



# Alliance Northport 4

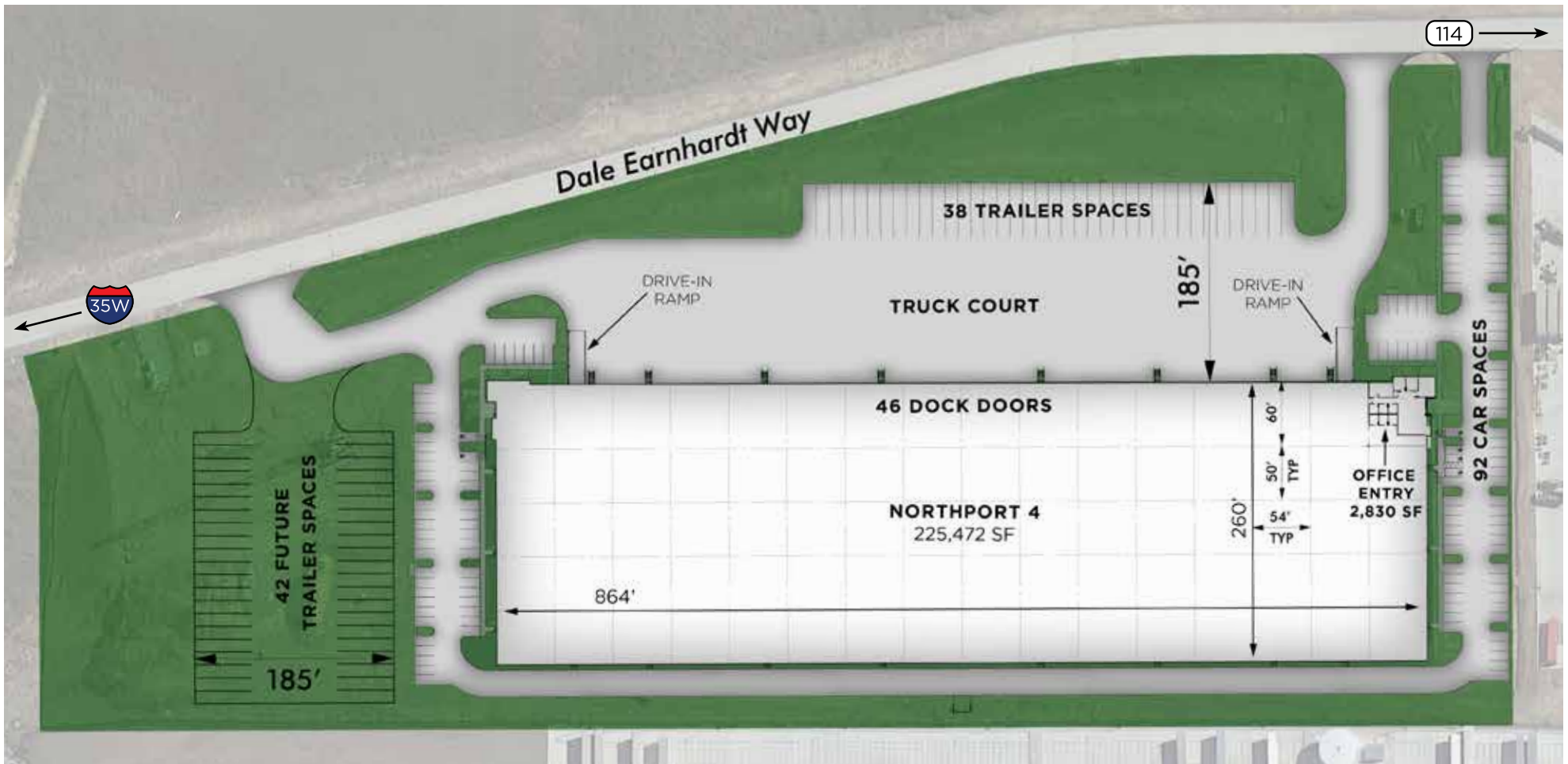
**225,472 SF AVAILABLE**

*(Divisible to 70,000 SF)*

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4000 Dale Earnhardt Way  
Northlake, TX 76262  
Denton County





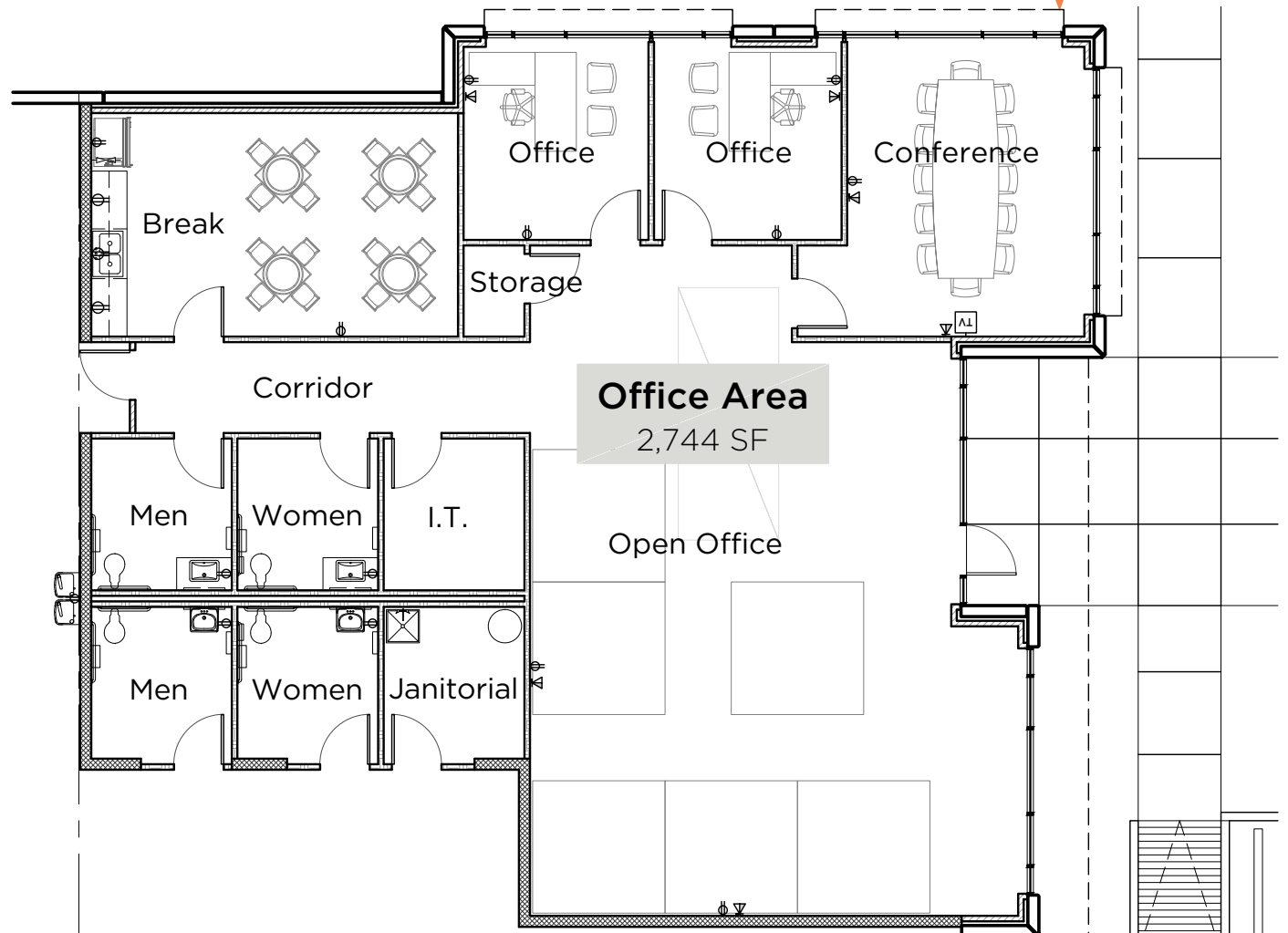
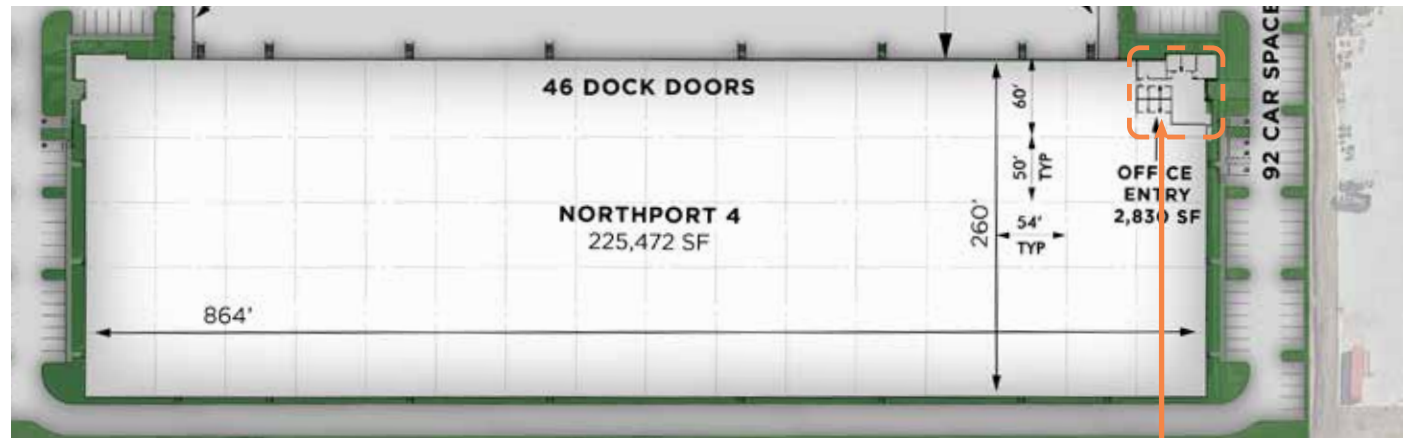
## Building Features

- 225,472 SF available (divisible to 70,000 SF)
- 2,830 SF of Office Space
- Five (5) Dock Packages
- 35K lb Rite Hite ML Dock Leveler
- Bumpers
- FDSC Dock Seal
- Dock Light
- 400 amp electric service
- LED warehouse lights @ density of 1 light per bay
- 32' average clear height
- 260' building depth
- 185' truck court
- 46 dock doors
- 2 drive-in ramps with 12x14 doors
- ±38 trailer parking spaces (expandable to ±80)
- ±143 car parking spaces (expandable)
- 50' x 54' bay spacing (60' loading bays)
- 4' x 8' skylights, 1 per 5 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: 2,830 SF
- ▼ Open Office Space
- ▼ Break Room
- ▼ Conference Room
- ▼ Men's Restroom
- ▼ Women's 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



Photos taken on July 14, 2020

## 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





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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