

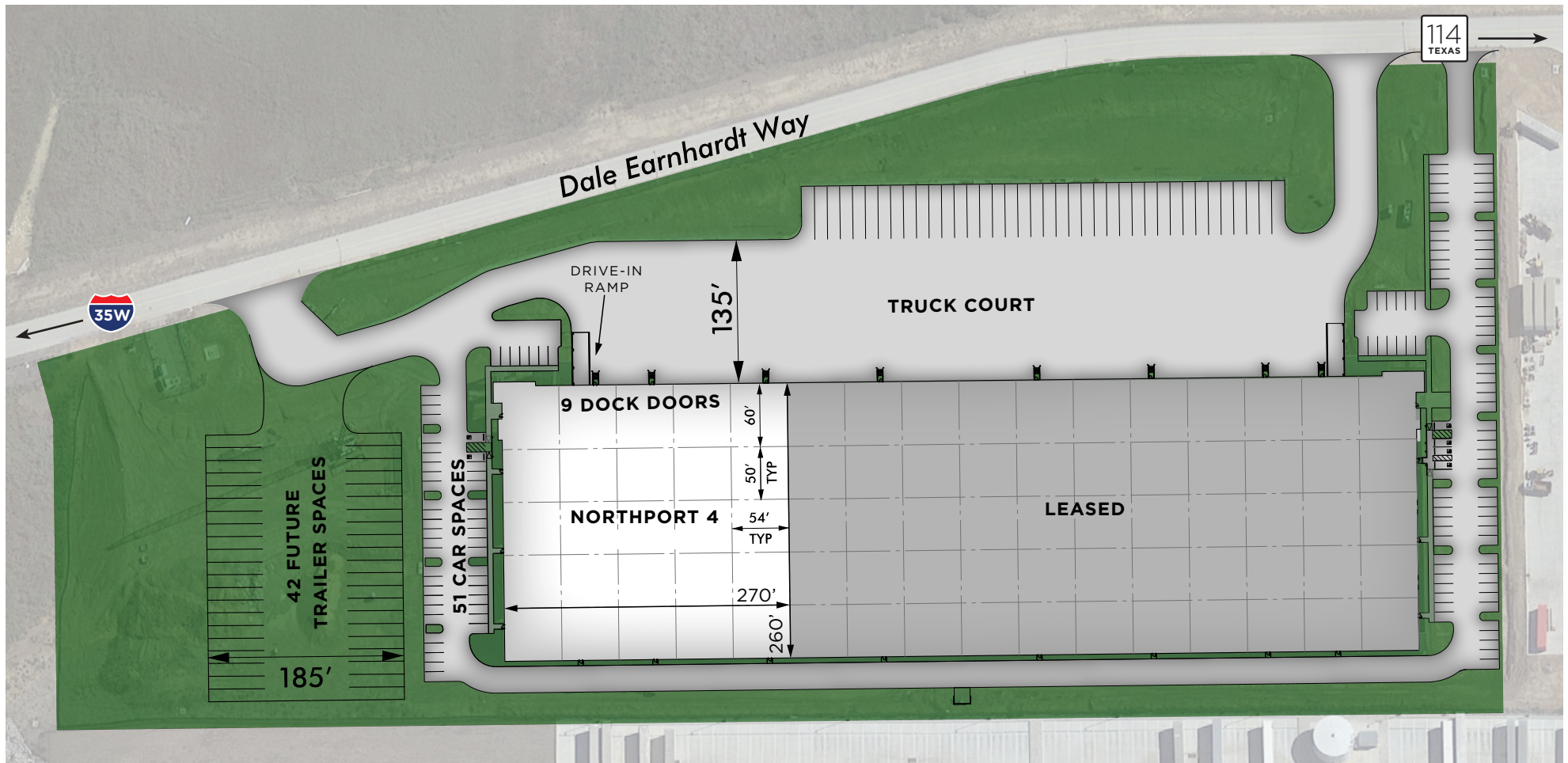


# Alliance Northport 4

**70,732 SF AVAILABLE**

4000 Dale Earnhardt Way  
Northlake, TX 76262  
Denton County





## Available Space

- 70,732 SF available
- LED warehouse lights @ density of 1 light per bay
- 9 dock doors with 3 dock packages
  - 35K lb Rite Hite ML Dock Leveler
  - Bumpers
  - FDSC Dock Seal
  - Dock Light

- 135' truck court
- 1 drive-in ramp with a 12x14 door
- 51 car parking spaces (expandable)
- Trailer parking expansion of up to 42 spaces available
- 50' x 54' bay spacing (60' loading bays)
- 4' x 8' skylights, 1 per 5 bays

## Building Features

- 32' average clear height
- 260' building depth
- 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





## 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

- ▼ Direct access to I-35W & SH-114 via Dale Earnhardt Way
- ▼ 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

[Click here for virtual tour](#)





StanleyBlack&Decker

NORTHPORT 4  
70,732 SF

DALE EARNHARDT WAY

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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