

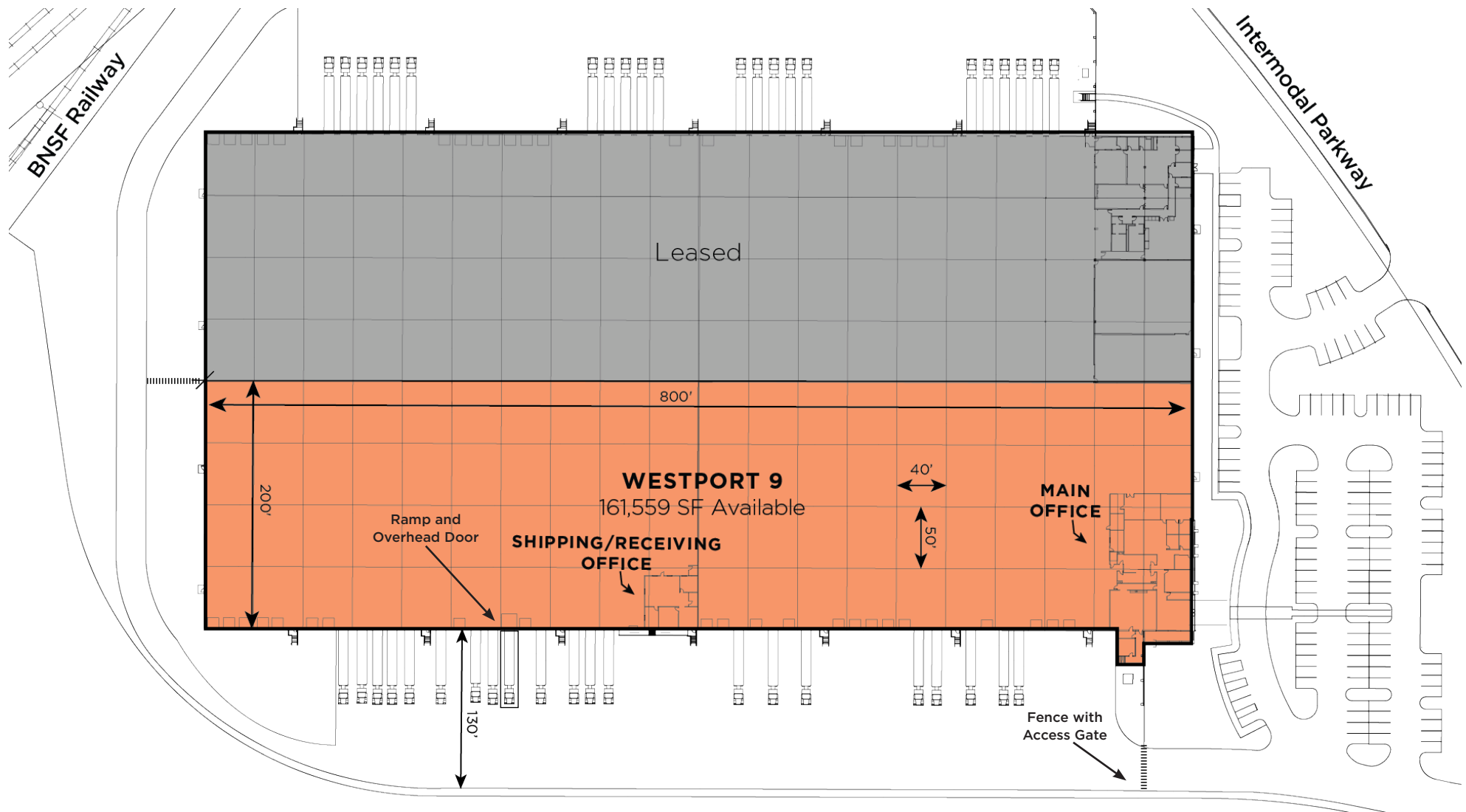


Alliance Westport 9

161,559 SF AVAILABLE

400 Intermodal Parkway
Fort Worth, TX 76177
Tarrant County





Available Space

- 161,559 SF available
- 7,520 SF of office space
 - 5,700 SF Main Office
 - 1,820 SF Shipping/Receiving
- 100% HVAC in warehouse
- 130' truck court
- 21 dock doors (1 ramp and overhead door)

- 14 trailer parking spaces against the building
- 102 car parking spaces
- Fence with access gate
- Insulated Warehouse
- Motion Senored T8 lighting in the Warehouse
- Ventilation at 3 air changes per hour

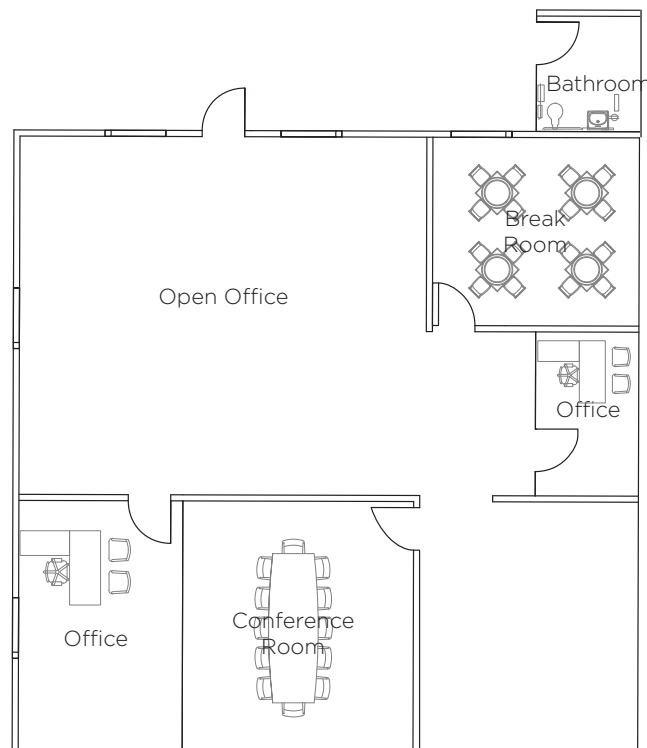
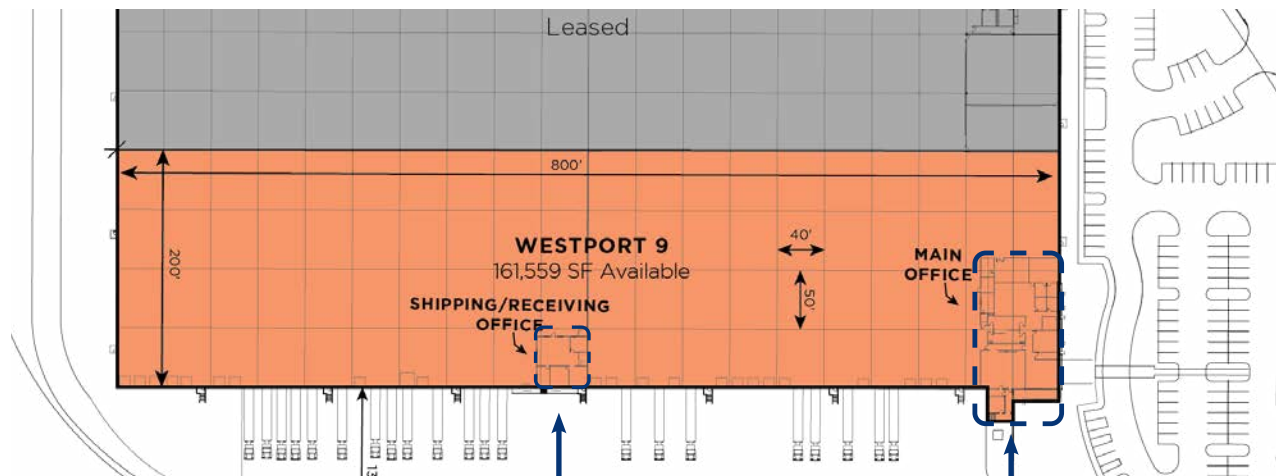
Building Features

- 321,717 SF
- 400' building depth
- 30' clear height
- 40' x 50' bay spacing
- ESFR fire protection system
- Painted (white) interior walls
- Heavy landscape and irrigation

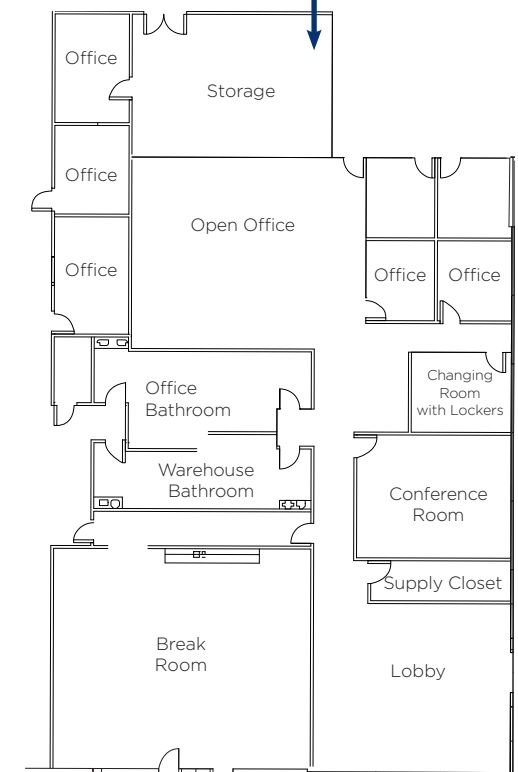
Westport 9

161,559 SF Available

- ▼ Total Office: 7,520 SF
 - 5,700 SF Main Office
 - 1,820 SF Shipping/Receiving
- ▼ Open Office Spaces
- ▼ Executive Offices
- ▼ Break Rooms
- ▼ Conference Rooms
- ▼ Men & Women's Restrooms
- ▼ I.T. Room
- ▼ Storage spaces



1,820 SF
Shipping/Receiving Office



5,700 SF
Main Office



Economic Incentives

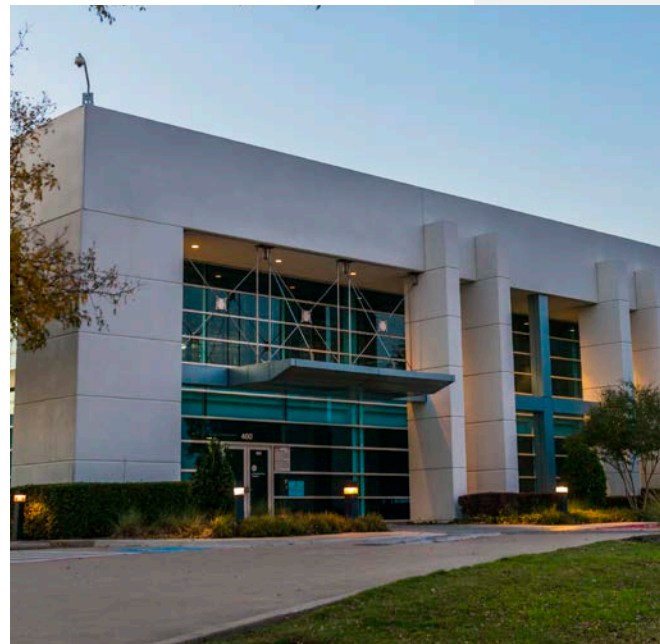
- ▼ One of the lowest combined tax rates in DFW (Haslet, Tarrant County, Northwest ISD)
- ▼ Foreign Trade Zone status available (located within Alliance FTZ #196)
- ▼ Triple Freeport Inventory Tax Exemption

Workforce Advantages

- ▼ Alliance Workforce Center - complimentary recruitment services
- ▼ Tarrant County College provides on-site employee training

AllianceTexas Logistics Amenities

- ▼ 1 minute to BNSF Railway's Alliance Intermodal Facility
- ▼ 1 minute to Amazon Regional Air Hub
- ▼ 2 miles to I-35W and .8 miles to FM-156
- ▼ 2 minutes to FedEx Express and FedEx Ground Hubs
- ▼ 5 minutes to two (2) UPS Ground Hubs
- ▼ 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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