

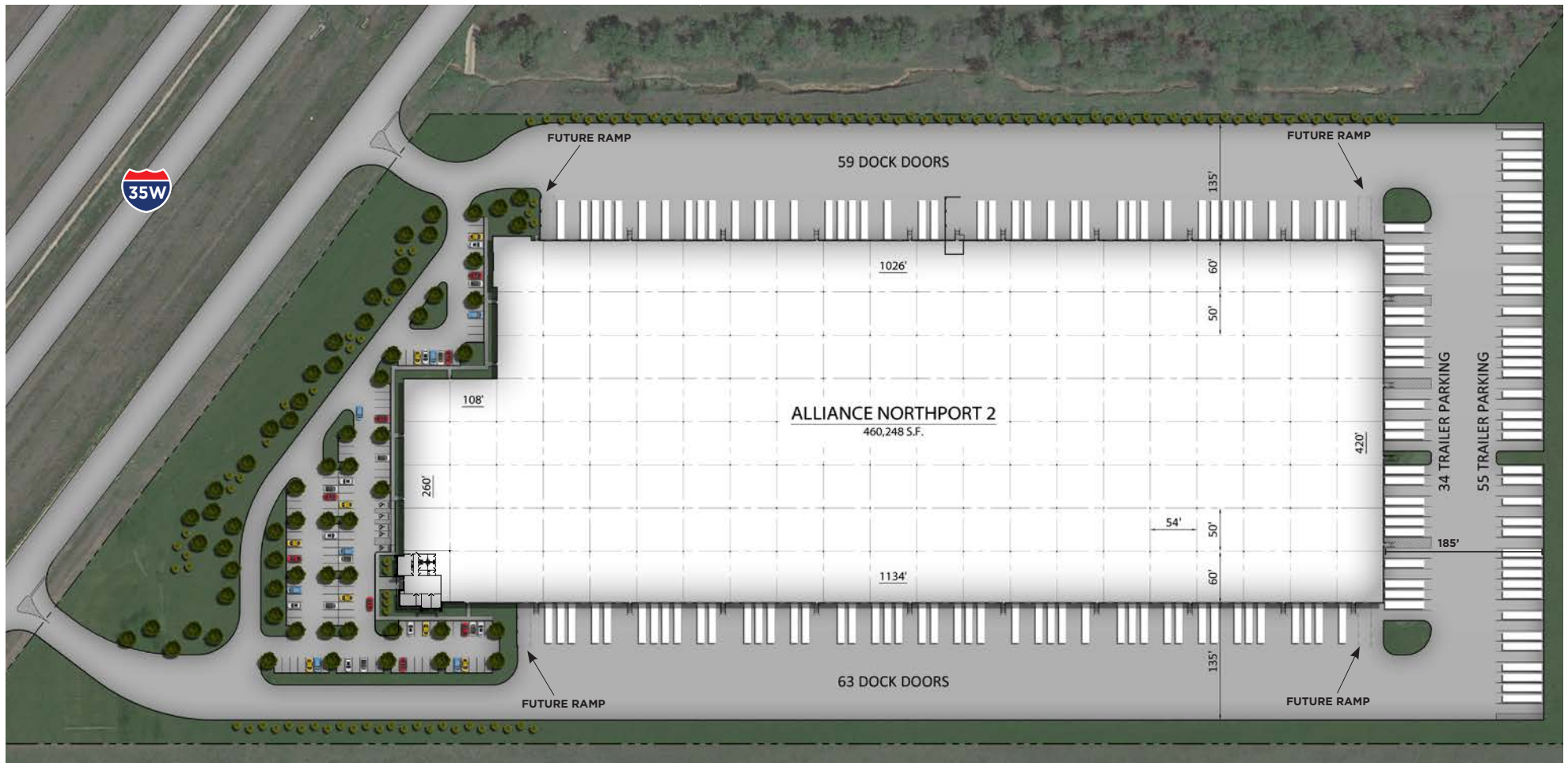


Alliance Northport 2

460,248 SF AVAILABLE

17801 I-35W Frontage Road
Northlake, TX 76262
Denton County





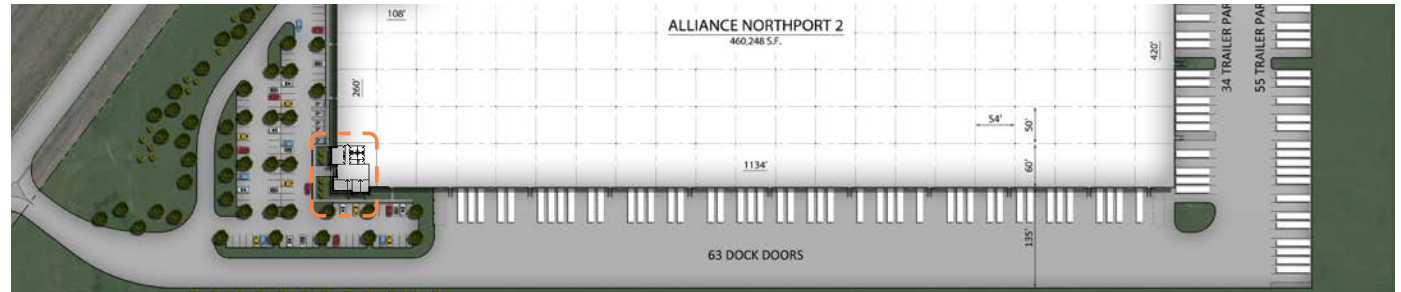
Building Features

- 460,248 SF available with frontage on Interstate 35W
- 2,798 SF of office space
- 10 dock packages with 35K lbs levelers & seals
- LED warehouse lighting, 1 per bay average
- 1600 amps of power
- 36' clear height
- 122 dock doors (20 exp. to 12x14)
- 89 trailer parking spaces
- 130 car parking spaces
- 420' building depth
- Tri-load - 185' truck court & two 135' truck courts
- 2 drive-in ramps with oversized doors
- 50' x 54' bay spacing
- 60' loading bays
- 4' x 8' skylights, 1 per 6 bays
- Clerestory windows
- ESFR fire protection system
- Heating units for freeze protection
- Smooth panel painted tilt-wall construction
- Painted (white) interior walls
- Heavy landscape and irrigation

BUILDING FEATURES

Office Spec T1

- Total office SF - 2,798 SF
- ▼ 2 Private Offices
- ▼ Open Office Space
- ▼ Break Room
- ▼ Conference Room
- ▼ Men & Women Restroom
- ▼ I.T. Room
- ▼ Storage





Economic Incentives

- ▼ One of the lowest combined tax rates in DFW (Northlake, 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



AllianceTexas Logistics Amenities

- ▼ Interstate 35W Frontage Road
- ▼ 3 minutes to FedEx Express and FedEx Ground Hubs
- ▼ 3 minutes to Amazon Regional Air Hub
- ▼ 5 minutes to two (2) UPS Ground Hubs
- ▼ 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®, 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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