



Alliance Northport 1

500,555 SF AVAILABLE

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

Frontage on Interstate 35W

Alliance Opportunity Center - complimentary recruitment services

Tarrant County College provides on-site employee training

3 minutes to FedEx Express and FedEx Ground Hubs

5 minutes to UPS Ground Hub

10 minutes to BNSF Railway's Alliance Intermodal Facility

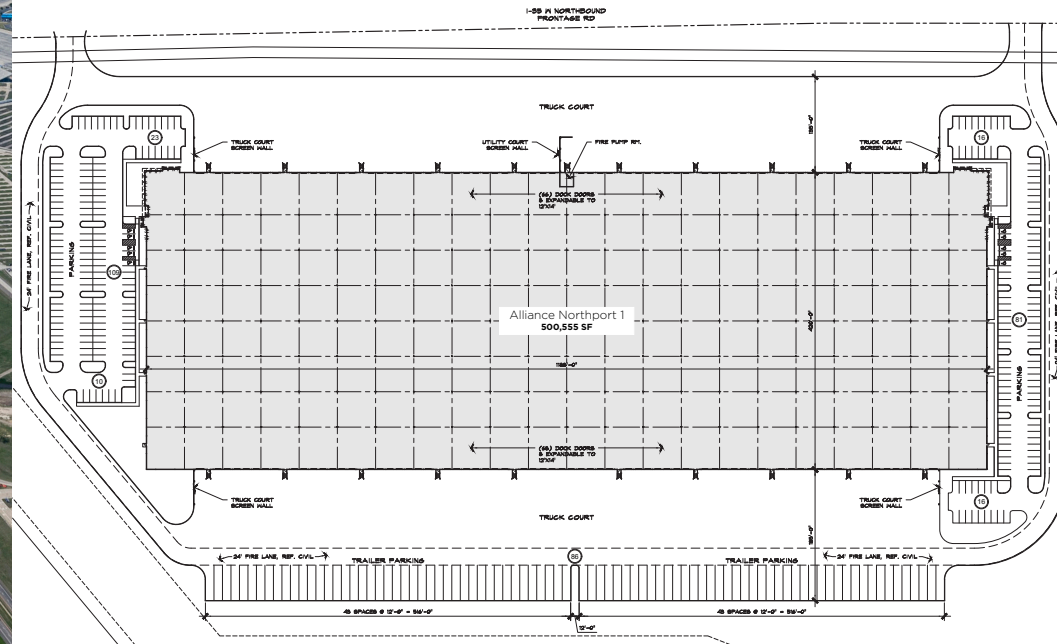
15 minutes to UPS and BAX Global Air Hubs at DFW Airport

Triple Freeport Inventory Tax Exemption

Foreign Trade Zone status available (Alliance FTZ #196)

US Customs and Border Protection

Centralized examination station



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BUILDING FEATURES:

- 500,555 SF available
- 134 dock doors
- ±86 trailer parking spaces
- 255 car parking spaces (expandable)
- 420' building depth
- 36' clear height
- 185' east truck court
- 135' west truck court
- 50' x 54' bay spacing (60' loading bays)
- 4' x 8' skylights, 1 per 6 bays
- Clerestory windows
- Heating units
- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- Painted (white) interior walls
- Heavy landscape and irrigation



Interstate 35W
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.



FOR MORE INFORMATION

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