

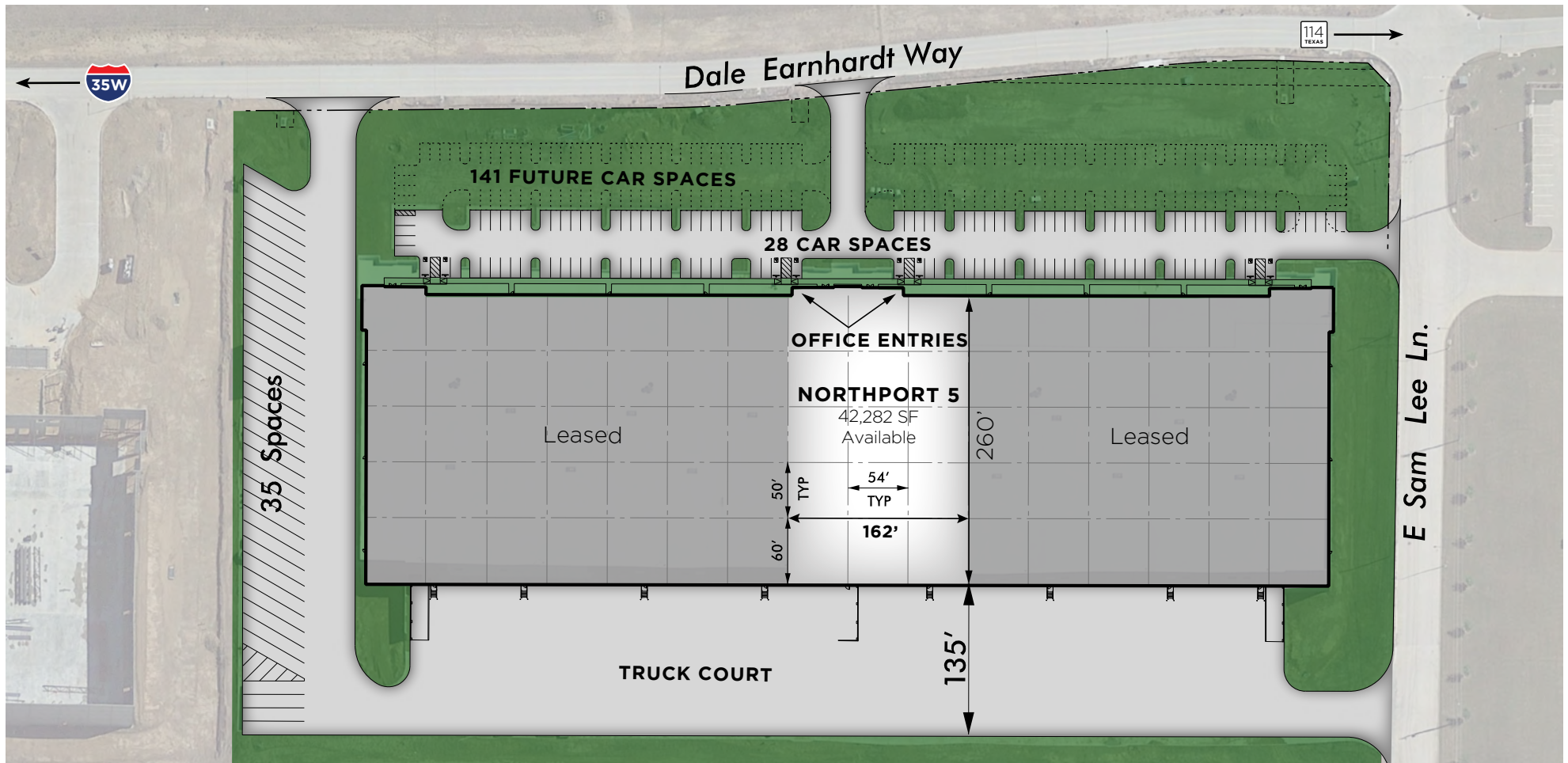


Alliance Northport 5

42,282 SF AVAILABLE

4100 Dale Earnhardt Way
Northlake, TX 76262
Denton County





Available Space

- 42,282 SF available
- LED warehouse lights @ density of 1 light per bay
- Two (2) dock packages
 - 35k lb Rite Hite ML dock leveler
 - Bumpers
 - FDSC dock seal
 - Dock light

- 400 amp electric service
- 6 dock doors
- 28 car parking spaces allocated
- 50' x 54' bay spacing (60' loading bays)

Building Features

- 225,934 SF
- 260' building depth
- 135' truck court
- 32' average clear height
- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- Painted (white) interior walls

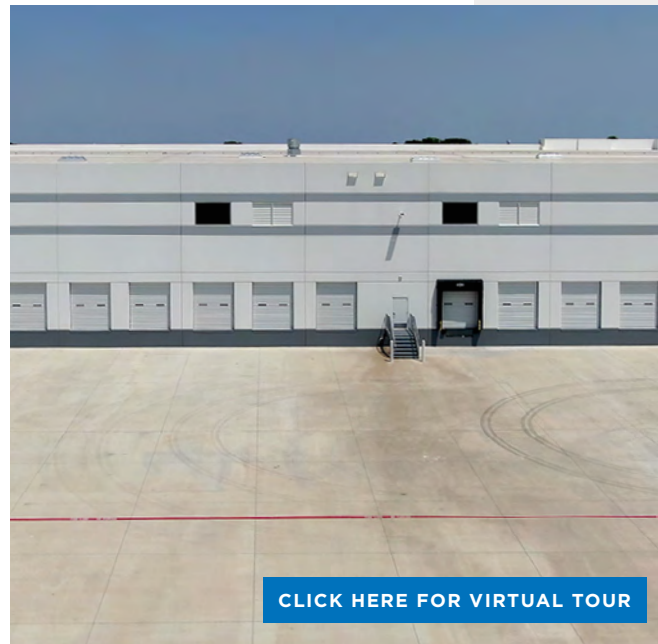


Economic Incentives

- ▼ 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 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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