

NORTHWEST COMMERCE PARK

BUILDING 2

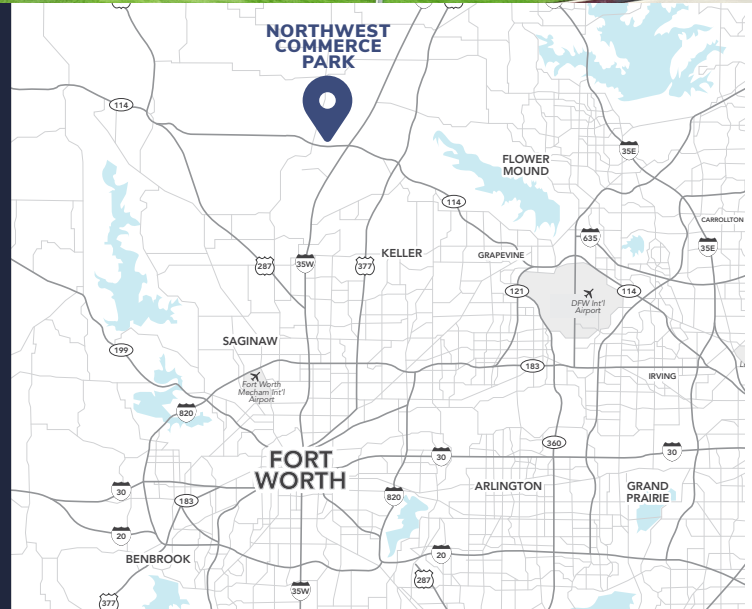
**2765 HIGHWAY 114,
FORT WORTH, TX 76110**

FOR LEASE: 266,152 SF TOTAL



HIGHLIGHTS

- 266,152 SF Total
- 7,296 SF Office Total
- 32' Clear Height
- 54' x 52' Column Spacing
- 1,000 KVA Transformer Existing
- 51 Dock High Doors
(16 Doors equipped w/ Pit Levelers)
- 1 12'X14' Ramp
- ESFR
(K17 Sprinklers)
- 135 Auto Parks
- 46 Trailer Parks (Fenced w/ Automatic Gates)



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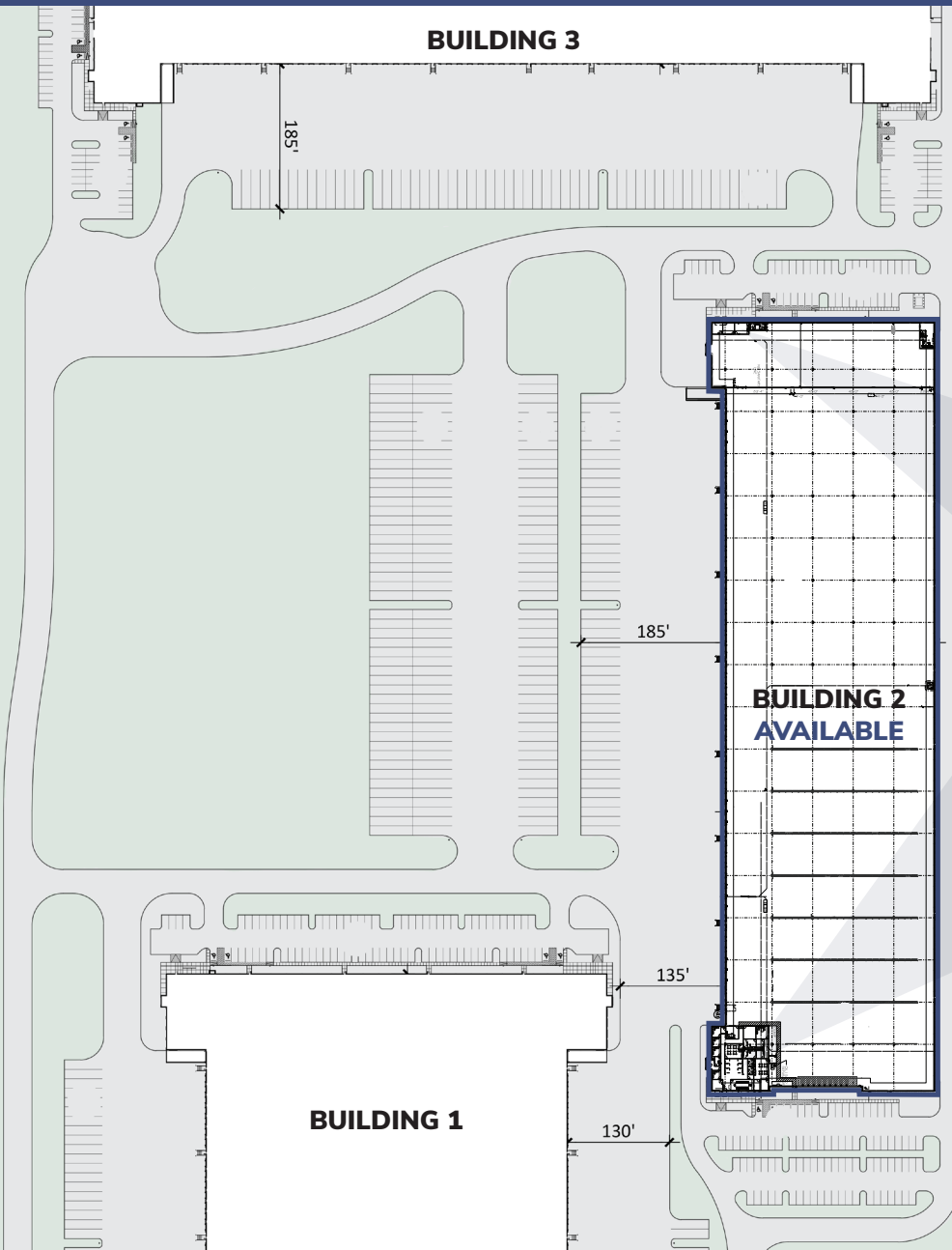
ALLIANCE
INDUSTRIAL COMPANY

NORTHWEST COMMERCE PARK

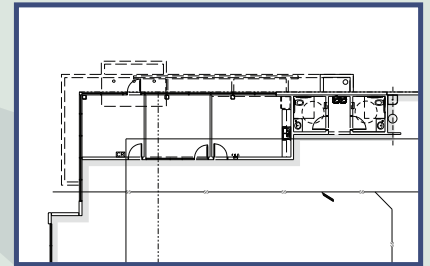
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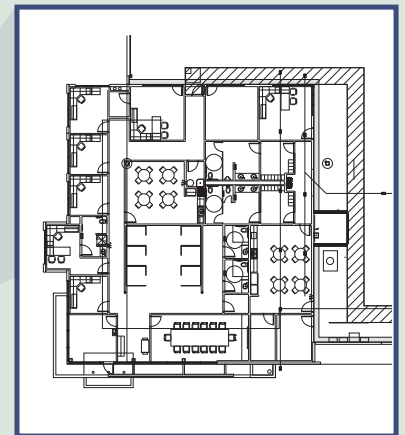
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**NORTHERN OFFICE POD
914 SF**



**OFFICE TOTAL
7,296 SF**



**SOUTHERN OFFICE POD
6,382 SF**

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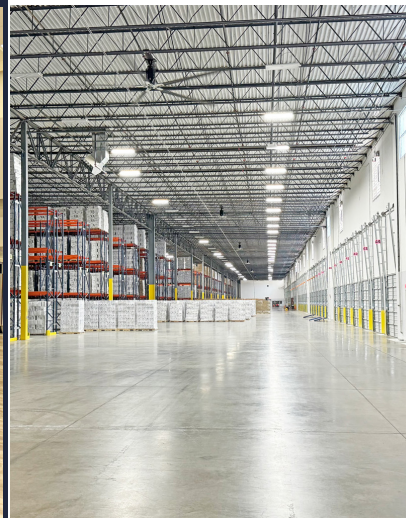
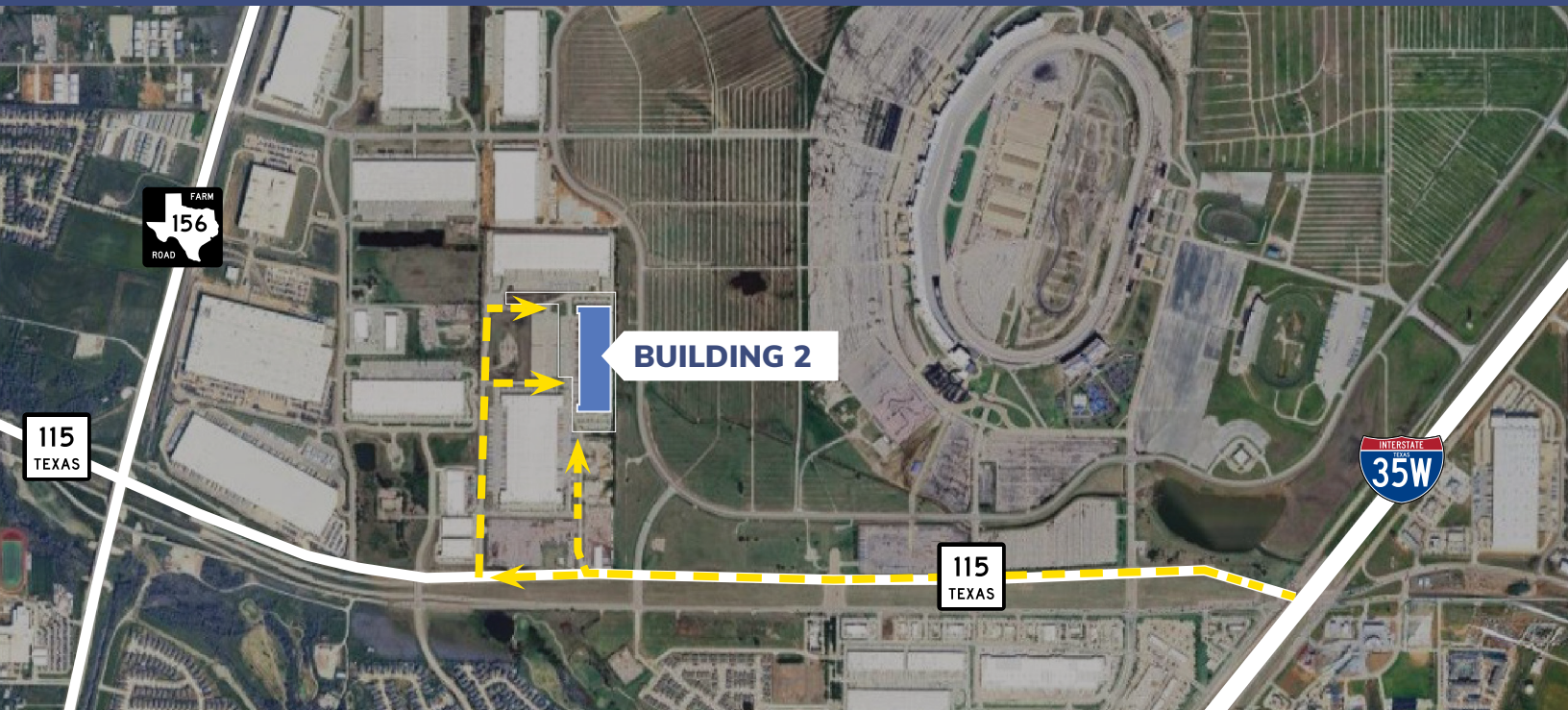
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LOCATIONAL HIGHLIGHTS:

- Excellent Access to skilled & unskilled labor
- Population of 2 million within 20 miles
- Great proximity to BNSF Alliance Intermodal Facility (1 million lifts per year) and Fort Worth Alliance Airport (UPS, FedEx, FedEx Express Air Hub & Amazon Prime Air Hub)
- Located in an amenity rich area (Tanger Outlets, Buc-ee's, Texas Motor Speedway, Numerous Fast Casual and other desirable retailers)

DRIVE DISTANCES:

- | | |
|-------------------|-----------------------------|
| • I-35W: 1 mi | • Alliance Airport: 4.45 mi |
| • HWY 114: 0 mi | • BNSF Intermodal: 4 mi |
| • Loop 820: 15 mi | • DFW INTL Airport: 19 mi |
| • I-30: 21 mi | • Fort Worth CBD: 20 mi |
| • I-20: 26 mi | • Dallas CBD: 35 mi |

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