



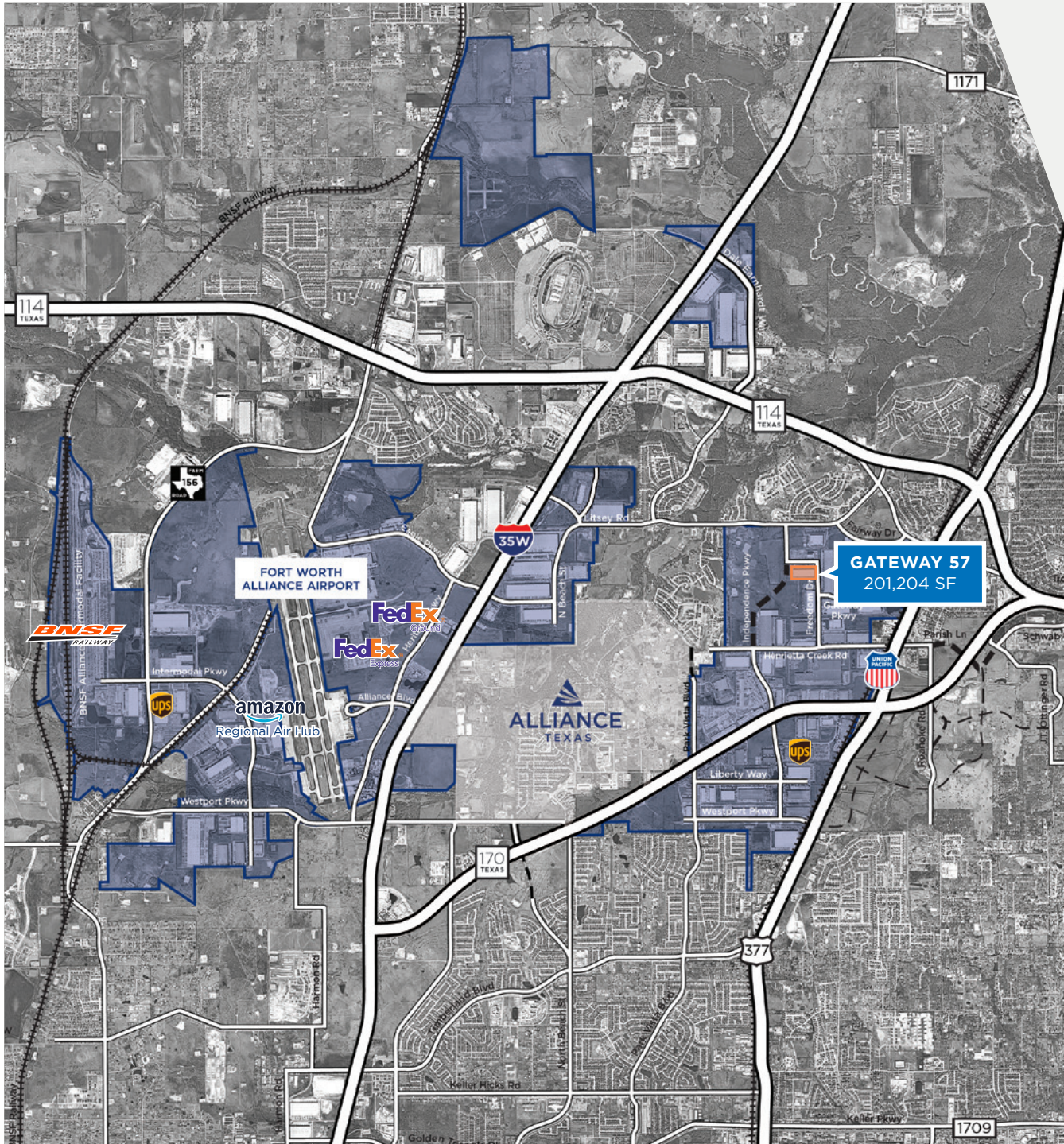
# Alliance Gateway 57

**201,204 SF AVAILABLE - ONE OF THE LOWEST COMBINED TAX RATES IN DFW**

1051 Republic Drive  
Roanoke, Texas, 76262  
Denton County

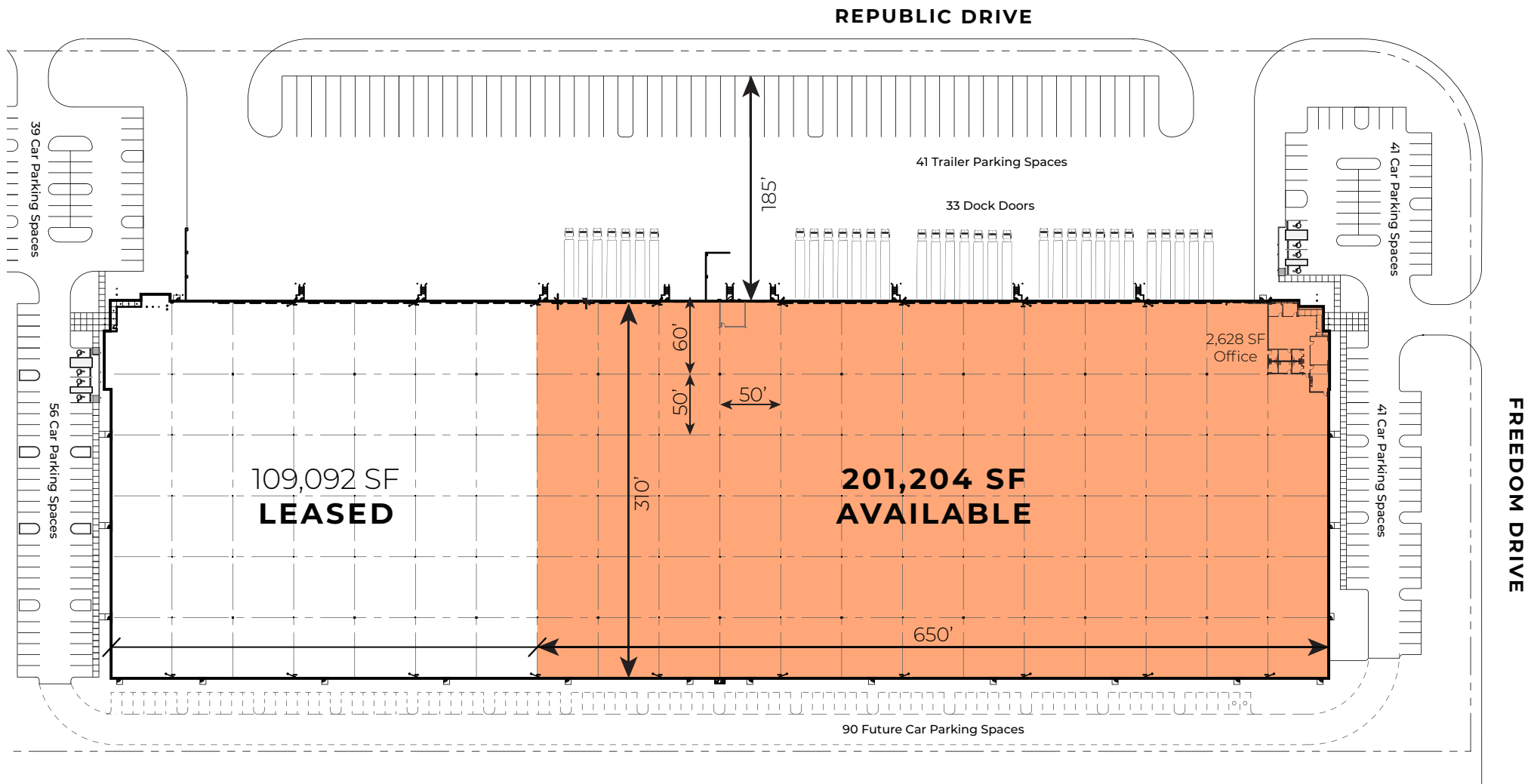






- ▼ 27,000-acre master planned mixed-use development
- ▼ 53 million SF developed
- ▼ 533 corporate residents
- ▼ 63,000 direct jobs generated
- ▼ Population of over 2 million within 20 miles of AllianceTexas
- ▼ BNSF Alliance Intermodal Facility – 1 MM lifts per year, capacity for 2+ MM lifts
- ▼ Three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





## Available Space

- 201,204 SF available
- Existing food grade improvements
- 2,628 SF existing office space
- Existing warehouse lights (3 per bay average)
- Ventilation at 3 air changes per hour
- 1,200 amps of power
- 50' x 50' typical bay spacing

- 60' loading bays
- 82 car parks (expandable to ±172)
- 41 trailer parking spaces
- 33 dock doors, 25 with packages: bumpers, dock locks, lights, dock seals, z-guards, and brushes
  - 5 doors with 30K lb. mechanical levelers
  - 20 doors with 40k lb. hydraulic levelers

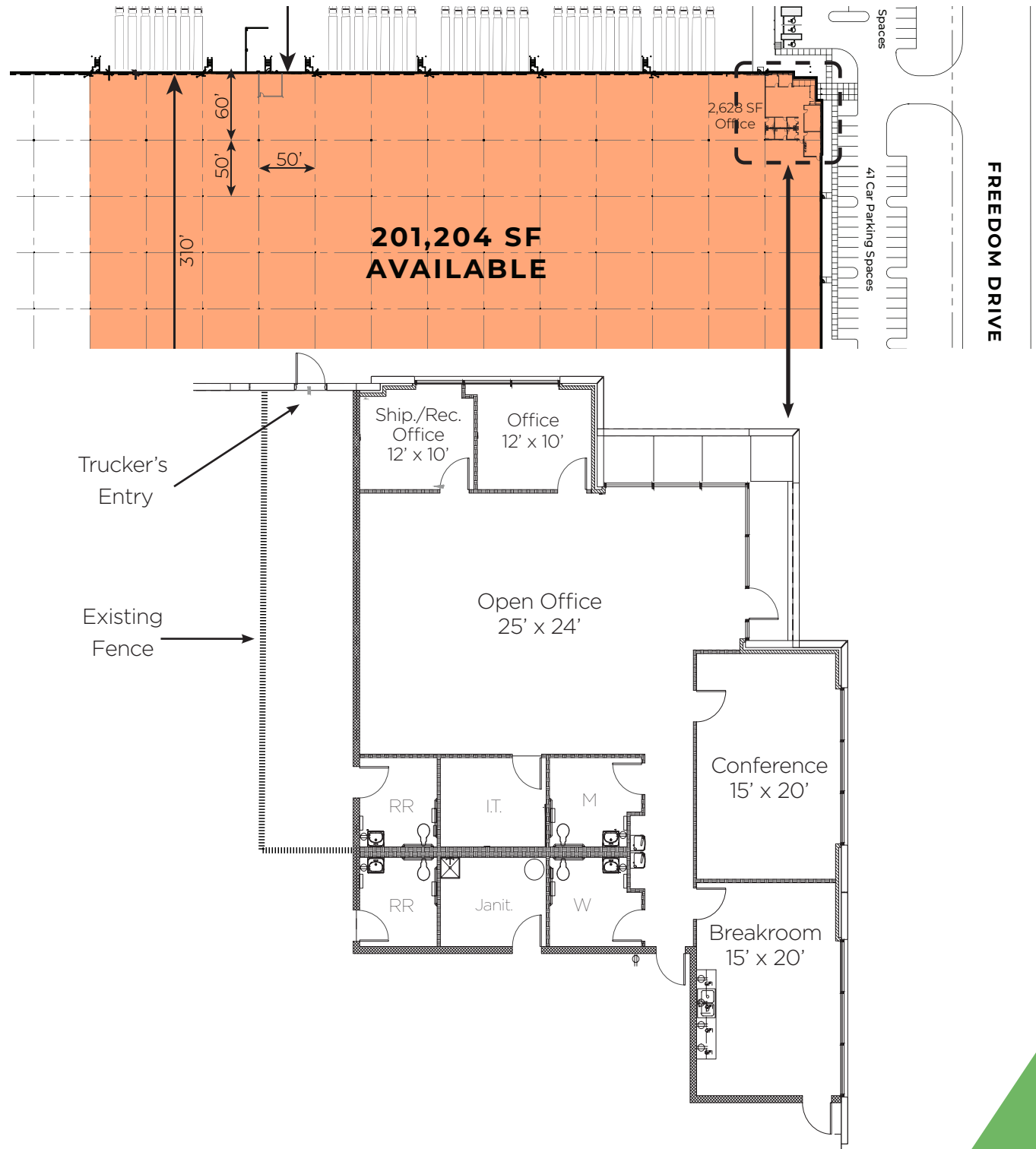
## Building Features

- 310,296 SF
- 185' truck court
- 30' clear height
- 310' building depth
- Smooth panel painted tilt-wall construction
- Painted (white) interior walls
- ESFR fire protection system

## BUILDING FEATURES

### Office Space

- ▼ Total Office: 2,628 SF
- ▼ Open Office Spaces
- ▼ Break Room
- ▼ Conference Room
- ▼ Shipping & Receiving Office
- ▼ Office & Warehouse
- Restrooms





## AllianceTexas Logistics Amenities

- ▼ 4 minutes to SH-114 via Litsey Road  
(full interchange)
- ▼ 5 minutes to SH-170 via US-377  
(full interchange)
- ▼ 7 minutes to UPS Ground Hub
- ▼ 10 minutes to FedEx Express Air Hub and  
FedEx Ground Sort Hub
- ▼ 11 minutes to Fort Worth Alliance Airport
- ▼ 14 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

- ▼ 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





