



Gateway 15

18,725 SF AVAILABLE

Located on SH-170 Frontage Rd
with direct highway access

100% HVAC

14,493 SF Office Finish and 4,232
SF Warehouse Space

High Car Parking Ratio

Alliance Opportunity Center -
complimentary recruitment services

Tarrant County College provides
on-site employee training

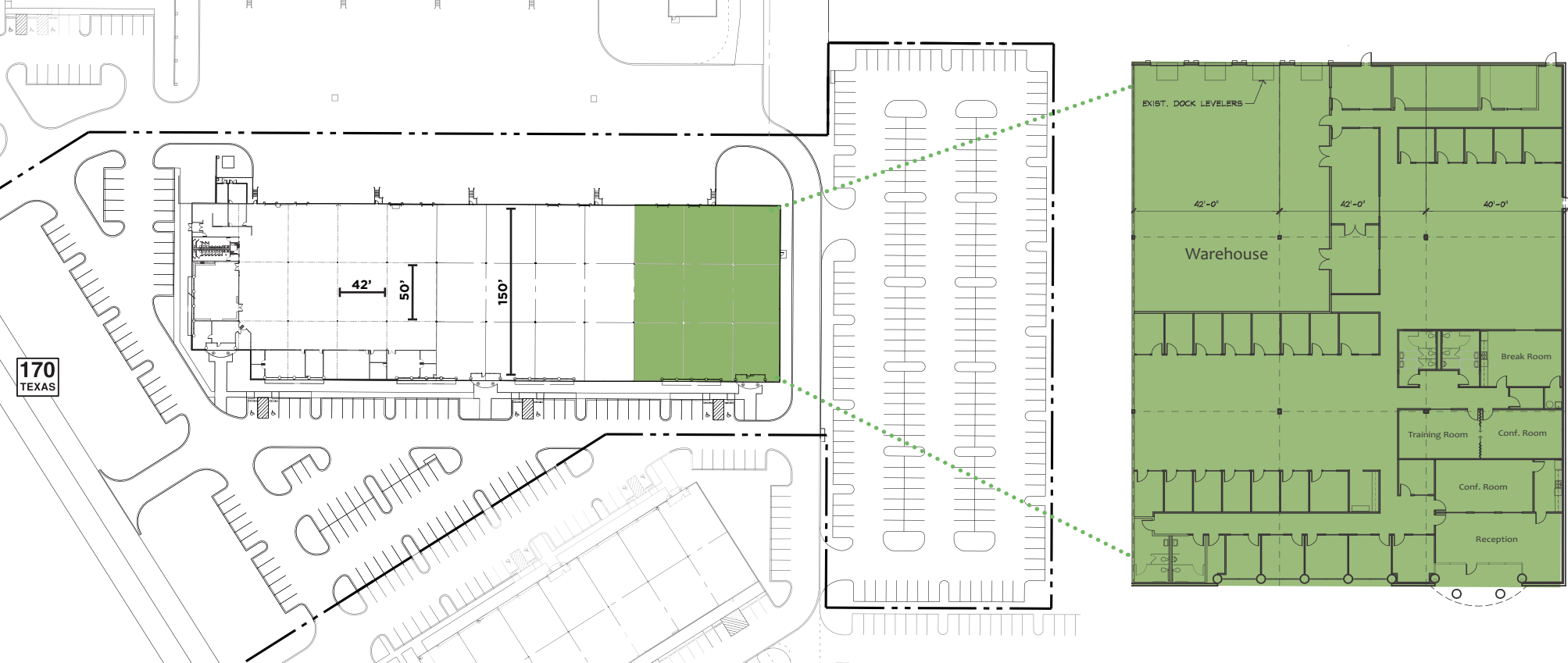
Foreign Trade Zone status available
(located within Alliance FTZ #196)

Triple Freeport Inventory Tax
Exemption

10 minutes to Alliance Town Center
- 1.4M SF of regional retail and
boutique shopping
- high-quality, upscale living
options
- biking and hiking trails offering
connectivity throughout

20 minutes to DFW Airport

5 minutes to Fort Worth Alliance



Gateway 15

AVAILABLE SPACE:

- 18,725 SF Available
 - 14,493 SF Office
 - 4,232 SF Warehouse
- 4 dock doors (expandable)
- 24' clear height
- 42' x 50' bay spacing
- Up to 60 car parking spaces allocated
- Prominent office entry

BUILDING FEATURES:

- 74,023 SF
- 150' building depth
- 180' shared truck court
- Separate truck and auto areas
- 4' x 8' skylights in alternate bays
- Glass office area
- 357 car parking spaces
- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- 6" 4,000 PSI slab on grade
- Painted (white) interior walls
- Heavy landscape and irrigation



4800 Alliance Gateway Fwy
Suite 100
Fort Worth, Texas 76177
Tarrant County

AllianceTexas® is a 26,000-acre master-planned community including four distinctive developments — Alliance®, Circle T Ranch®, HarvestSM 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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