



Alliance Northport 5

141,139 SF AVAILABLE
(Divisible to 56,000 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

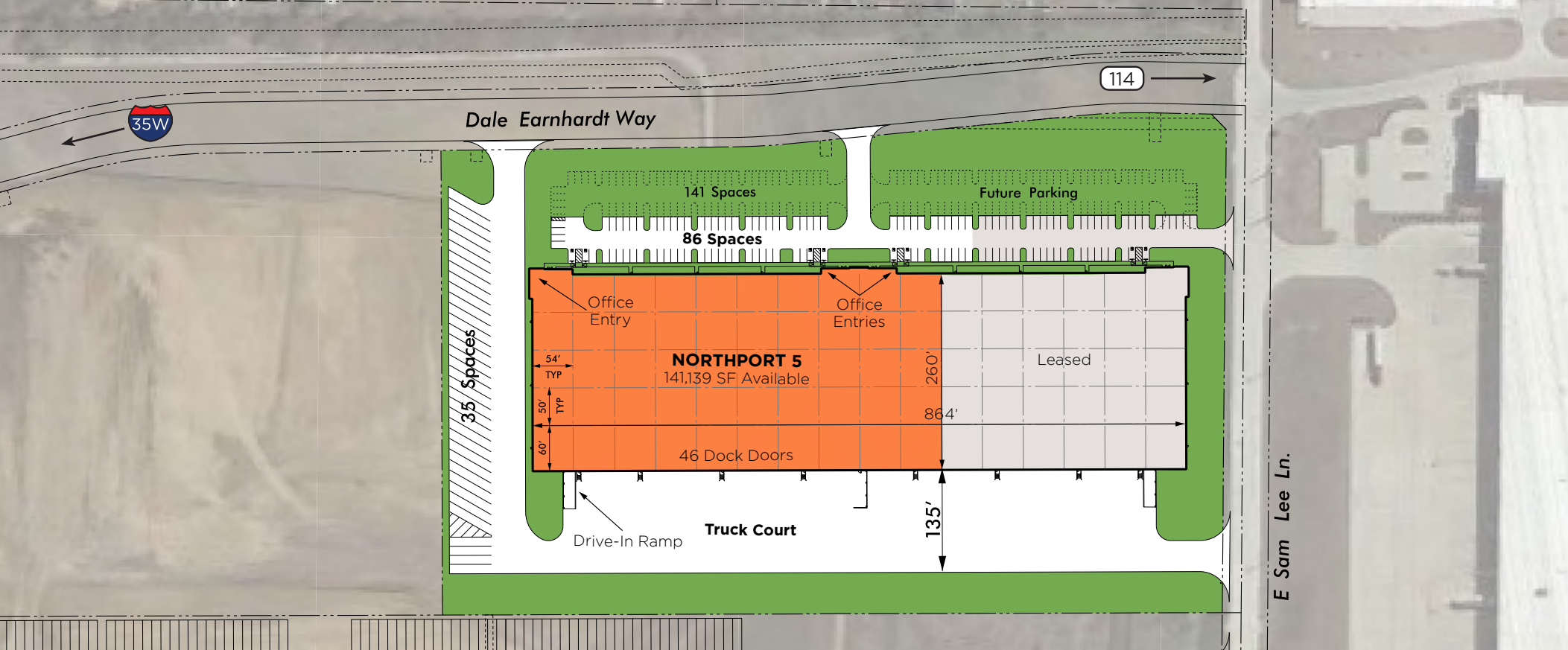
15 minutes to UPS Air Hub at DFW Airport

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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AVAILABLE SPACE:

- 141,139 SF Available
- 28 dock doors
- 32' clear height
- Up to 86 car parking spaces allocated
- 1 Drive-In Ramp
- 35 trailer parking spaces

- 50' x 54' bay spacing (60' loading bays)

BUILDING FEATURES:

- 225,934 SF
- 260' building depth

- 135' shared truck court
- 133 car parking spaces (expandable)
- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- Painted (white) interior walls
- Heavy landscape and irrigation

Alliance Northport

4100 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.



FOR MORE INFORMATION

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