

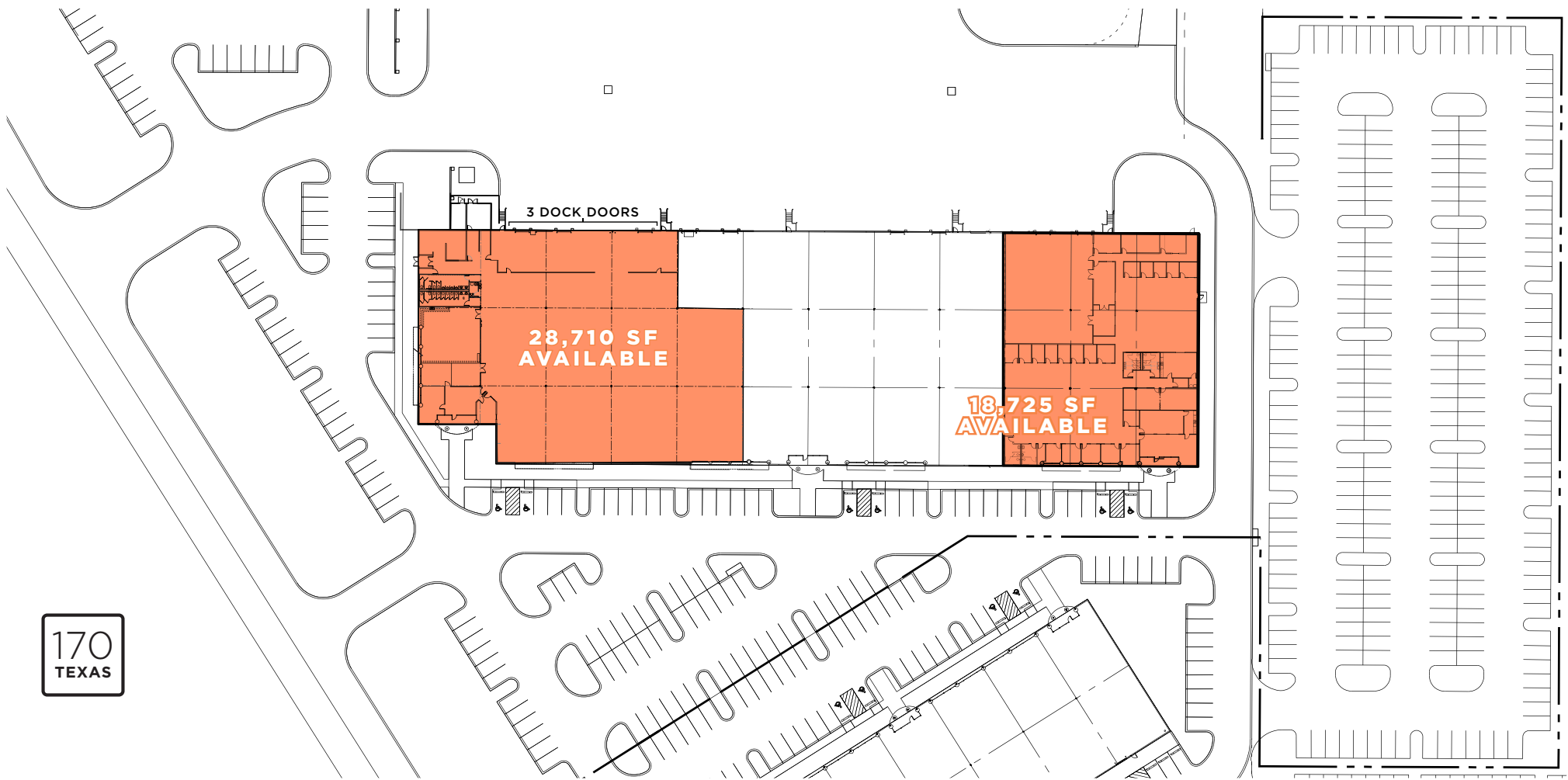


# Alliance Gateway 15

**28,710 SF AND 18,725 SF AVAILABLE**

4800 Alliance Gateway Fwy  
Fort Worth, Texas 76177  
Tarrant County





## Building Features

- 74,023 SF building
- 100% HVAC
- 150' building depth
- 180' shared truck court
- Separate truck and auto areas
- 4' x 8' skylights in alternate bays
- 357 car parking spaces
- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- 6" 4,000 PSI slab on grade
- Painted (white) interior walls
- Heavy landscape and irrigation

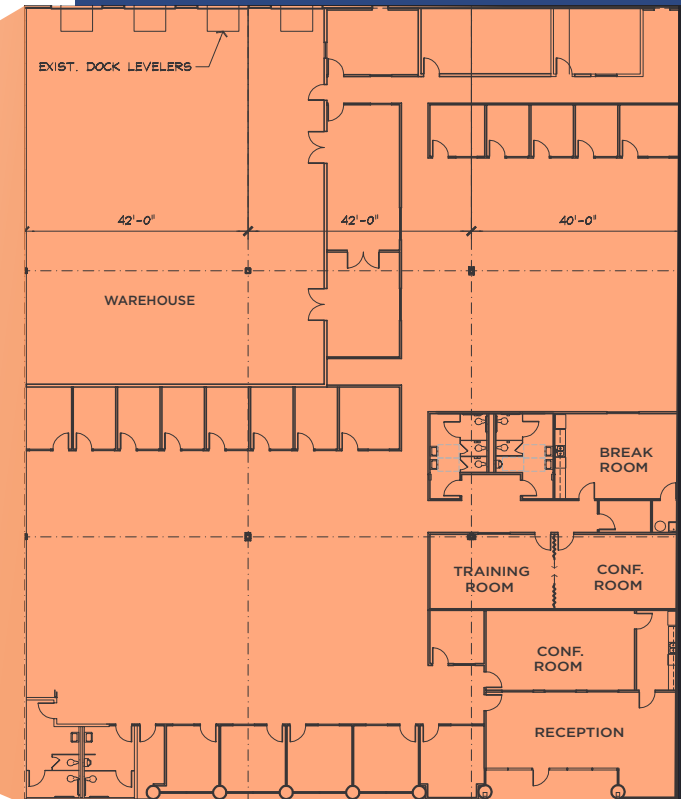




## Gateway 15 18,725 SF Available

### AVAILABLE SPACE FEATURES

- 100% HVAC
- 14,493 SF of Office
- 4,232 SF of Warehouse
- 4 dock doors (expandable)
- 24' clear height
- 42' x 50' bay spacing
- Up to 60 car parking spaces allocated

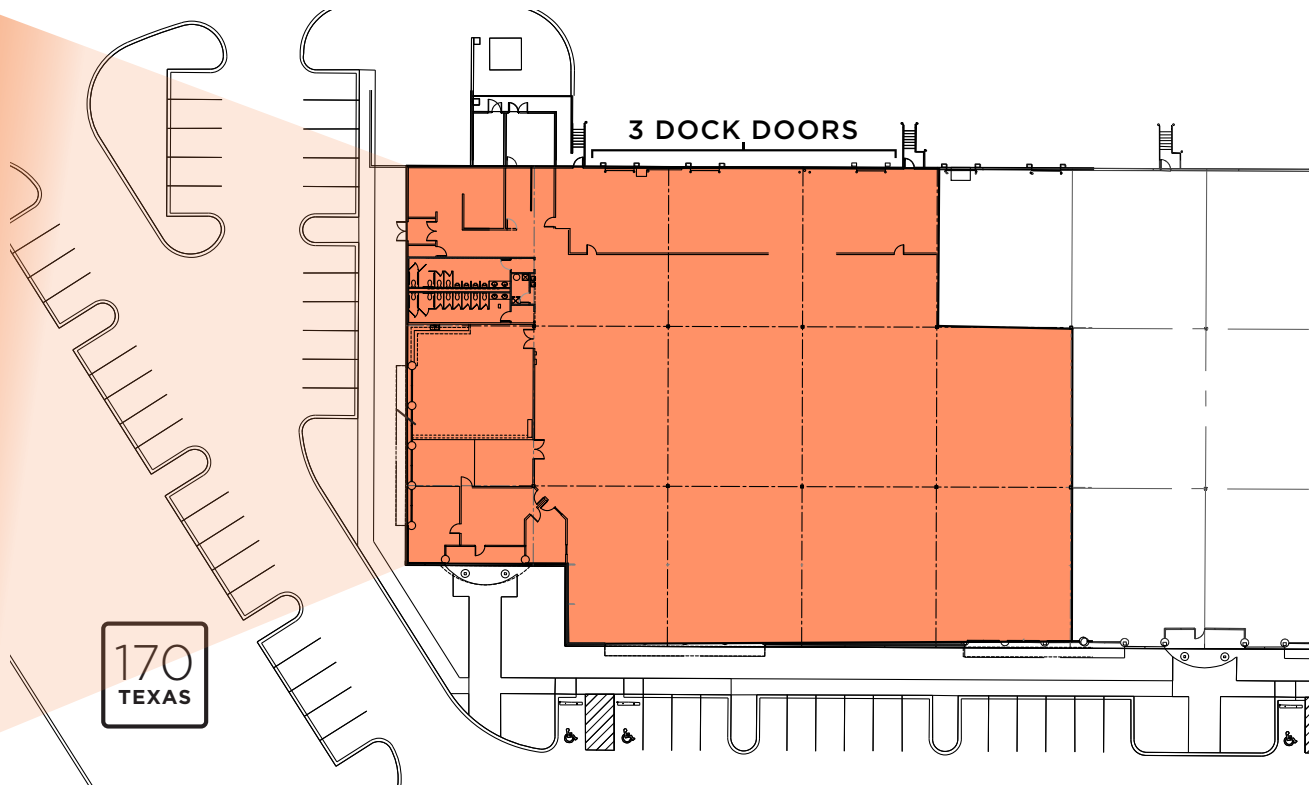
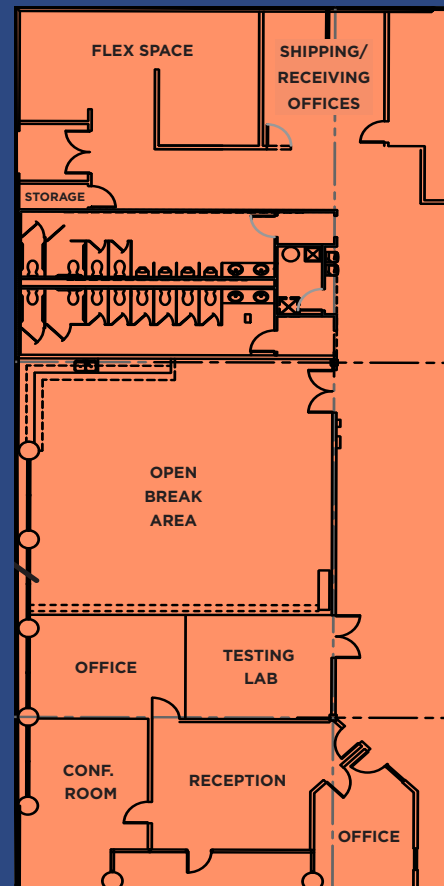


## Gateway 15

28,710 SF Available

### AVAILABLE SPACE FEATURES

- 100% HVAC
- 4,400 SF of Office
- 24,310 SF of Warehouse
- 3 dock doors (expandable)
- 24' clear height
- 42' x 50' bay spacing
- Up to 154 car parking spaces allocated







## Economic Incentives

- ▼ Foreign Trade Zone status available  
(located within Alliance FTZ #196)
- ▼ Triple Freeport Inventory Tax Exemption

## Workforce Advantages

- ▼ Alliance Workforce Center -  
complimentary recruitment services
- ▼ Tarrant County College provides on-site  
employee training

## AllianceTexas Logistics Amenities

- ▼ Located on SH-170 Frontage Rd with direct  
highway access
- ▼ 5 minutes to Fort Worth Alliance Airport  
(AFW)
- ▼ 20 minutes to DFW Airport
- ▼ US Customs and Border Protection
- ▼ Centralized Examination Station

## Other Amenities

- ▼ 100% HVAC
- ▼ High-Car Parking Ratio
- ▼ 10 minutes to Alliance Town Center
  - 1.4 million SF of regional retail & boutique shopping
  - High-quality, upscale living options
  - Biking & hiking trails offering connectivity throughout







AllianceTexas® is a 27,000-acre master-planned community including four distinctive developments — Alliance®, Circle T Ranch®, Harvest<sup>SM</sup> 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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