



Alliance Gateway 2

ADVANCED ELECTRONICS MANUFACTURING/PRODUCTION PLANT

14000 Victory Lane
Fort Worth, Texas 76177
Tarrant County





BUILDING

- 303,458 SF Available
- 169,430 SF Production
- 28,000 SF Warehouse
- 106,028 SF Office
- Concrete tilt-wall construction
- Built-up roof construction
- 6 dock doors + 1 drive-in door with ramp

POWER

- 12,000 amps
- (3-4,000 amp Square D switchboards)
- 3 - 2,500 kVA transformers

HVAC

- 100% of the facility is air conditioned

PARKING

- 1146 car parking spaces

TELECOMMUNICATIONS

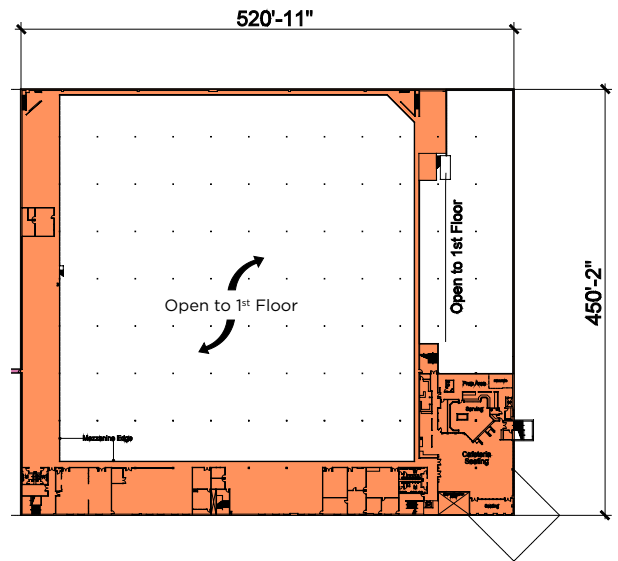
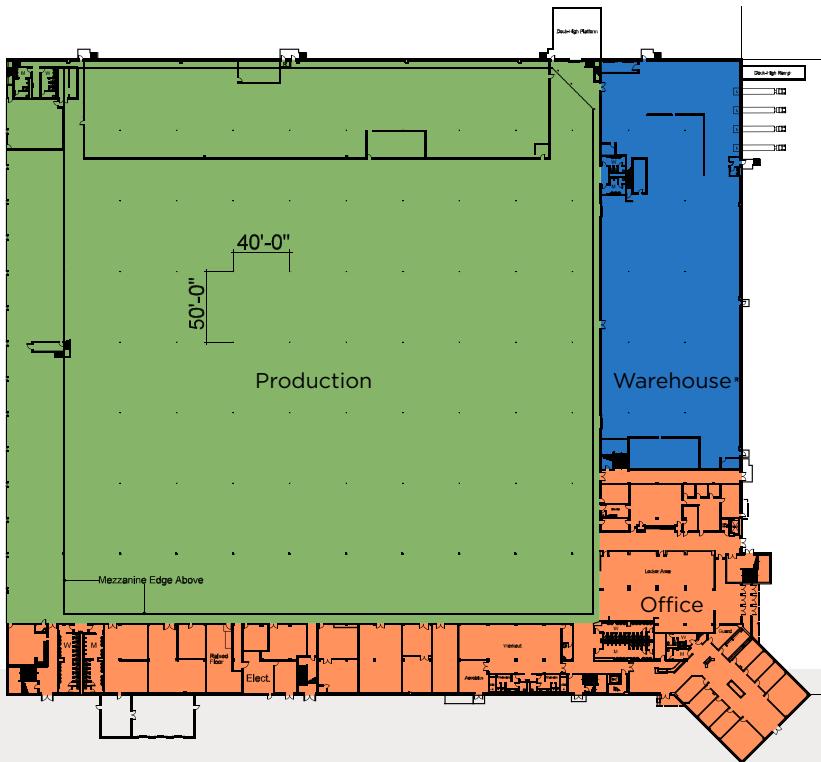
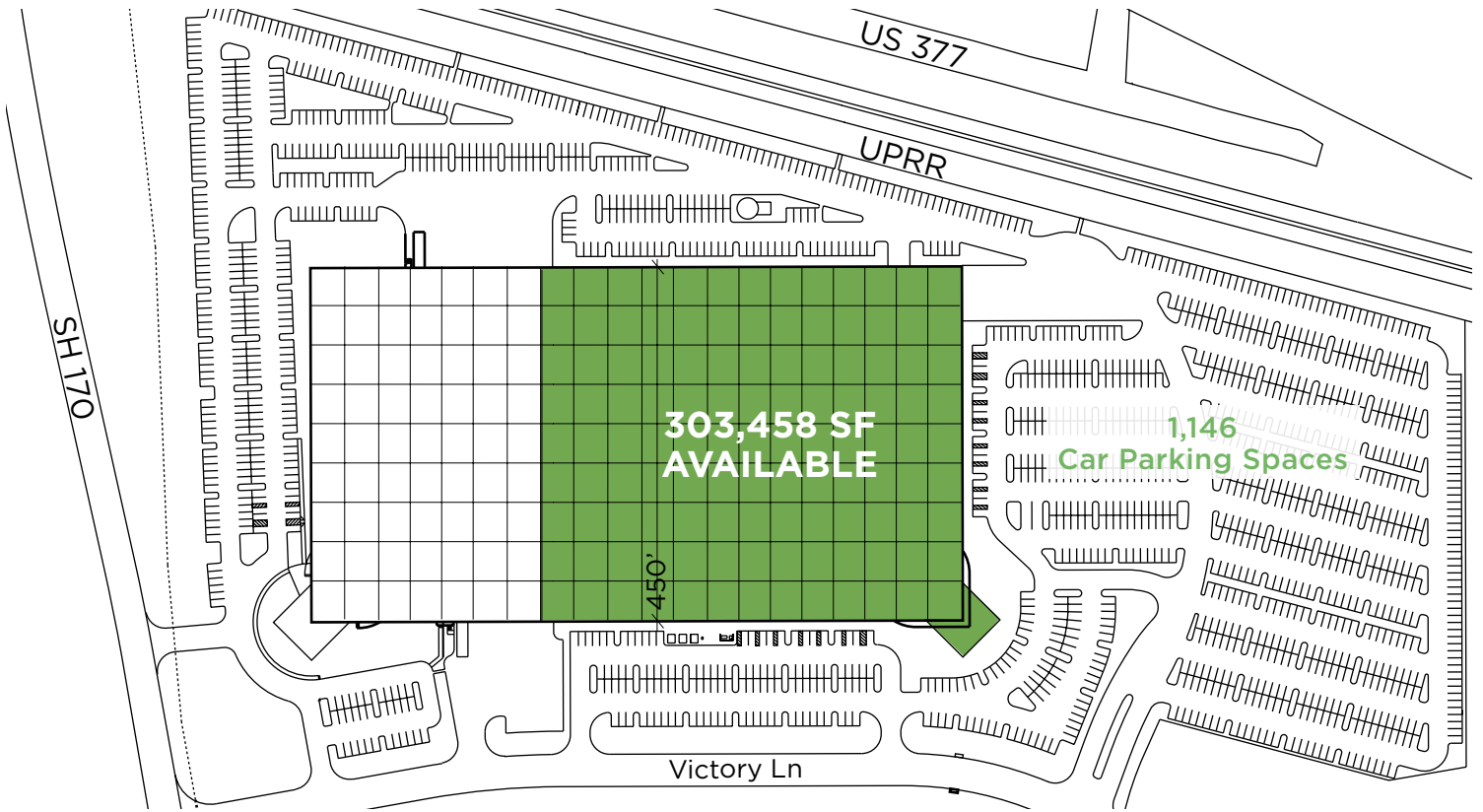
- Served by AT&T fiber at 2 separate locations
- Several additional providers available in SH-170 right of way

UTILITIES

- Electric delivery provided by Oncor
- Natural gas provided by Atmos Energy
- Water and sewer provided by the City of Fort Worth

SPRINKLER

- ESFR fire protection system
- Dual fire pumps (electric and diesel)



- 169,430 SF Production
 - Dropped ceiling @ 21.5' height with LED lighting
 - ESD flooring
 - Robust electrical distribution

- 28,000 SF Warehouse
 - T5 lighting in the warehouse
 - 32' clear height
 - 6 dock doors
 - 50 x 44 and 50 x 40 column spacing

- 106,028 SF Office
 - Executive and management suite offices
 - Open office layout with conference and training rooms
 - Cafeteria, employee locker area and restrooms
 - Mezzanine level office includes 48,876 SF



AllianceTexas Advantages

14000 Victory Lane
Fort Worth, Texas 76177
Tarrant County

- ▼ Triple Freeport Inventory Tax Exemption
- ▼ Foreign Trade Zone status available (located within Alliance FTZ #196)
- ▼ FedEx Southwest Regional Sort Hub
- ▼ FedEx and UPS Ground Hubs
- ▼ US Customs and Border Protection
- ▼ Centralized examination station
- ▼ Corporate aviation facilities
- ▼ Numerous staffing agencies
- ▼ Direct access to State Highway 170
- ▼ 10 minutes to BNSF Railway's Alliance Intermodal Facility
- ▼ Minutes to DFW and AFW airports
- ▼ Alliance Opportunity Center provides complimentary recruitment services



AllianceTexas® is a 27,000-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.



TONY CREME
REID GOETZ

817.224.6000

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