution, light manufacturing, high-tech and aviation support firms
- .Access to I-35W, FM 156 and Eagle Parkway

Alliance Gateway®

- 18.9M SF developed
- Frontage on Texas Highway 170 and U.S. 377
- Union Pacific Direct Rail Service
- 400-acre dedicated data center campus with ability to deliver 400 megawatts at full build-out

Alliance Center North®

- 665-acre sector
- New spec building options ranging from 162,500 to over 1M SF
- Frontage on I-35W
- Up to 7M SF of future build-out available



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