

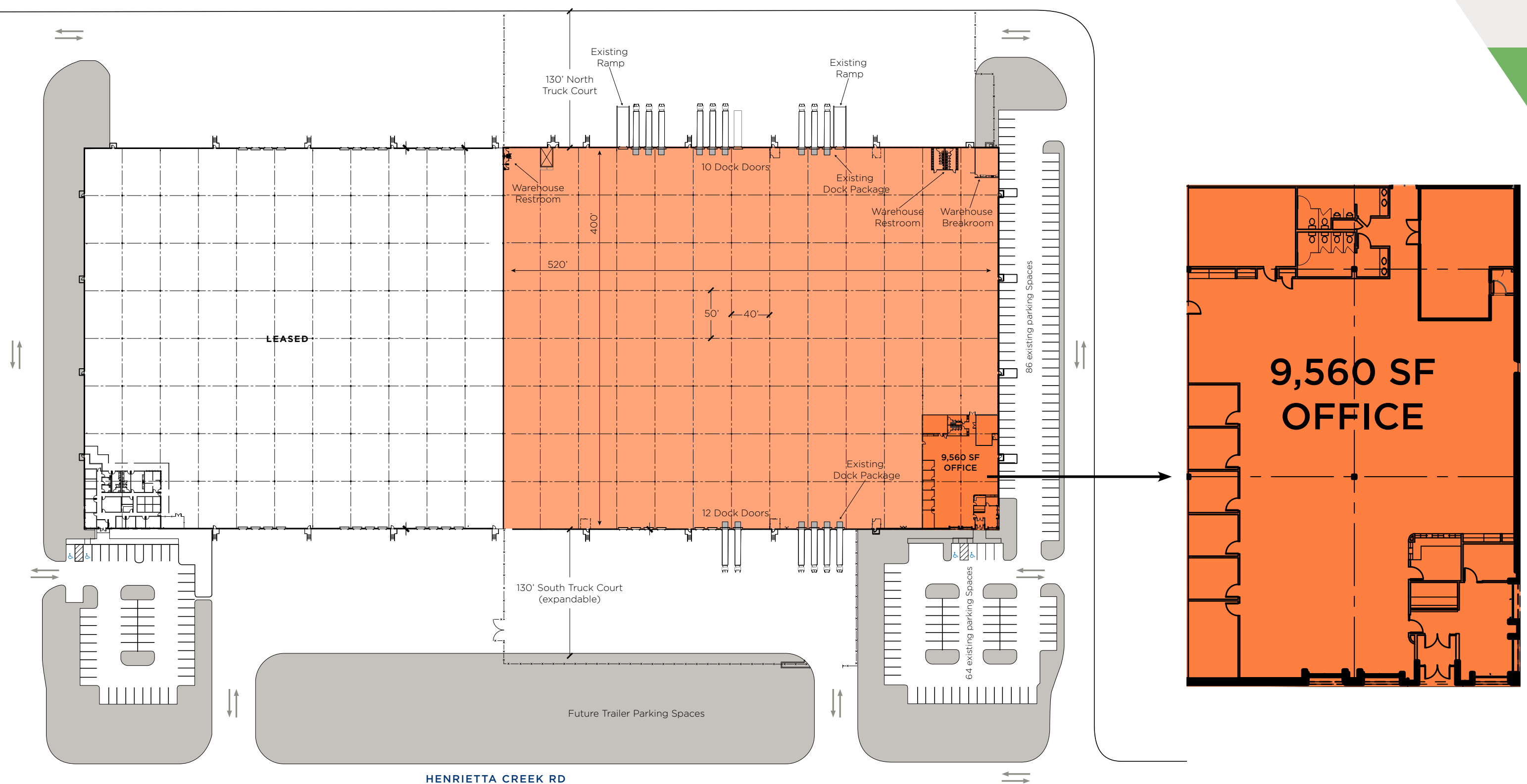


Alliance Gateway 54

208,000 SF AVAILABLE

**700 HENRIETTA CREEK ROAD
ROANOKE, TX 76177**





Building Features

- 208,000 SF available
- 9,560 SF of office finish
- 30' clear height
- 22 dock doors (cross dock)
15 with dock packages
- 130' truck court fenced-in (expandable)
- 149 car parking spaces (expandable)
- 400' building depth
- 40' x 50' bay spacing
- Ventilation at 3 air changes per hour
- Clerestory windows
- ESFR fire protection system
- 100% HVAC & Heavy Power
- Smooth panel painted tilt-wall construction
- Painted (white) interior walls
- Heavy landscape and irrigation

Economic Incentives

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

Workforce Advantages

- ▼ Alliance Opportunity Center - complimentary recruitment services
- ▼ Tarrant County College provides on-site employee training

AllianceTexas Logistics Amenities

- ▼ 5 minutes to FedEx Express and FedEx Ground Hubs
- ▼ 8 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®, 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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