

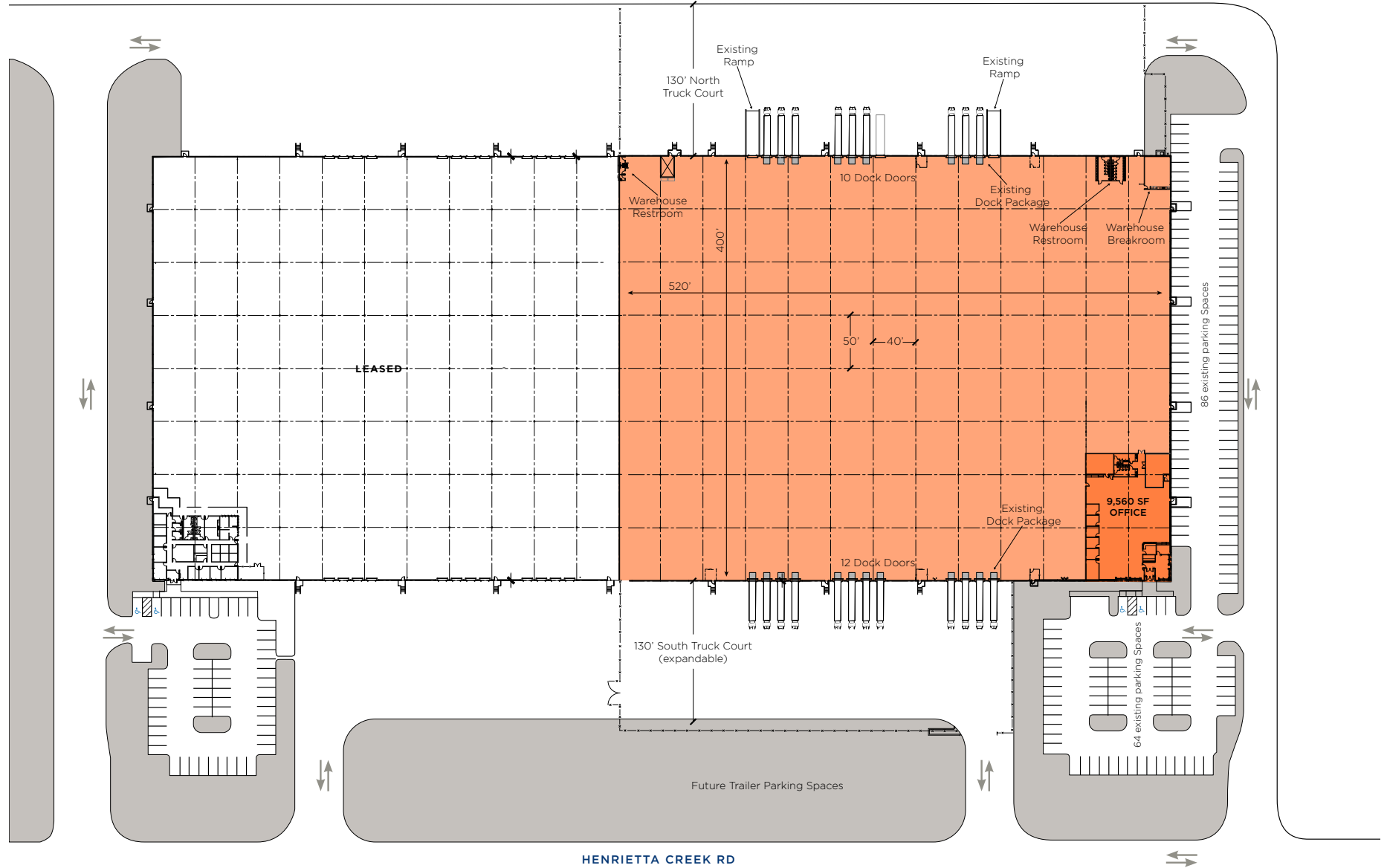


# Alliance Gateway 54

**208,000 SF AVAILABLE**

700 Henrietta Creek Road  
Roanoke, TX 76177  
Denton County







## Building Features

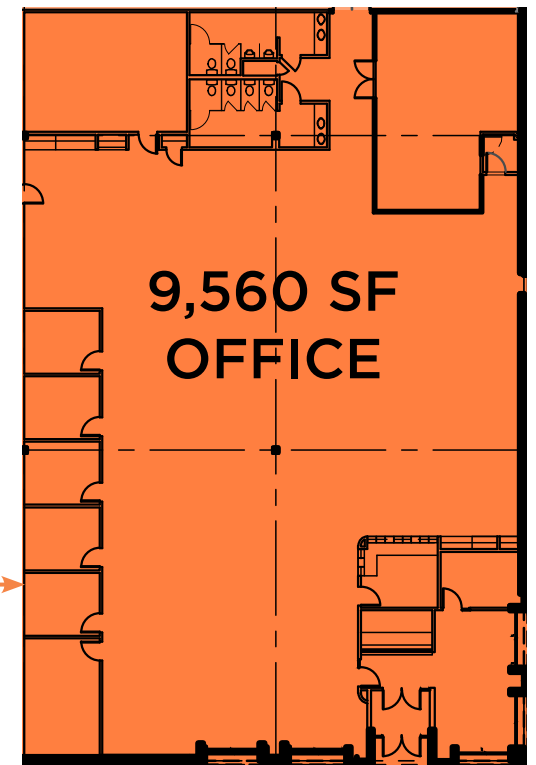
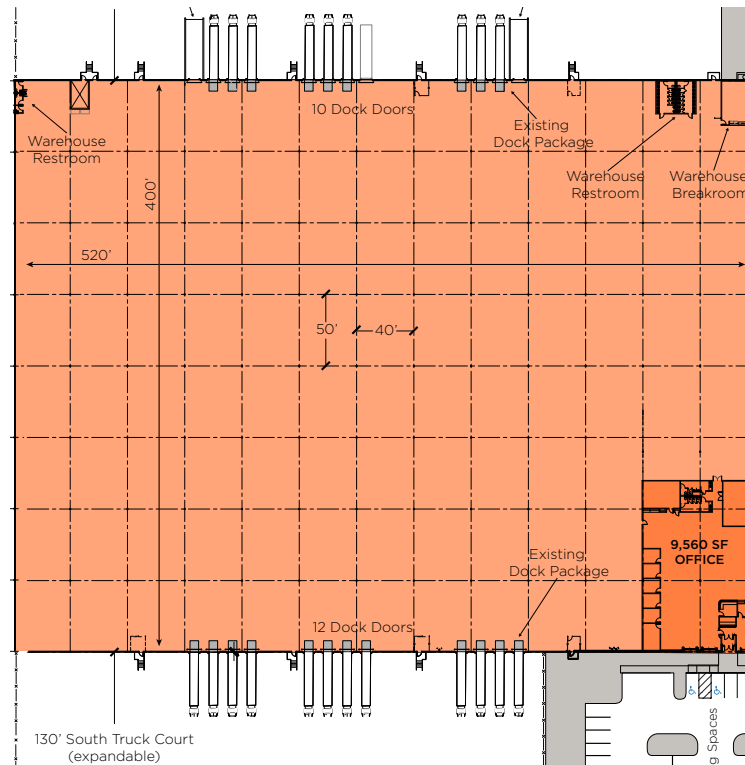
- 208,000 SF available
- 9,560 SF of office space
- 30' clear height
- 22 dock doors (15 with dock packages)
- 2 drive-in ramps
- 150 car parking spaces (expandable)
- 130' truck courts (south truck court expandable)
- 400' building depth
- 40' x 50' bay spacing
- Ventilation at 3 air changes per hour
- Clerestory windows
- ESFR fire protection system
- Warehouse HVAC & Heavy Power
- Smooth panel painted tilt-wall construction
- Painted (white) interior walls
- Heavy landscape and irrigation

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## AVAILABLE SPACE FEATURES

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## Economic Incentives

- ▼ One of the lowest combined tax rates in DFW (Roanoke, Denton County, Northwest ISD)
- ▼ Foreign Trade Zone status available (located within Alliance FTZ #196)
- ▼ Triple Freeport Inventory Tax Exemption

## Workforce Advantages

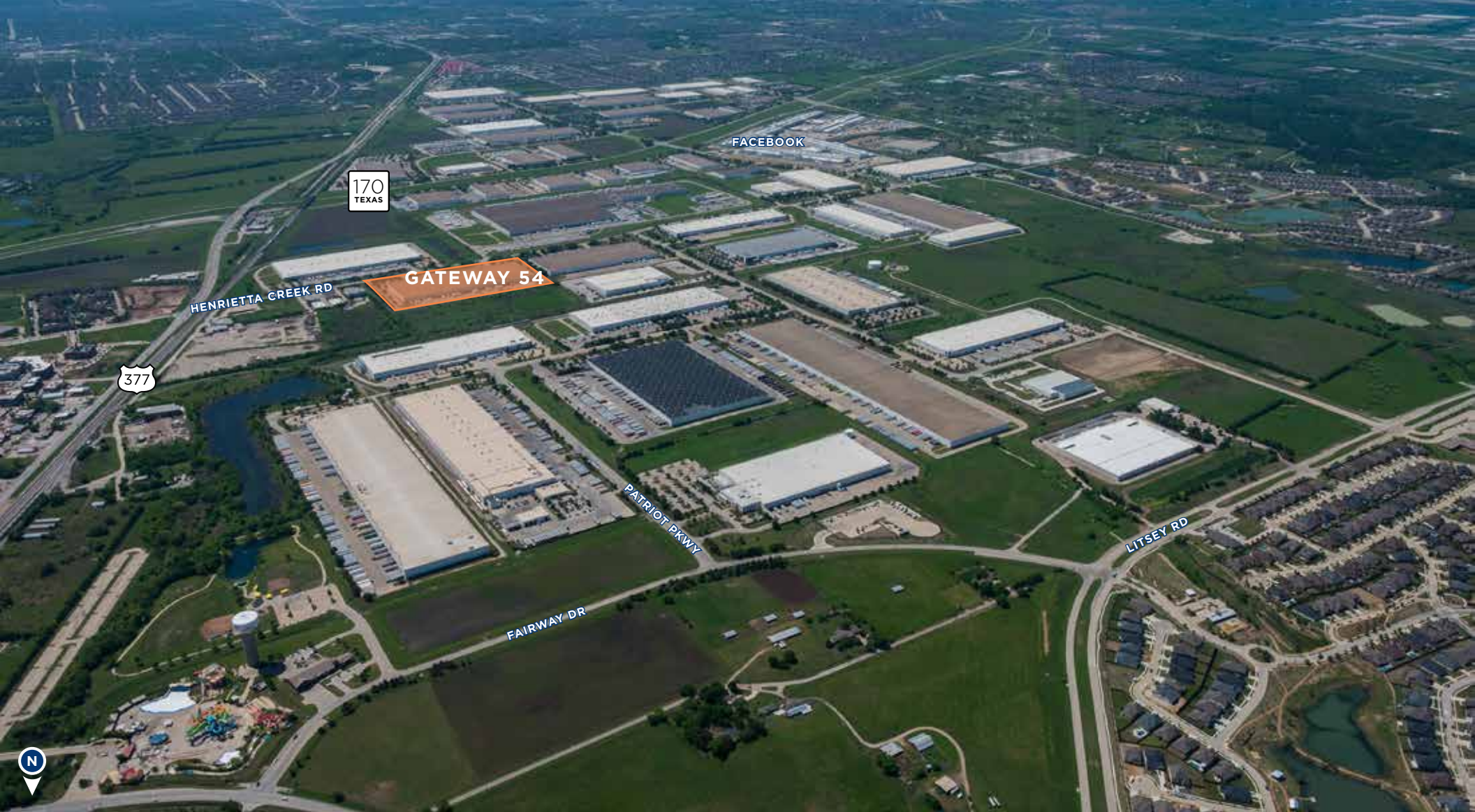
- ▼ Alliance Workforce Center - complimentary recruitment services
- ▼ Tarrant County College provides on-site employee training



## Alliance Texas Logistics Amenities

- ▼ 5 minutes to Fort Worth Alliance Airport (AFW)
- ▼ 5 minutes to two (2) UPS Ground Hubs
- ▼ 8 minutes to Amazon Regional Air Hub at Fort Worth Alliance Airport
- ▼ 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





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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