



# Alliance Northport 5

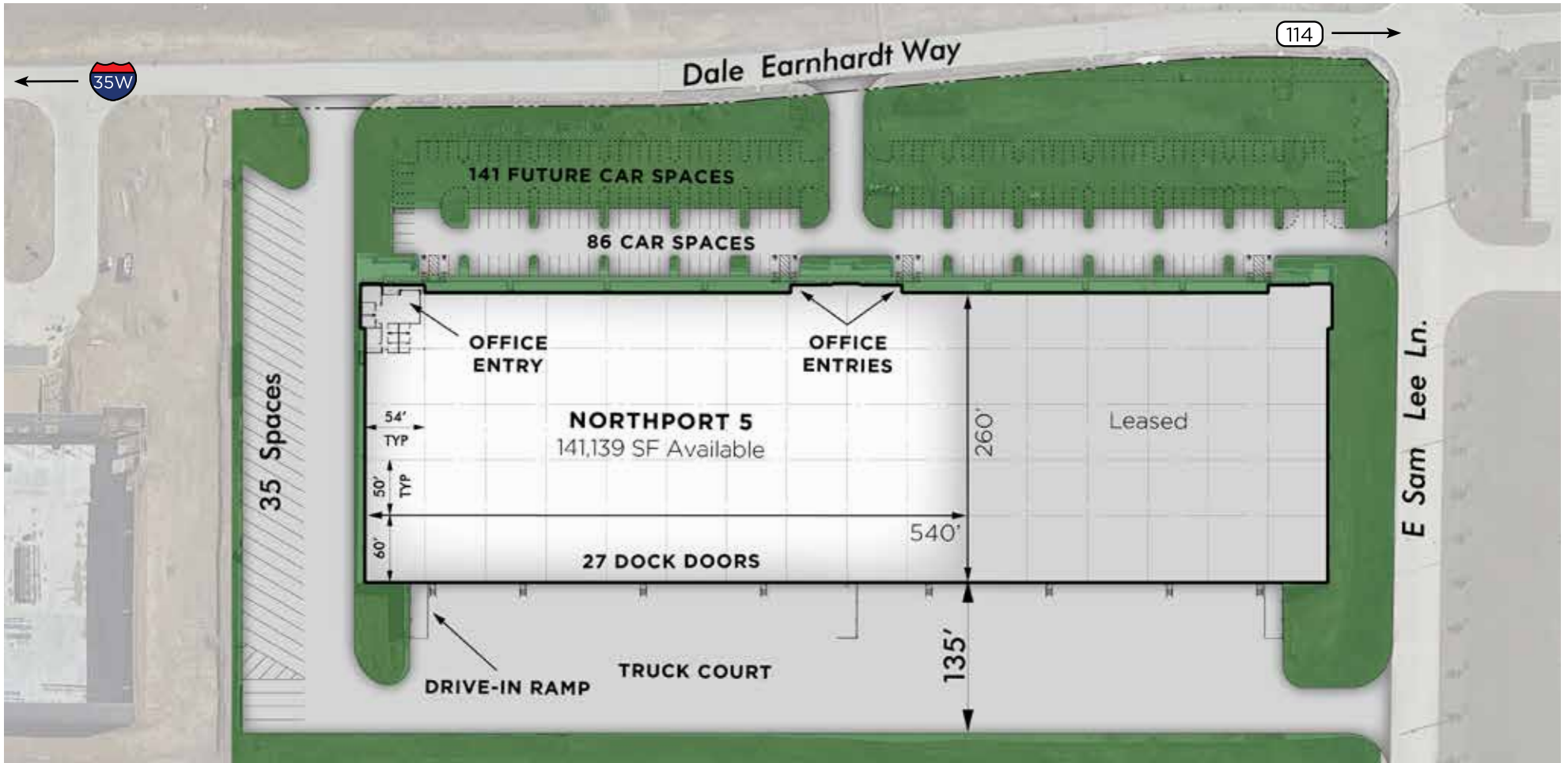
**141,139 SF AVAILABLE**

*(Divisible to 56,000 SF)*

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4100 Dale Earnhardt Way  
Northlake, TX 76262  
Denton County





## Available Space

- 141,139 SF available
- 2,744 SF of office space
- Five (5) dock packages
- 35k lb Rite Hite ML dock leveler
- Bumpers
- FDSC dock seal
- Dock light
- LED warehouse lights @ density of 1 light per bay

- 400 amp electric service
- 28 dock doors
- 32' average clear height
- Up to 86 car parking spaces allocated
- 1 Drive-In Ramp
- 35 trailer parking spaces
- 50' x 54' bay spacing (60' loading bays)

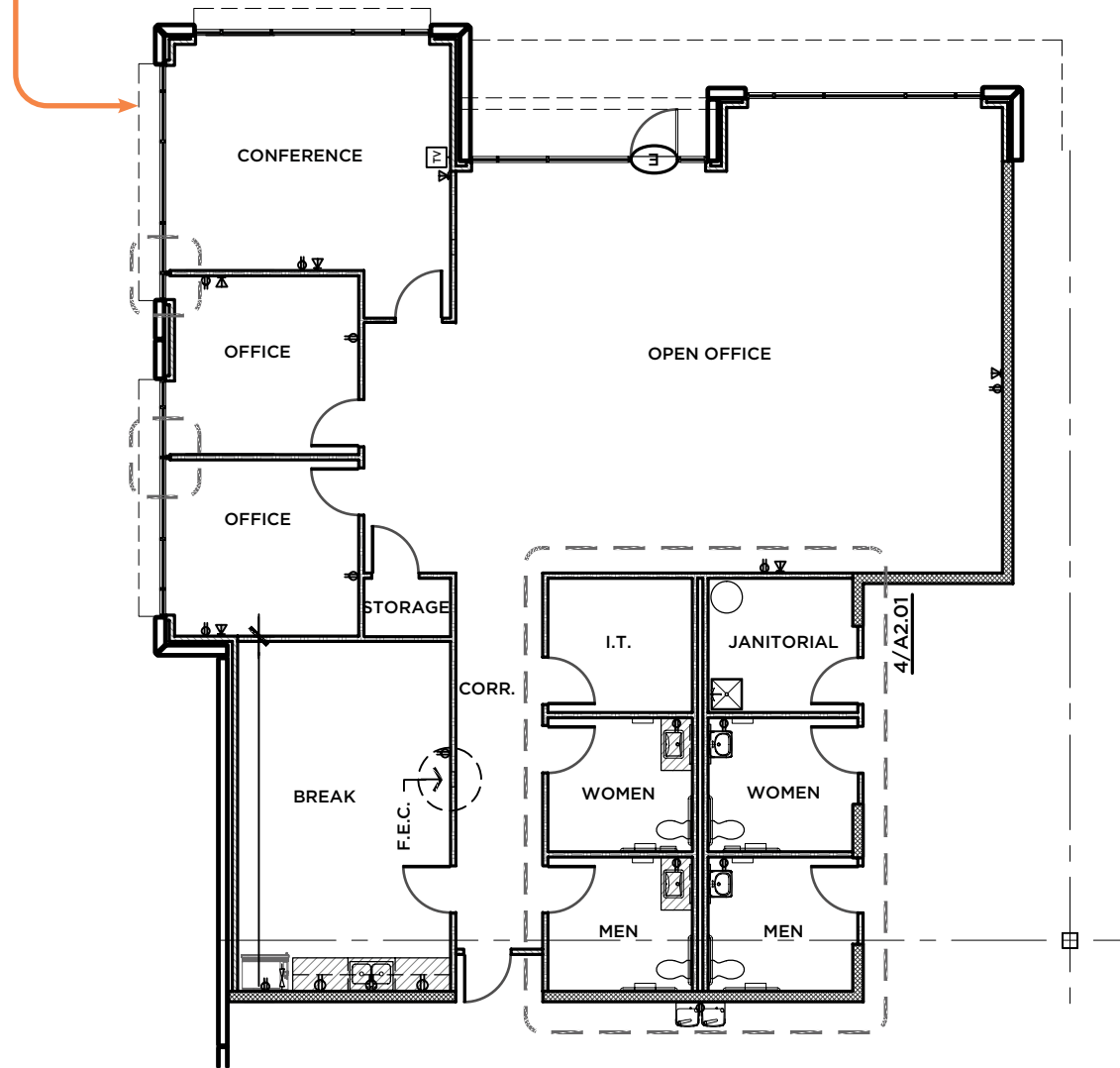
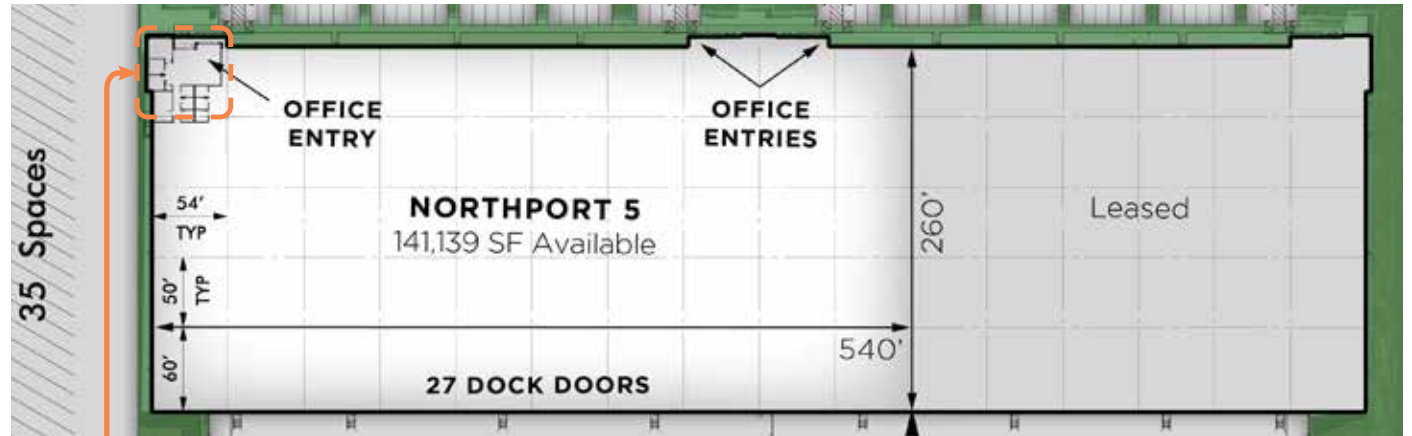
## Building Features

- 225,934 SF
- 260' building depth
- 135' shared truck court
- 133 car parking spaces (expandable)
- Smooth panel painted tilt-wall construction
- ESFR fire protection system
- Painted (white) interior walls

## BUILDING FEATURES

### Office Spec T1

- ▼ Total Office SF: 2,744 SF
- ▼ 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



Photos taken on April 8, 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 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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