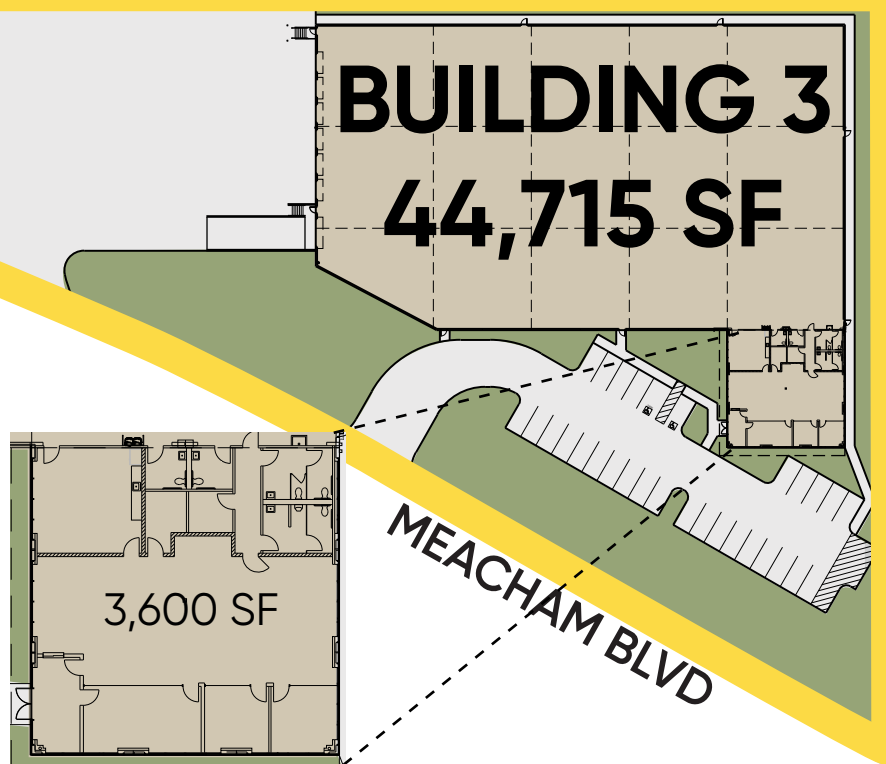


# MAJESTIC FORT WORTH - RAILHEAD - BUILDING 3



## BUILDING 3 SPECIFICATIONS

- **Available:** 44,715 SF
- **Office:** 3,600 SF
- **Clear Height:** 30'
- **Bay Spacing:** 50' x 52' (typical)
- **Auto Parking Positions:** 33
- **Fully Secured Truck Court**
- **Fire Sprinkler System:** ESFR
- **Loading:**
  - 6 Dock High Doors
  - 1 Ground Level Ramp
- **Abundant Fiber In Place**

## ABOUT MAJESTIC REALTY CO.

- 90M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 8.9M SF Presence in DFW (5 Business Parks)

## CONTACT US



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Fort Worth, TX 76164

## LOCATION FEATURES

- Direct access via 820N and US 287
- 6.6 Miles West of 820 and I-35 W Interchange
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

## POTENTIAL INCENTIVES

### STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

### LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone