



# Alliance Gateway 2

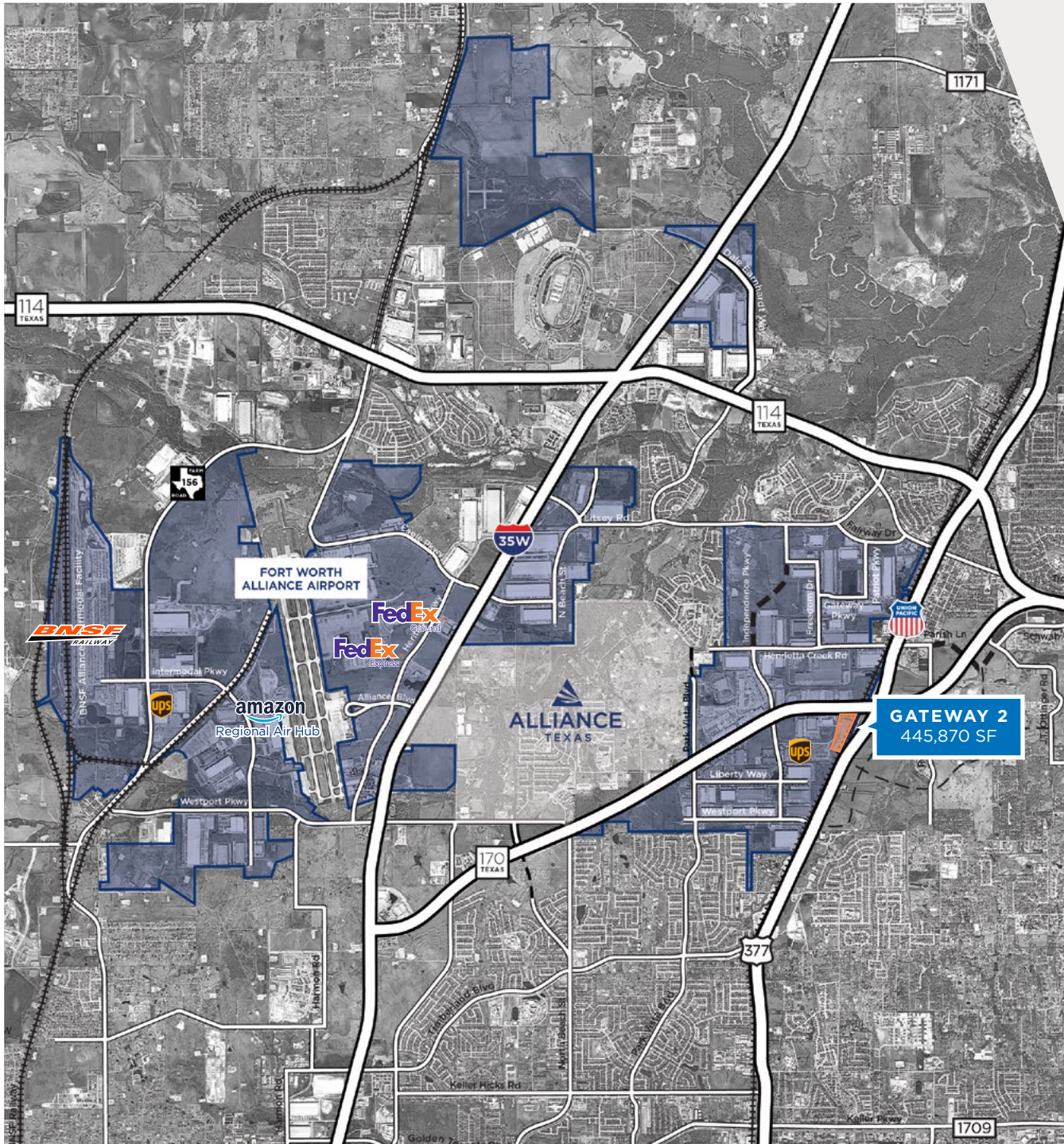
**445,870 SF AVAILABLE**

5650 Alliance Gateway Freeway  
Fort Worth, Texas 76177  
Tarrant County

[CLICK HERE FOR VIRTUAL TOUR](#)

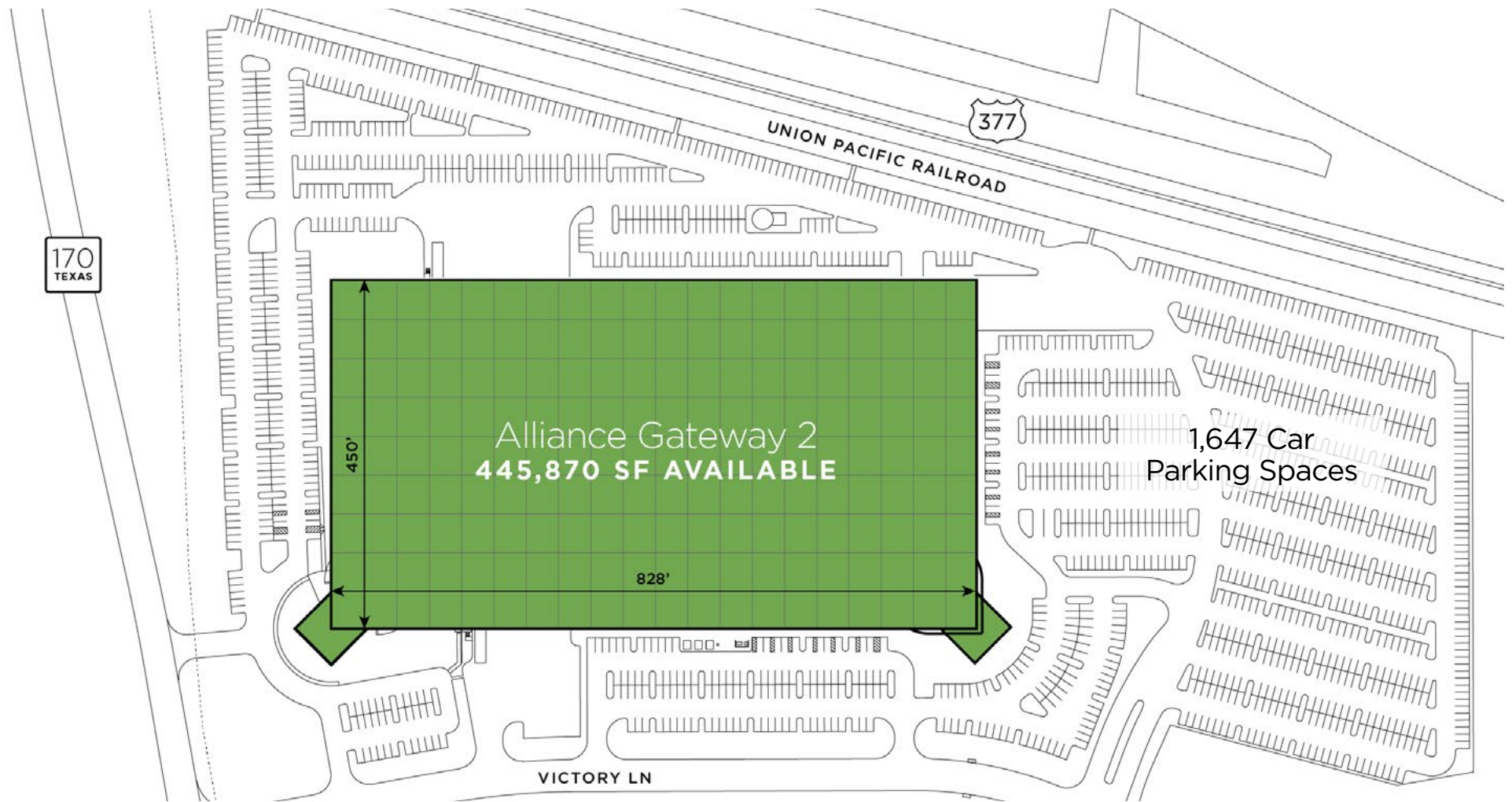






- ▼ 27,000-acre master planned mixed-use development
- ▼ 53 million SF developed
- ▼ 533 corporate residents
- ▼ 63,000 direct jobs generated
- ▼ Population of over 2 million within 20 miles of AllianceTexas
- ▼ BNSF Alliance Intermodal Facility – 1 MM lifts per year, capacity for 2+ MM lifts
- ▼ Three parcel ground sort hubs (UPS & FedEx)
- ▼ 40+ Air Cargo flights daily (FedEx Express Air Hub & Amazon Prime Air Hub)
- ▼ Two Class I rail lines (BNSF & Union Pacific)
- ▼ 162 miles of roadways - I-35W, SH-114, SH-170, & FM-156





## Building Features

- 445,870 SF Available
  - 169,430 SF Production
  - 147,137 SF Warehouse
  - 129,303 SF Office
- 100% of the facility is air conditioned
- Concrete tilt-wall construction
- 32' clear height
- 25 dock doors + 2 drive-in doors with ramp

### POWER

- 10 MW of electric service available
  - Four 2500 KVA transformers
  - Four 4000amp/480V panels
- 25 KVA backup generator
- Future redundant dual service from multiple substations available

### TELECOMMUNICATIONS

- Served by AT&T fiber at 2 separate locations
- Several addtl. providers available in SH-170 right of way

### PARKING

- 1,647 car parking spaces

### UTILITIES

- Electric delivery provided by Oncor
- Natural gas provided by Atmos Energy
- Water/sewer provided by the City of Fort Worth

### SPRINKLER

- ESFR fire protection system
- Two fire pumps (electric and diesel)

# Gateway 2

## 445,870 SF Available

### BUILDING FEATURES

#### • 169,430 SF PRODUCTION

- Dropped ceiling @ 21.5' height with LED lighting
- ESD flooring
- Robust electrical distribution

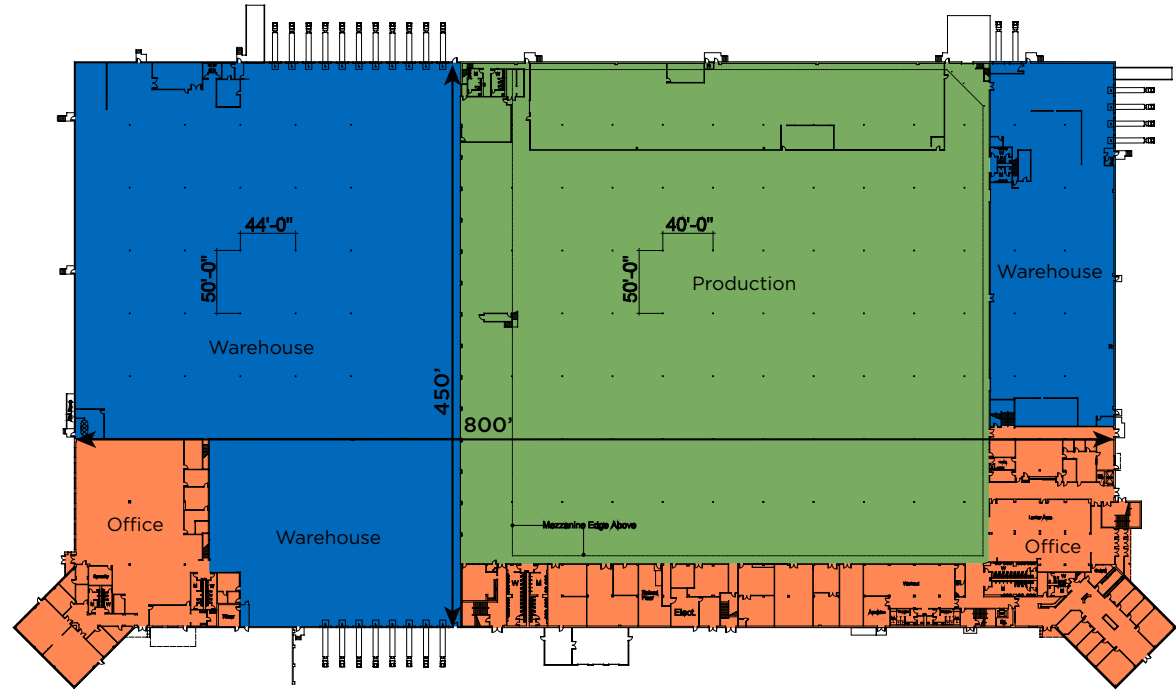
#### • 147,137 WAREHOUSE

- T5 lighting in the warehouse
- 32' clear height
- 25 dock doors + 2 drive-in doors with ramp
- 23 with packages: bumpers, dock locks, lights, levelers, and dock seals
- 50'x40' & 50'x44' column spacing

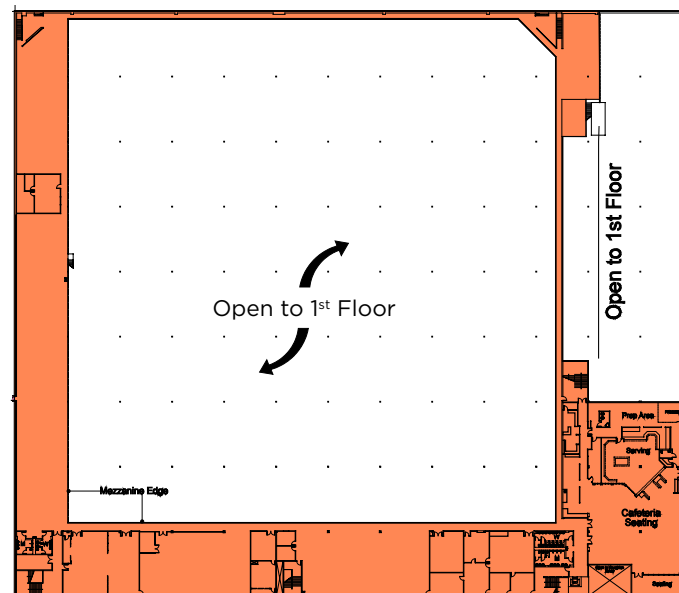
#### • 129,303 SF OFFICE

- Executive & management suite offices
- Open office layout with conference and training rooms
- Cafeteria, employee locker area

### SINGLE-TENANT LAYOUT



### MEZZANINE LEVEL







## AllianceTexas Logistics Amenities

- ▼ Direct access to SH-170 & US-377 (full interchange)
- ▼ Adjacent to UPS Ground Sort Hub
- ▼ 8 minutes to SH-114 via US-377 (full interchange)
- ▼ 13 minutes to FedEx Express Air Hub and FedEx Ground Sort Hub
- ▼ 13 minutes to Fort Worth Alliance Airport
- ▼ 15 minutes to BNSF Railway's Alliance Intermodal Facility
- ▼ US Customs and Border Protection
- ▼ Centralized Examination Station

## Workforce Advantages

- ▼ Alliance Workforce Center - complimentary recruitment services
- ▼ Tarrant County College provides on-site employee training
- ▼ Alliance ZIPZONE - Last mile, on-demand employee transportation within Alliance

## Economic Incentives

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

