



Alliance Center North

Alliance Center North 3

783,465 SF AVAILABLE 3Q 2019

Frontage on Interstate 35W

Triple Freeport Inventory Tax
Exemption

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

Air cargo and corporate aviation
facilities

1 minute to FedEx Express and
FedEx Ground Hub

5 minutes to UPS Ground Hub

10 minutes to BNSF Railway's
Alliance Intermodal Facility

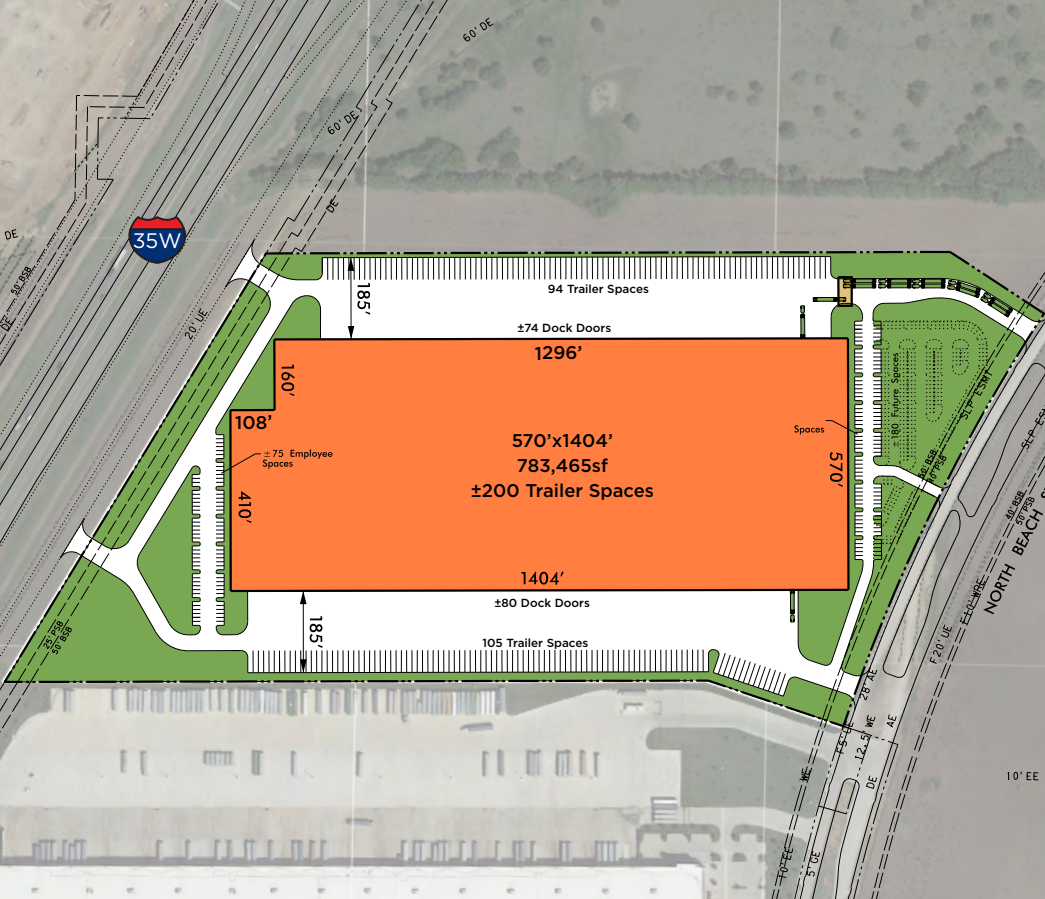
15 minutes to UPS Hub at DFW
Airport

US Customs and Border Protection

Centralized Examination Station

Alliance Opportunity Center -
complimentary recruitment services

Tarrant County College provides
on-site employee training



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BUILDING FEATURES:

- 783,465 SF
- 154 dock doors
- 199 trailer parking spaces
- 36' clear height
- 185' truck courts
- 570' building depth
- 60' loading bays
- 100 car parking spaces available (expandable to ±400)
- 360° on-site truck circulation available
- 4' x 8' skylights, 1 per 6 bays

- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- Painted (white) interior walls
- Heavy landscape and irrigation
- Clerestory windows
- Heating units

Alliance Center North

North Beach Street
Fort Worth, Texas 76177
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.



FOR MORE INFORMATION

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