

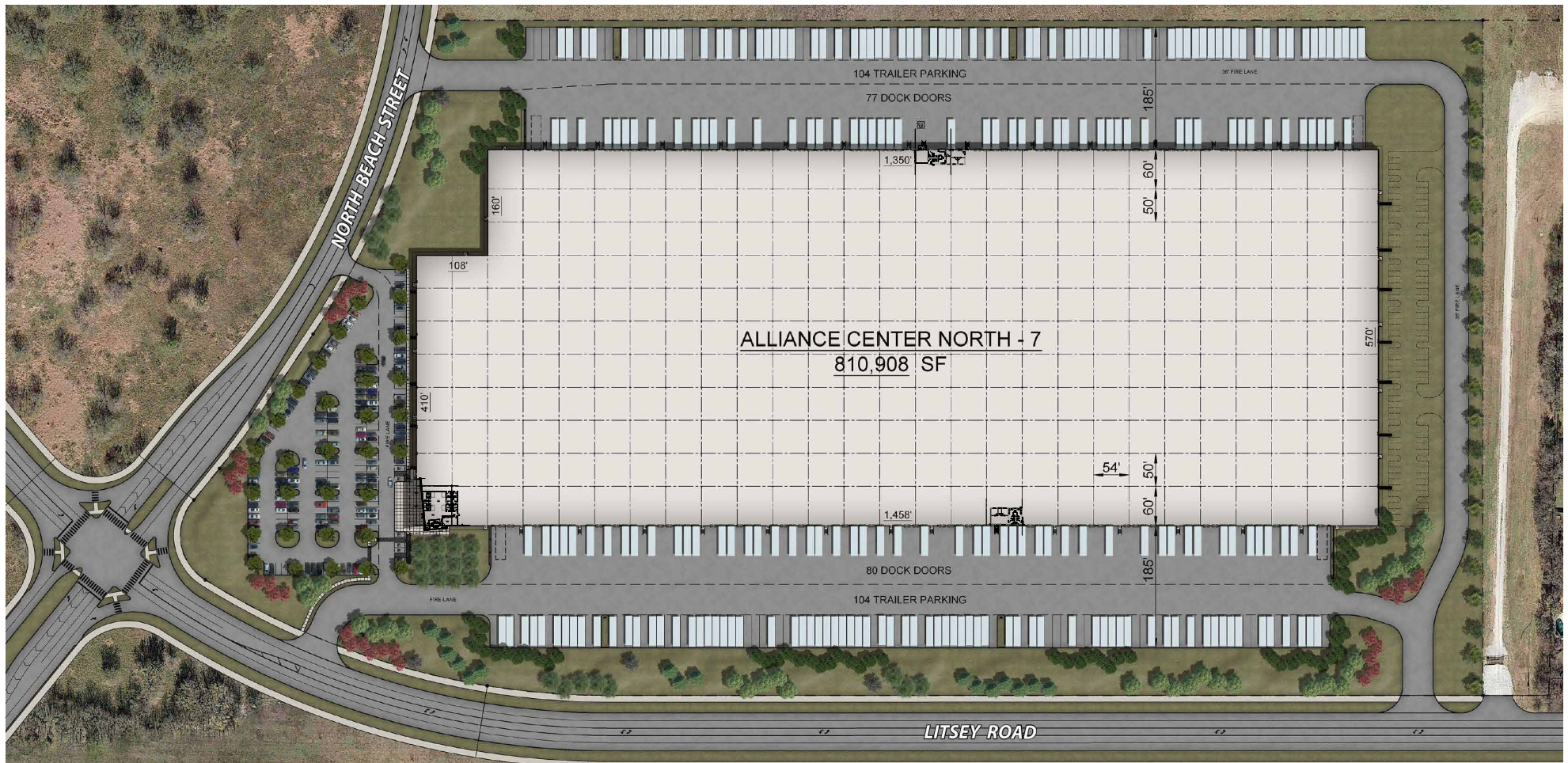


Alliance Center North 7

810,908 SF AVAILABLE

3701 Litsey Road
Fort Worth, TX 76177
Denton County





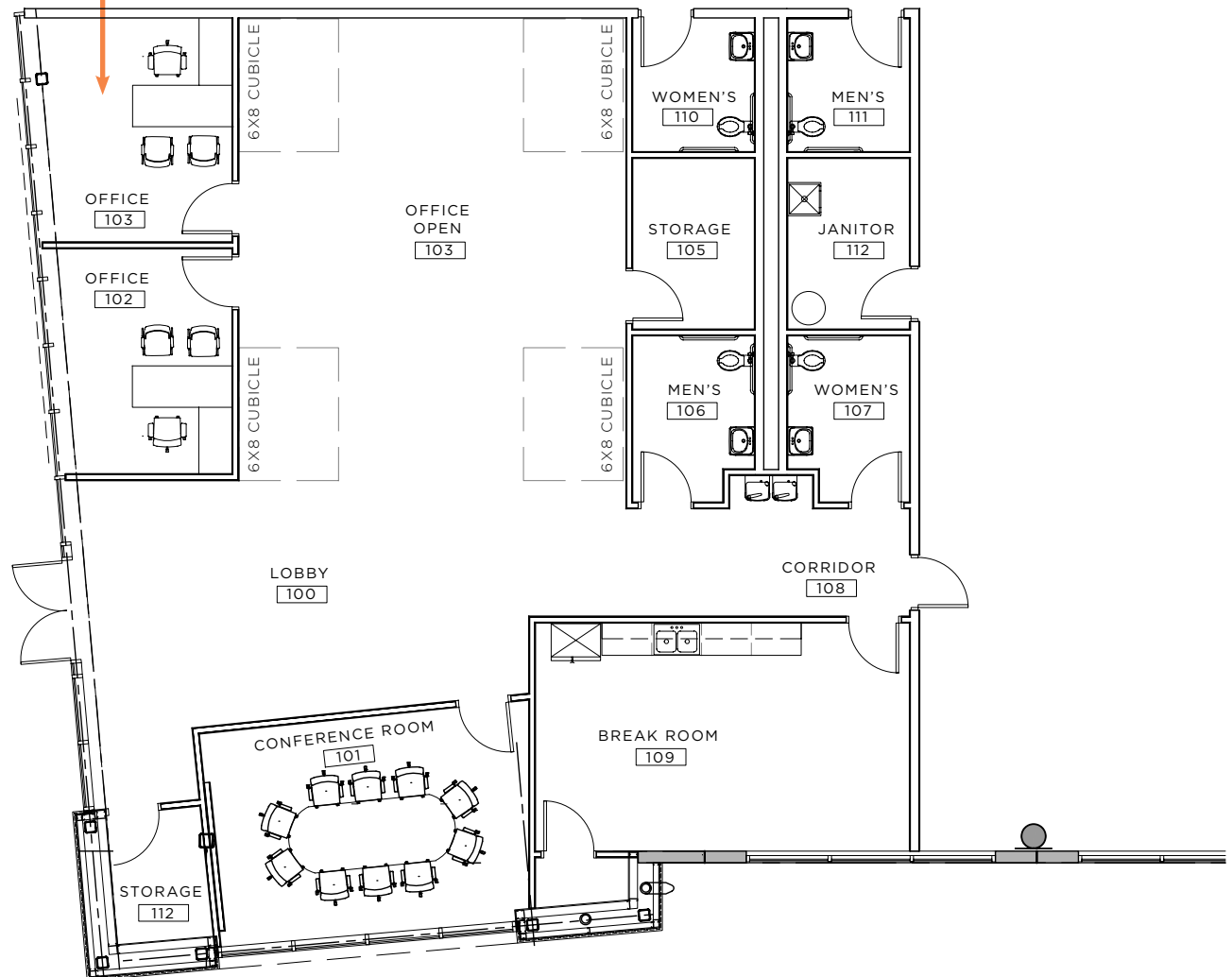
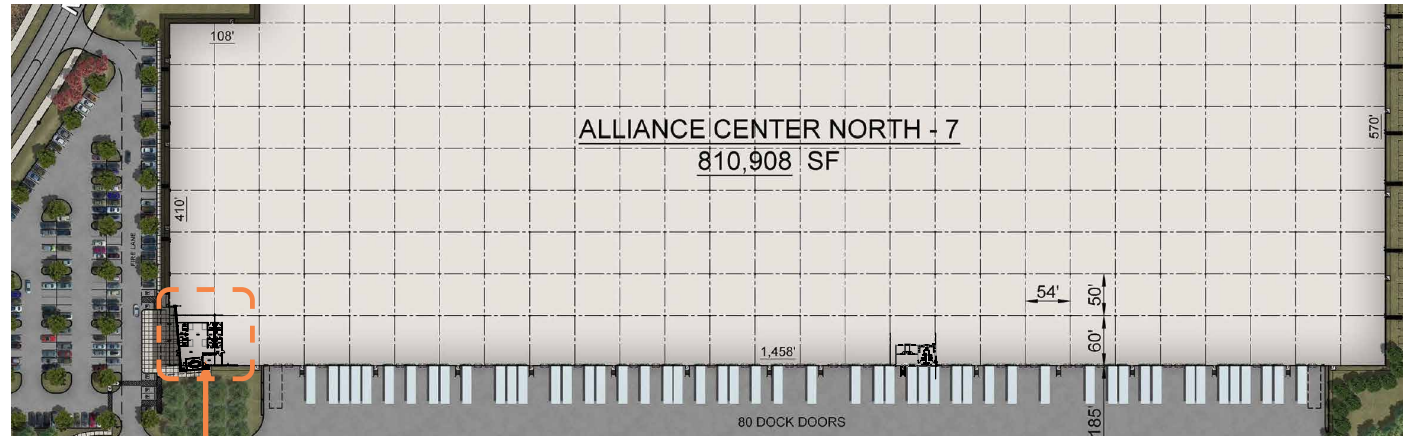
Building Features

- 810,908 SF
- 2,785 SF of office space
- 16 dock packages (8 on each side) with 35k lbs levelers and seals
- LED warehouse lighting, 1 per bay average
- 36' clear height
- 157 dock doors
- 208 trailer parking spaces
- 198 car parking spaces (expandable to ±300)
- 570' building depth
- 185' truck courts
- 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
- Heating units for freeze protection
- Smooth panel painted tilt-wall construction
- Heavy landscape and irrigation

BUILDING FEATURES

Office Spec T1

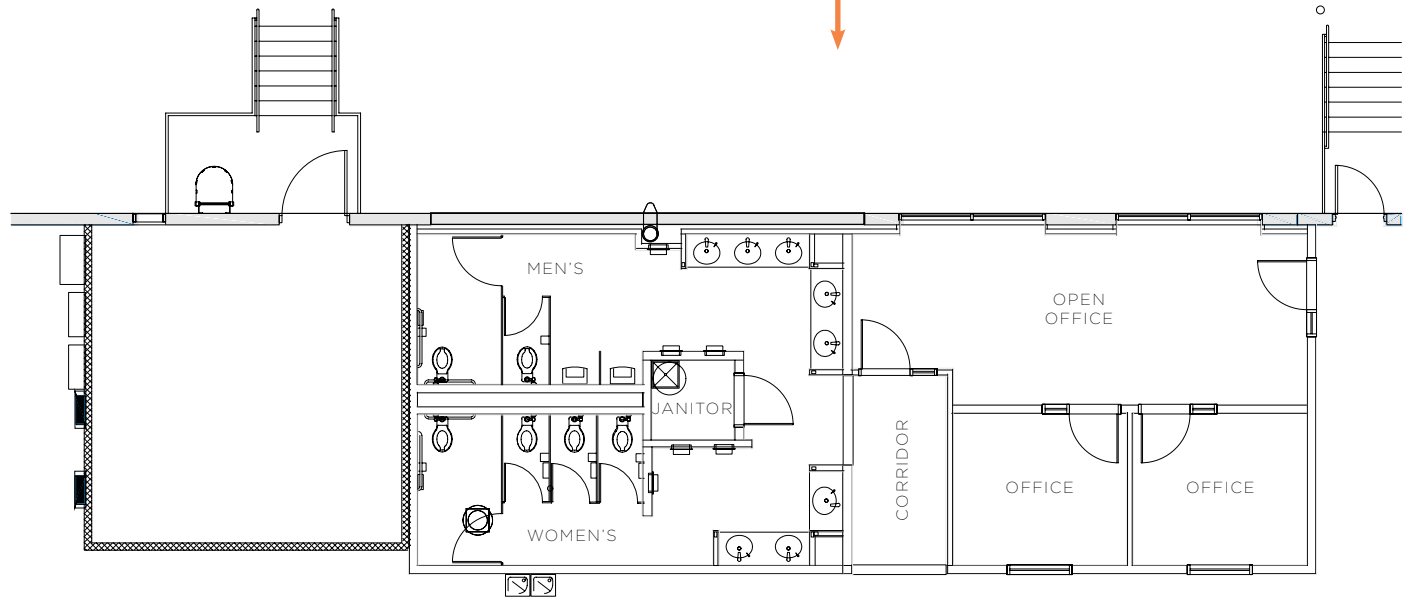
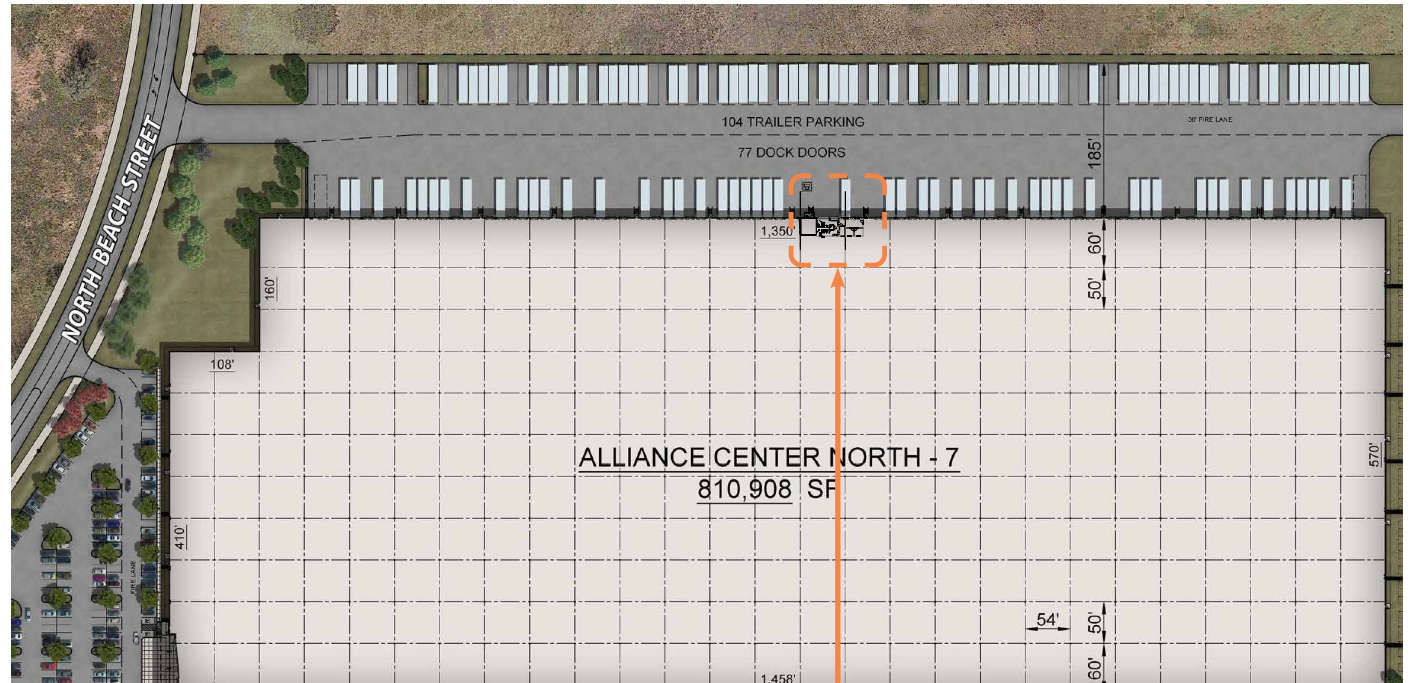
- ▼ Total Office SF: 2,785 SF
- ▼ Open Office Space
- ▼ Break Room
- ▼ Conference Room
- ▼ Men's & Women's Restrooms
- ▼ Storage



BUILDING FEATURES

Office Spec T1

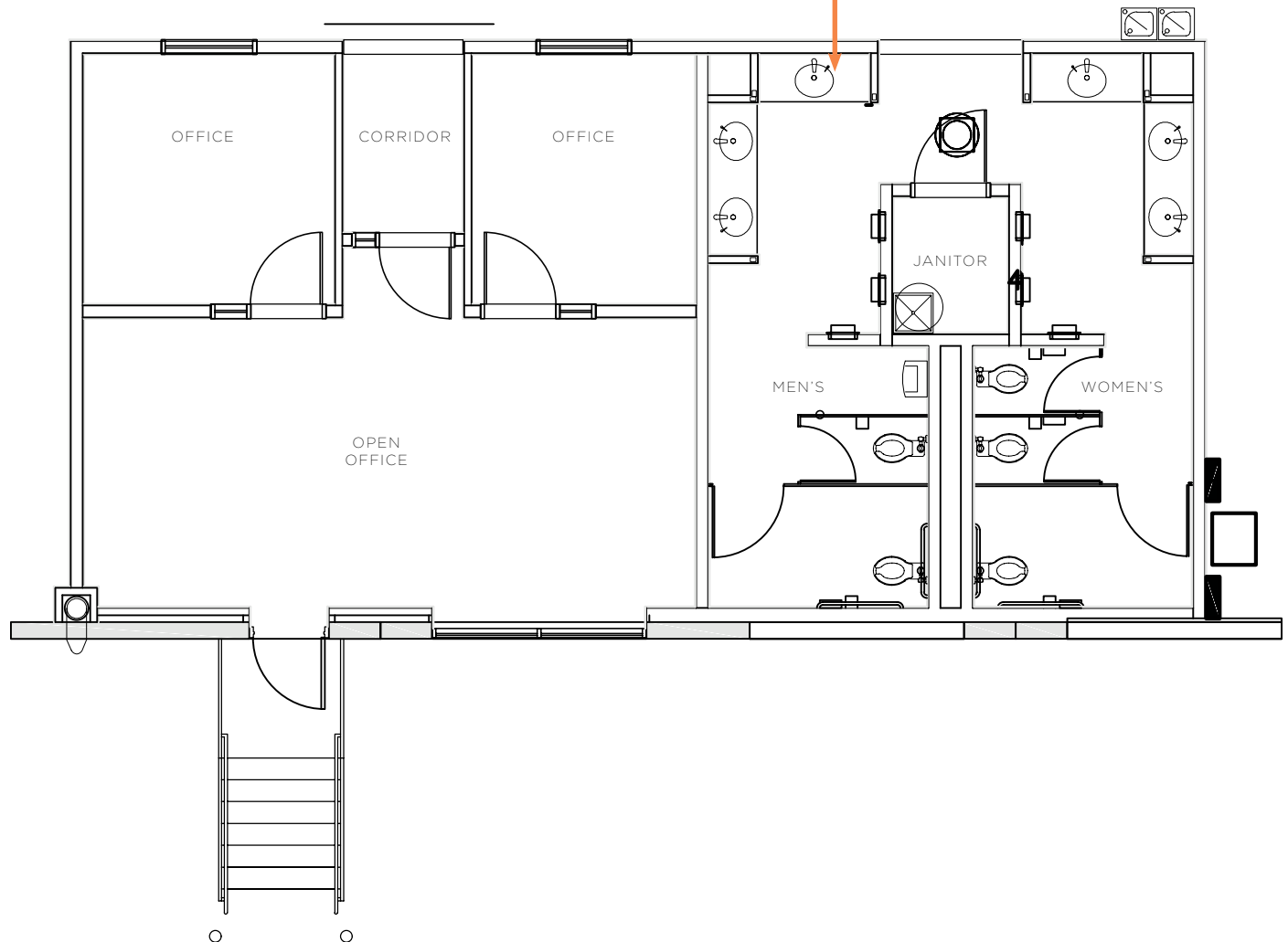
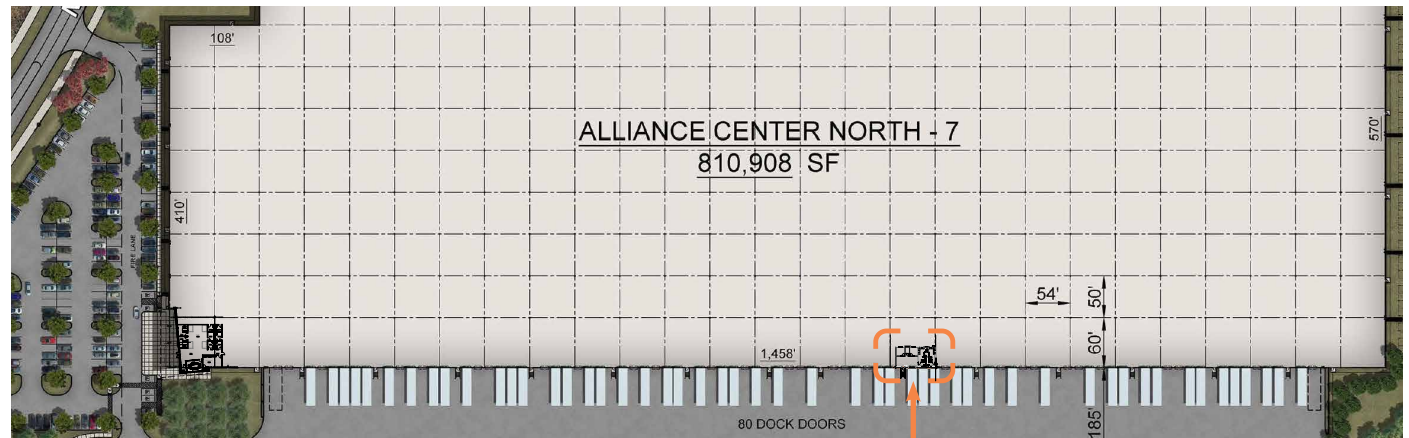
- ▼ Total Office SF: 1,119 SF
- ▼ Open Office Space
- ▼ Men's & Women's Restrooms
- ▼ Janitorial Storage



BUILDING FEATURES

Office Spec TI

- ▼ Total Office SF: 1,134 SF
- ▼ Open Office Space
- ▼ Men's & Women's Restrooms
- ▼ Janitorial Storage





Adjacent to 164-acre Alliance Park

The fully-designed and funded Alliance Park will be completed in phases. Phase I & II began construction in December 2019 and will complete in July 2021. Alliance Park has a six-million-dollar budget and will include the following amenities:

- Soccer Fields
- Trails
- Event Pavillion
- Multi-Use Courts/Fields
- Playgrounds
- A Skate Park
- Restrooms



Economic Incentives

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

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

AllianceTexas Logistics Amenities

- ▼ 2 minutes to FedEx Express and FedEx Ground Hubs
- ▼ 5 minutes to Amazon Regional Air Hub
- ▼ 5 minutes to two (2) UPS Ground Hubs
- ▼ 10 minutes to BNSF Railway's Alliance Intermodal Facility
- ▼ 15 Minutes to UPS Hub at DFW Airport
- ▼ US Customs and Border Protection
- ▼ Centralized Examination Station



Photos taken on October 30, 2020



