

# Alliance Center North 7

810,908 SF AVAILABLE

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





## **Building Features**

- 810 908 SE
- 36' clear height
- 157 dock door
- 208 trailer parking spaces
- 198 car parking spaces (expandable to ±300)
- 570' building depth

- 185' truck courts
- 50' v 54' hav snav
- 60' loading b
- 4' x 8' skylights, 1 per 6 bay
- Clerestory windows
- Painted (white) interior walls
- ESFR fire protection syster

- 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



AllianceTexas® is a 26,000-acre master-planned community including four distinctive developments — Alliance® Circle T Ranch®, Harvest™ and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.





### FOR MORE INFORMATION

817.224.6000

9800 Hillwood Parkway Suite 300 Fort Worth, Texas 76177 alliancetexas.com