

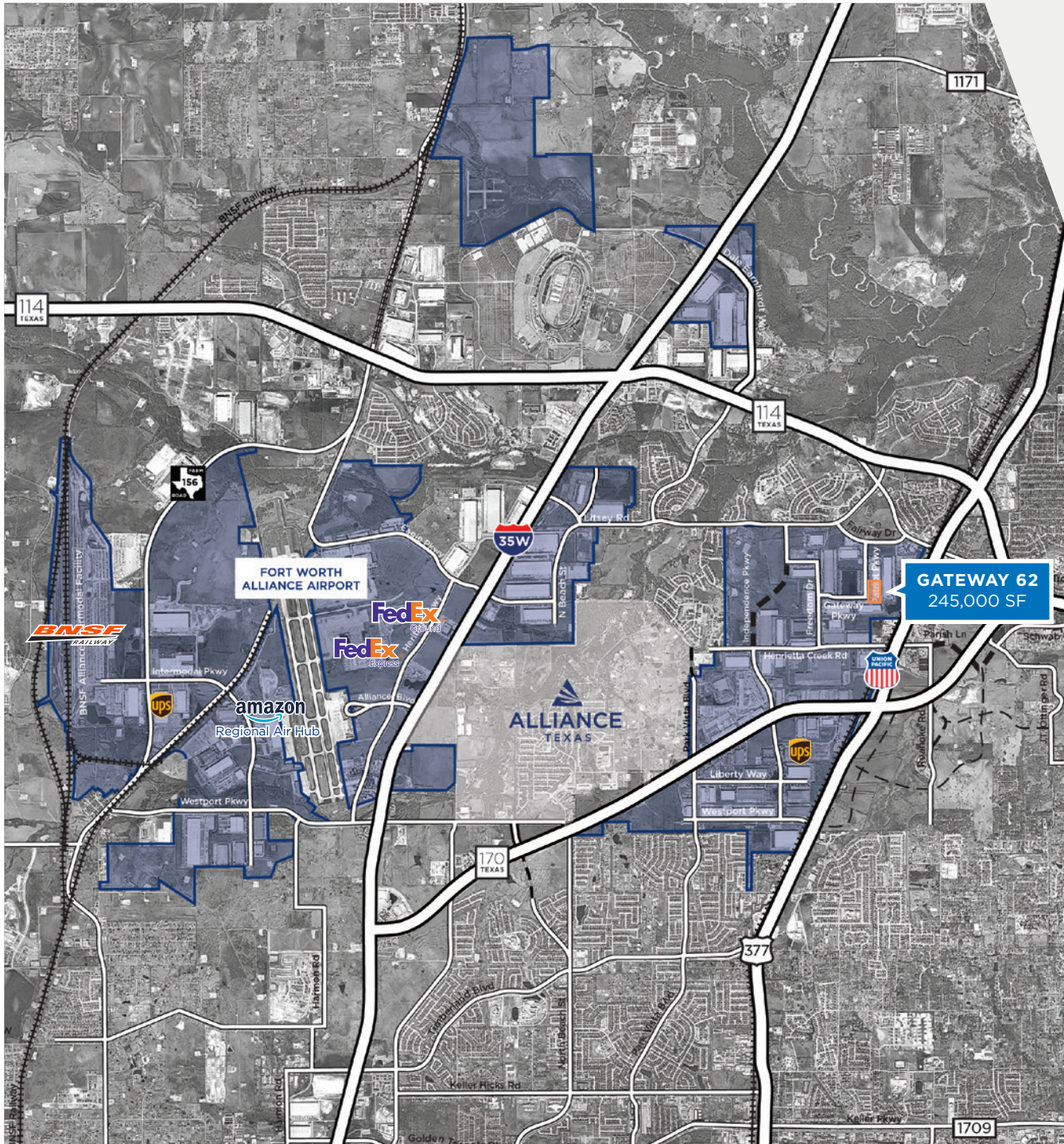


## Alliance Gateway 62

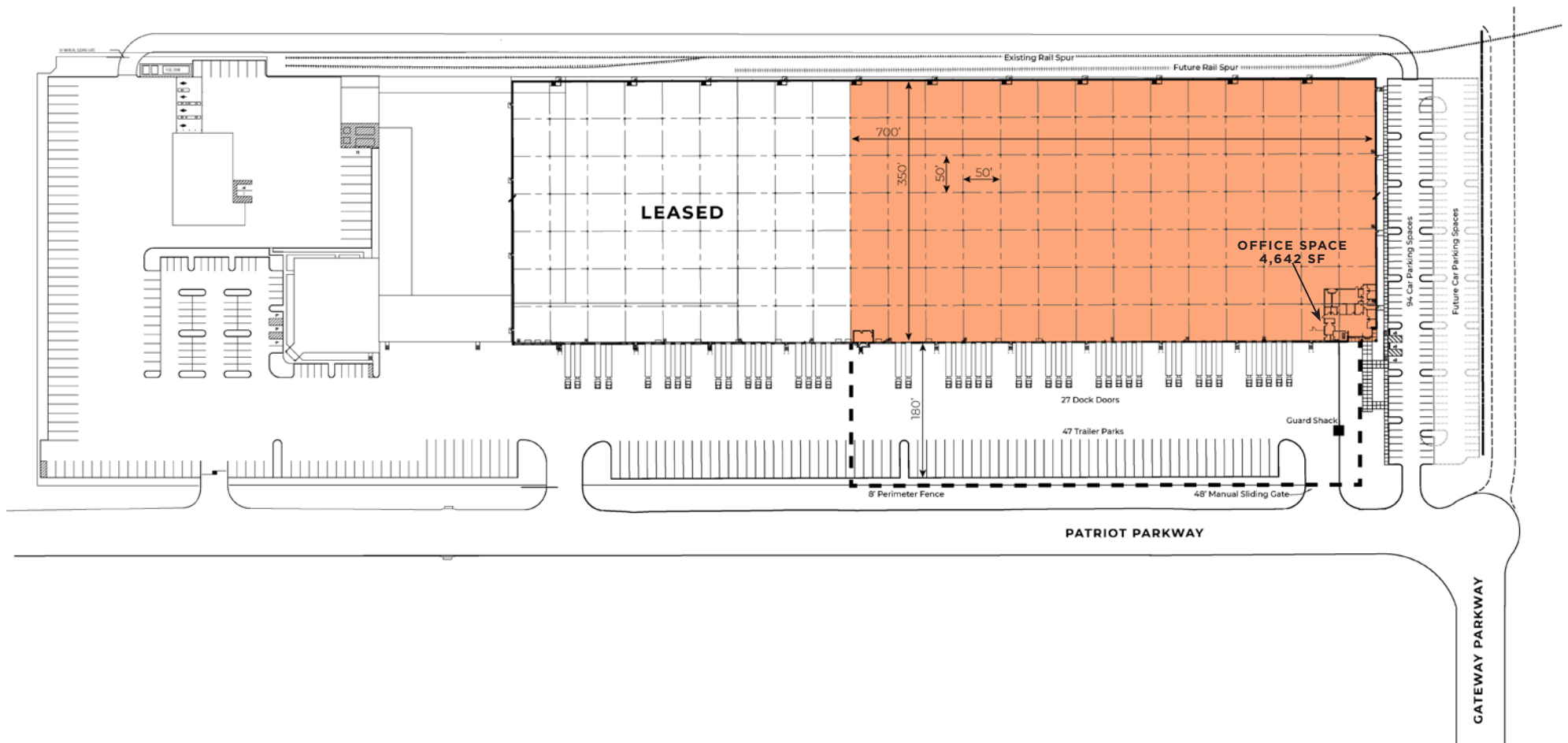
**245,000 SF AVAILABLE - ONE OF THE LOWEST COMBINED TAX RATES IN DFW**

400 Patriot Parkway  
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

- 245,000 SF
- 4,642 SF Existing Office Space
- Existing warehouse lighting - 3 lights per bay
- Perimeter truck court fence with guard house
- Ventilation at 3 air changes per hour
- 1000 amps of power
- 50' x 50' bay spacing

- 94 car parks (expandable to 185)
- 47 trailer parks
- 27 dock doors with packages
  - 30K lb. mechanical levers & z-guards
  - Dock locks and dock lights
  - Seals and bumpers
- Rail service available (Union Pacific RR)

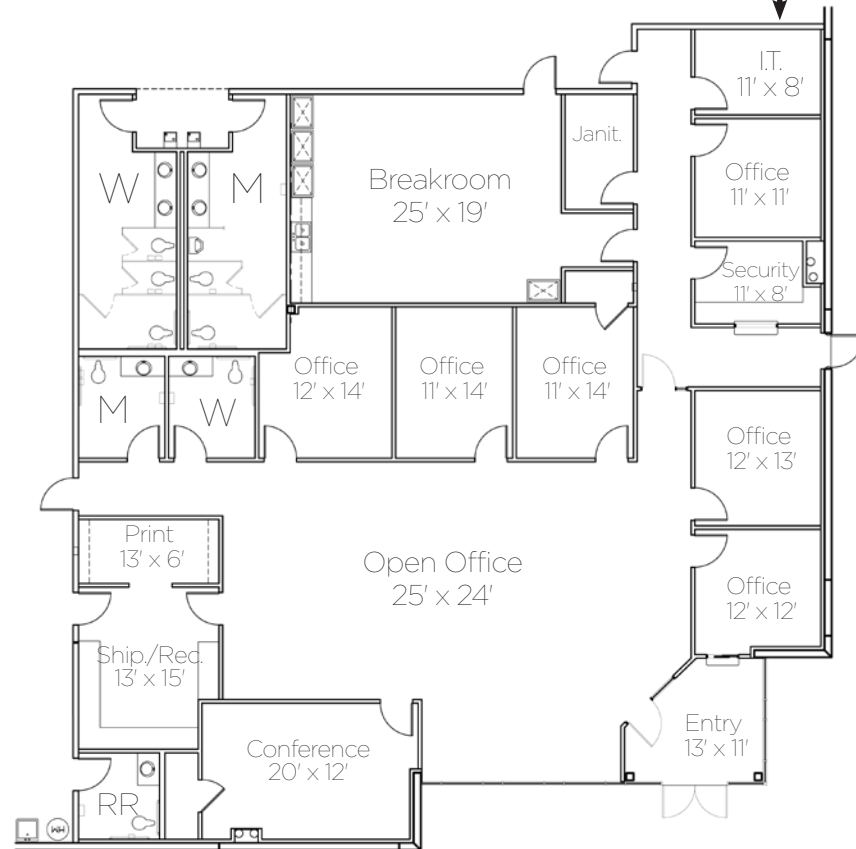
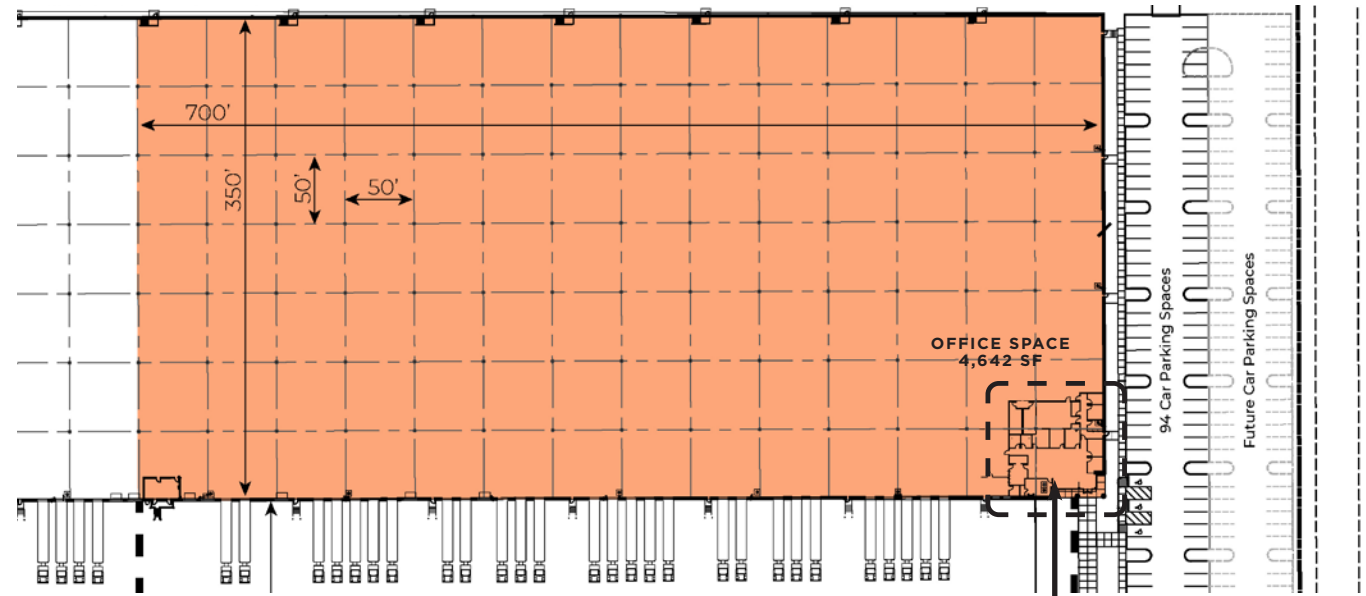
## Building Features

- 490,587 SF
- 180' truck court
- 30' clear height
- 350' building depth
- 33 skylights
- Painted (white) interior walls
- ESFR fire protection system

## BUILDING FEATURES

### Office Space

- ▼ Total Office SF: 4,642 SF
- ▼ 6 Executive Offices
- ▼ Open Office Space
- ▼ Break Room
- ▼ Conference Room
- ▼ Shipping & Receiving Office
- ▼ Office & Warehouse Restrooms





## AllianceTexas Logistics Amenities

- ▼ 4 minutes to SH-170 via US-377 (full interchange)
- ▼ 4 minutes to SH-114 via US-377 (full interchange)
- ▼ 5 minutes to UPS Ground Hub
- ▼ 10 minutes to FedEx Express Air Hub and FedEx Ground Sort Hub
- ▼ 14 minutes to BNSF Railway's Alliance Intermodal Facility
- ▼ Rail service available (Union Pacific RR)
- ▼ 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





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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