

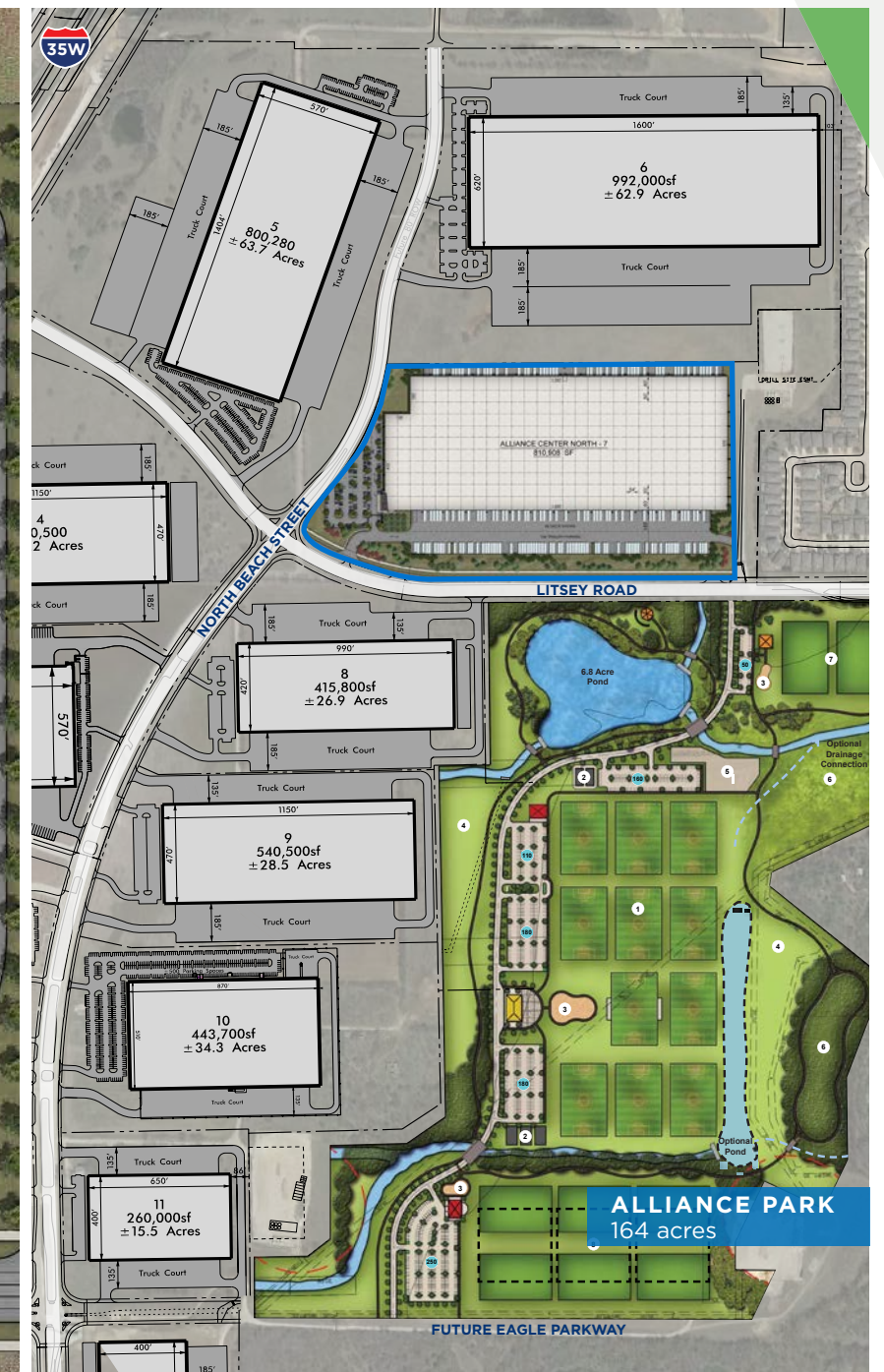
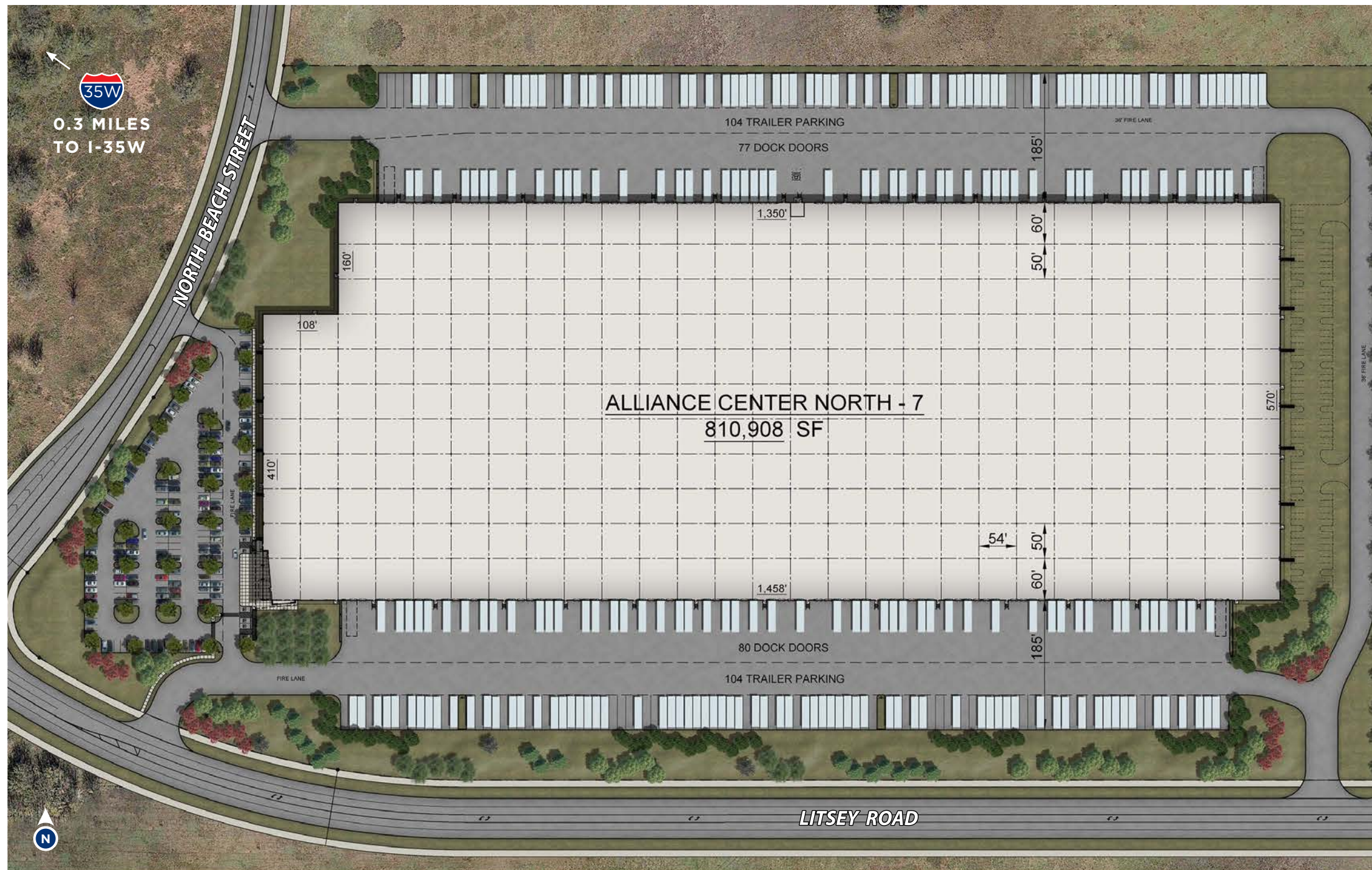


Alliance Center North 7

810,908 SF AVAILABLE

NE corner of Litsey Road & Beach Street
Fort Worth, TX 76177





Building Features

- 810,908 SF
- 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

Workforce Advantages

- ▶ Adjacent to Alliance Park - 164 acres of walkable workforce amenities
- ▶ Alliance Opportunity Center - complimentary recruitment services
- ▶ Tarrant County College provides on-site employee training

Economic Incentives

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

AllianceTexas Logistics Amenities

- ▶ 2 minutes to FedEx Express Air 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

