



Alliance Westport 11

1,002,536 SF AVAILABLE

(expandable to 2 million SF)

14700 Blue Mound Road
Fort Worth, TX 76177
Tarrant County





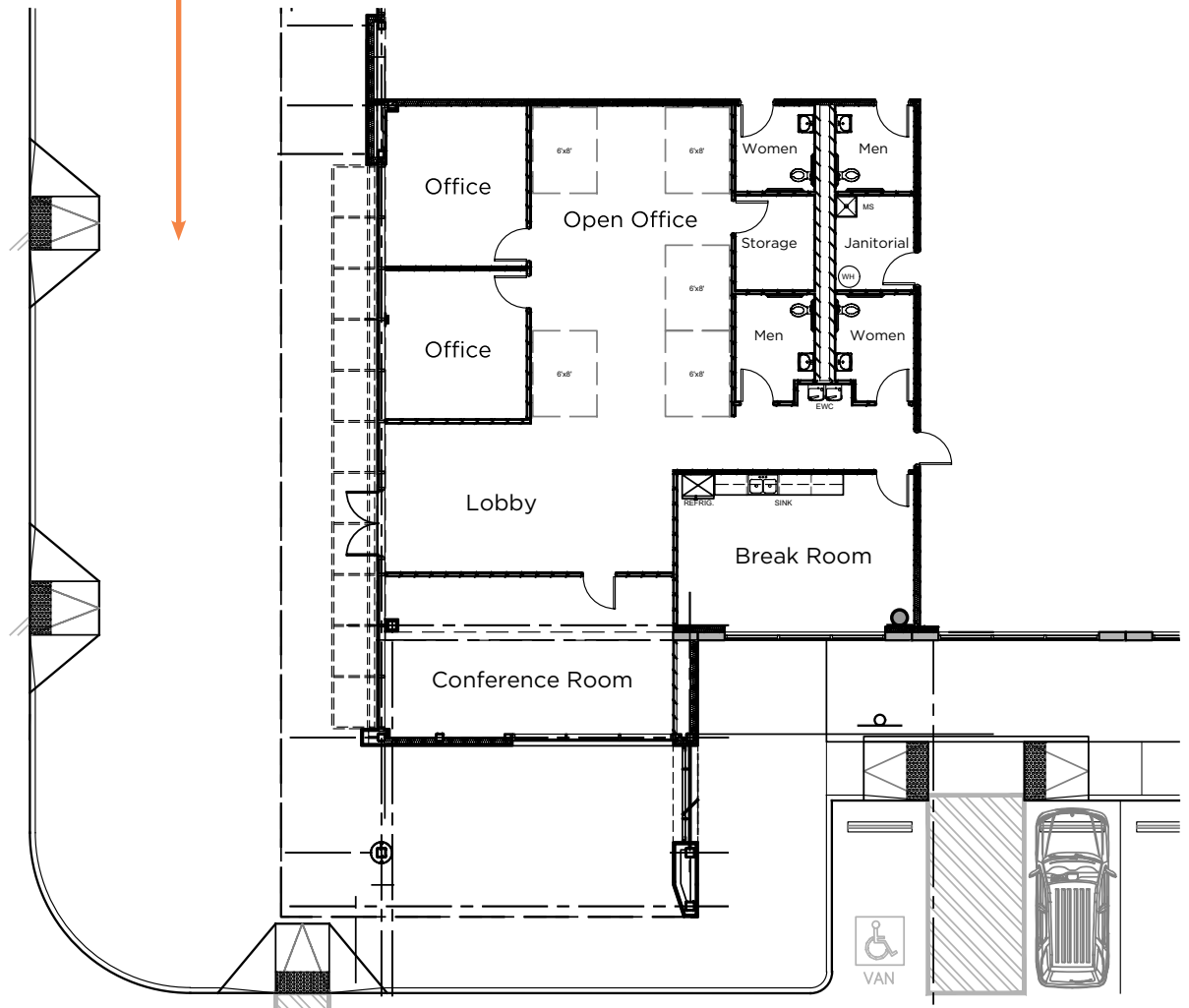
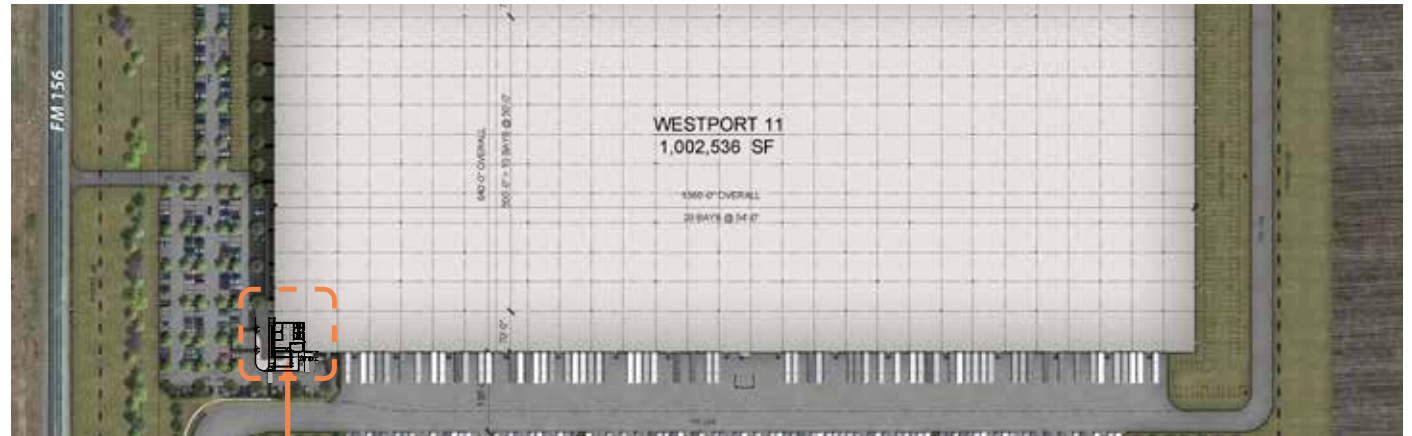
Building Features

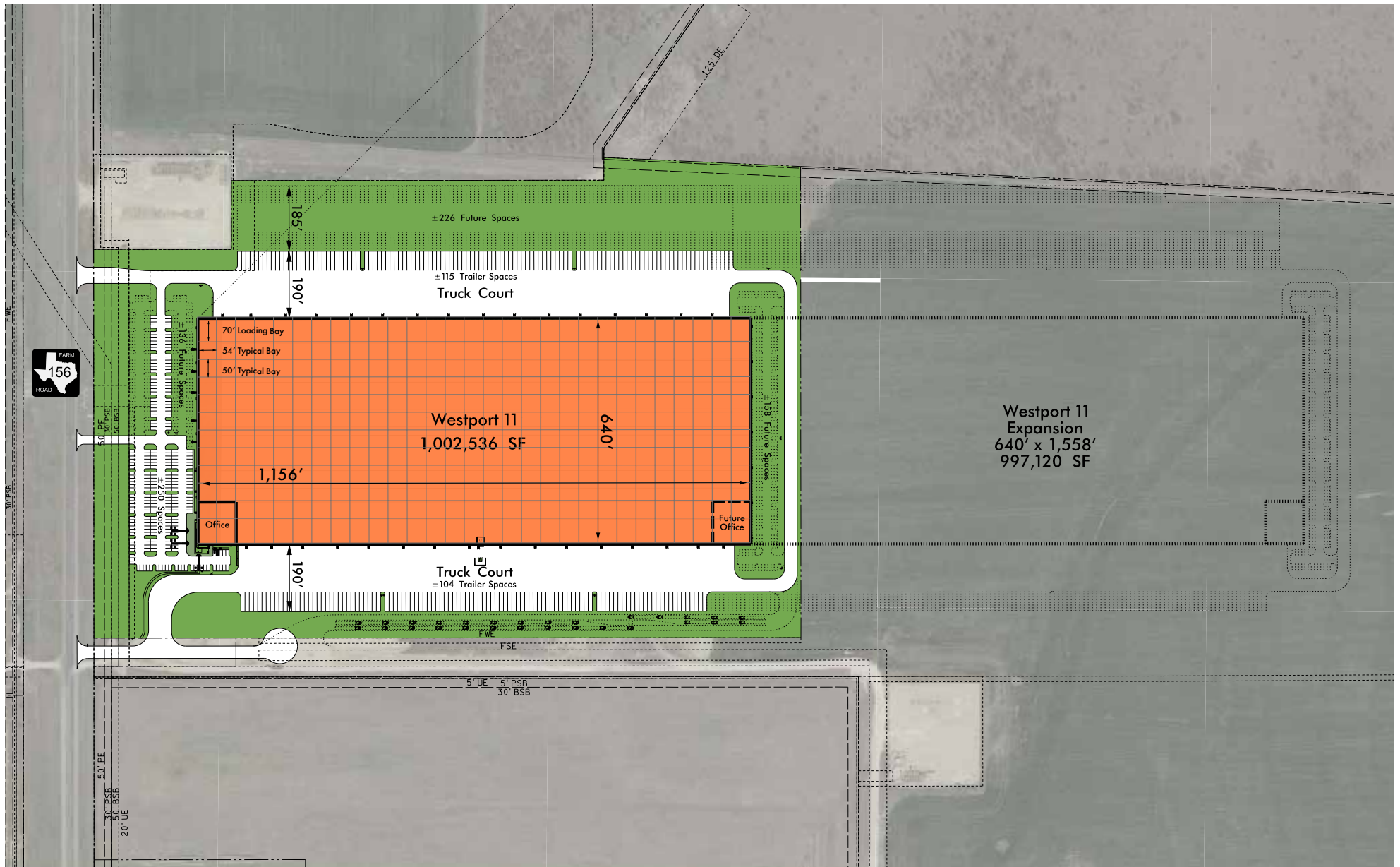
- 1,002,536 SF
(expandable to 2M SF)
- 2,775 SF of office space
- 20 dock packages with 35k lbs levelers and seals
- LED warehouse lighting, 1 per bay average
- 40' clear height
- 187 dock doors
- ±219 trailer parking spaces
- (expandable to 445)
- ±250 car parking spaces
(expandable to ±544)
- 640' building depth
- Cross Dock - 190' truck courts
(expandable to 3rd truck court)
- 50' x 54' bay spacing
(70' loading bays)
- 4' x 8' skylights, 1 per 6 bays
- 360° on-site truck circulation available
- On-site truck queuing lane expansion available
(over 1,200 lf)
- 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 TI

- ▼ Total Office SF: 2,775 SF
- ▼ Open Office Space
- ▼ Break Room
- ▼ Conference Room
- ▼ Men & Women Restroom
- ▼ Storage





Expandable to 2 million SF



Economic Incentives

- ▼ 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

- ▼ 2 minutes to FedEx Express and FedEx
Ground Hubs
- ▼ 5 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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