

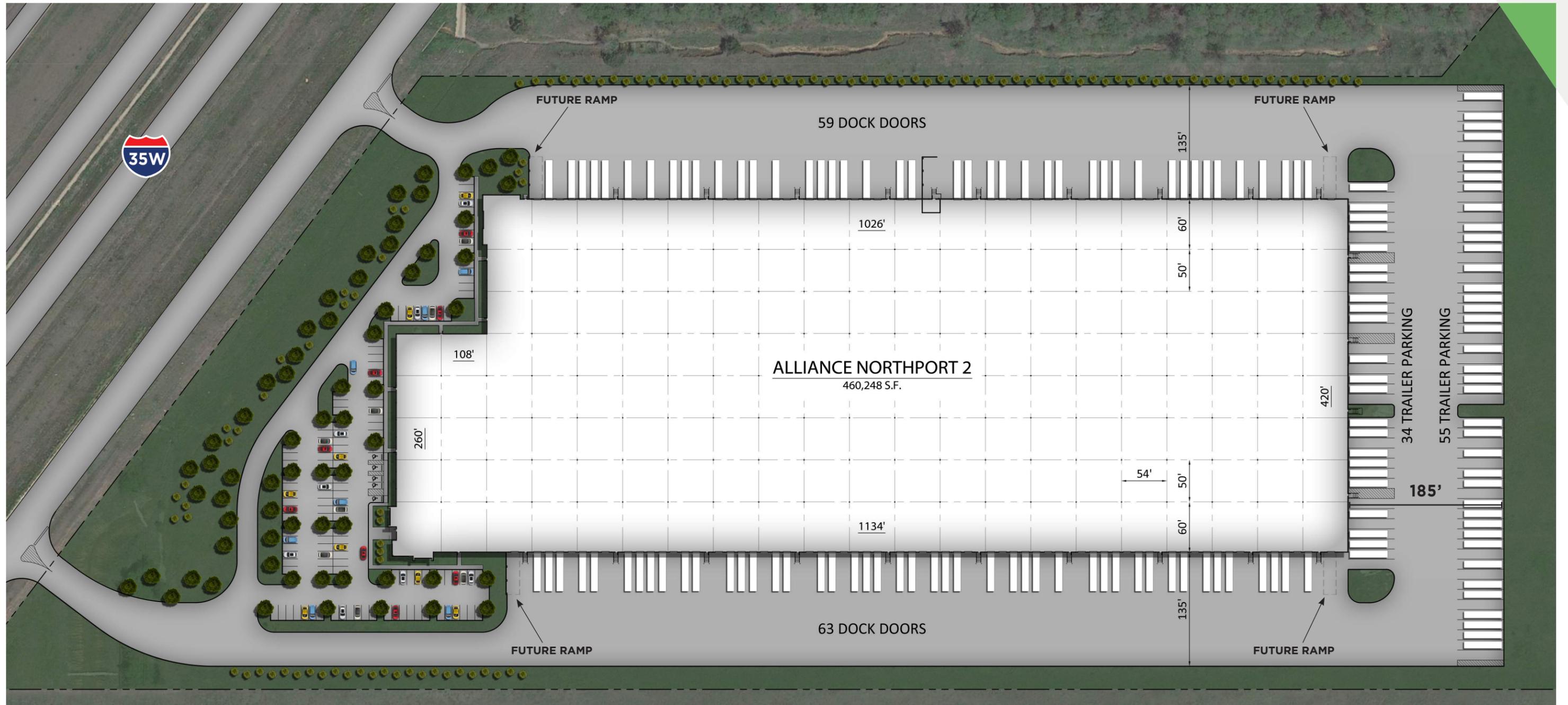


Alliance Northport 2

460,248 SF AVAILABLE

17801 I-35W Frontage Road
Northlake, TX 76262





Building Features

- 460,248 SF available with frontage on Interstate 35W
- 36' clear height
- 122 dock doors (20 exp. to 12x14)
- 89 trailer parking spaces
- 130 car parking spaces
- 420' building depth
- Tri-load - 185' truck court & two 135' truck courts
- 50' x 54' bay spacing
- 60' loading bays
- 4' x 8' skylights, 1 per 6 bays
- Clerestory windows
- ESRF fire protection system
- Heating units for freeze protection
- Smooth panel painted tilt-wall construction
- Painted (white) interior walls
- Heavy landscape and irrigation

Economic Incentives

- ▼ One of the lowest combined tax rates in DFW (Northlake, Denton County, Northwest ISD)
- ▼ 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

- ▼ Interstate 35W Frontage Road
- ▼ 3 minutes to FedEx Express and FedEx Ground Hubs
- ▼ 3 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

