



Alliance Northport

Alliance Northport 4

225,472 SF AVAILABLE
(Divisible to 70,000 SF)

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

Direct access to I-35W and SH 114 via Dale Earnhardt Way

Triple Freeport Inventory Tax Exemption

US Customs and Border Protection

3 minutes to FedEx Express and FedEx Ground Hubs

5 minutes to UPS Ground Hub

10 minutes to BNSF Railway's Alliance Intermodal Facility

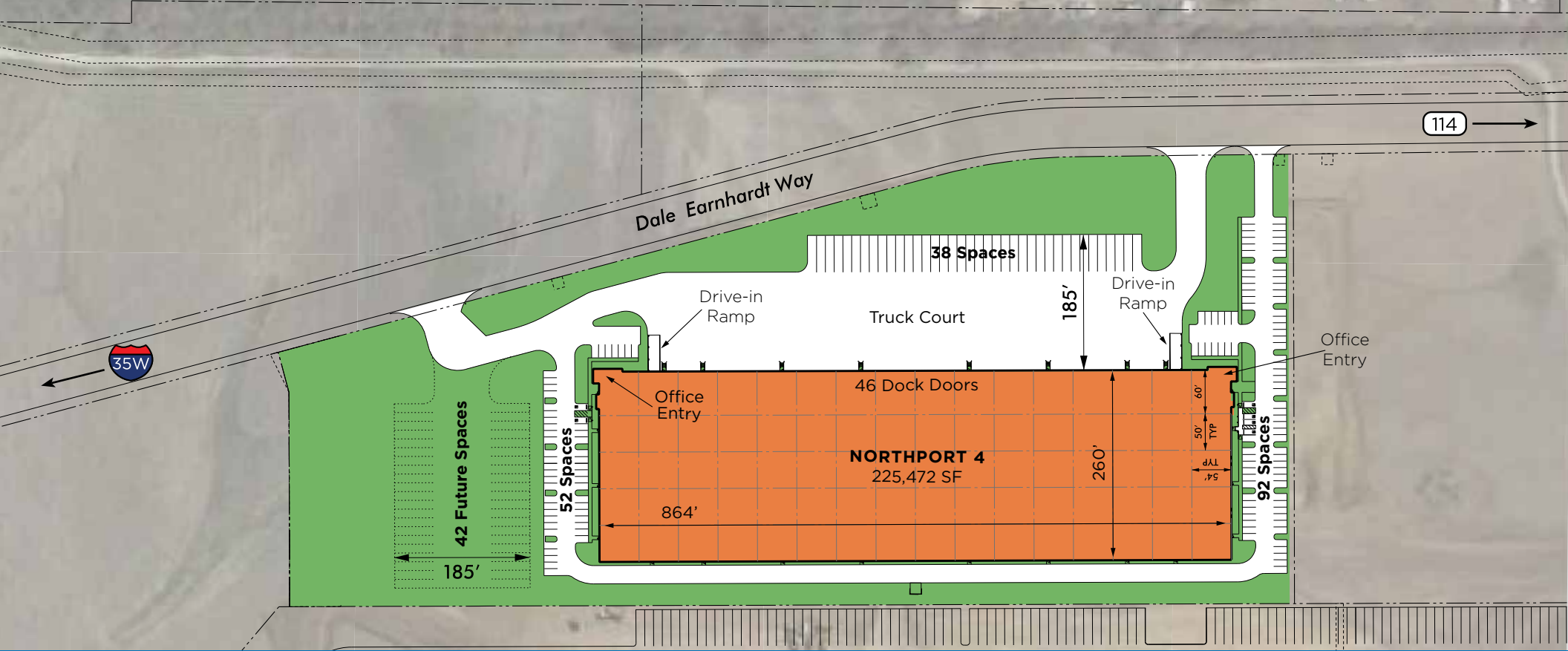
15 minutes to UPS Air Hub at DFW Airport

Foreign Trade Zone status available (Alliance FTZ #196)

Centralized examination station

Alliance Opportunity Center - complimentary recruitment services

Tarrant County College provides on-site employee training



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BUILDING FEATURES:

- 225,472 SF available (divisible to 70,000 SF)
- 32' clear height
- 260' building depth
- 185' truck court
- 46 dock doors
- 2 drive-in ramps with 12x14 doors
- ±38 trailer parking spaces (expandable to ±80)
- ±143 car parking spaces (expandable)
- 50' x 54' bay spacing (60' loading bays)
- 4' x 8' skylights, 1 per 5 bays
- Clerestory windows
- Smooth panel painted tilt-wall construction
- Heating units
- ESFR fire protection system
- Painted (white) interior walls
- Heavy landscape and irrigation

Alliance Northport

4000 Dale Earnhardt Way
Northlake, Texas 76262
Denton 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.



ALLIANCE TEXAS

FOR MORE INFORMATION

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