



**BUILDING 1 - 732,284 SF**  
**520-ACRE MASTER-PLANNED BUSINESS PARK**  
**FORT WORTH, TX**

**CONTACT US**

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817-710-7360  
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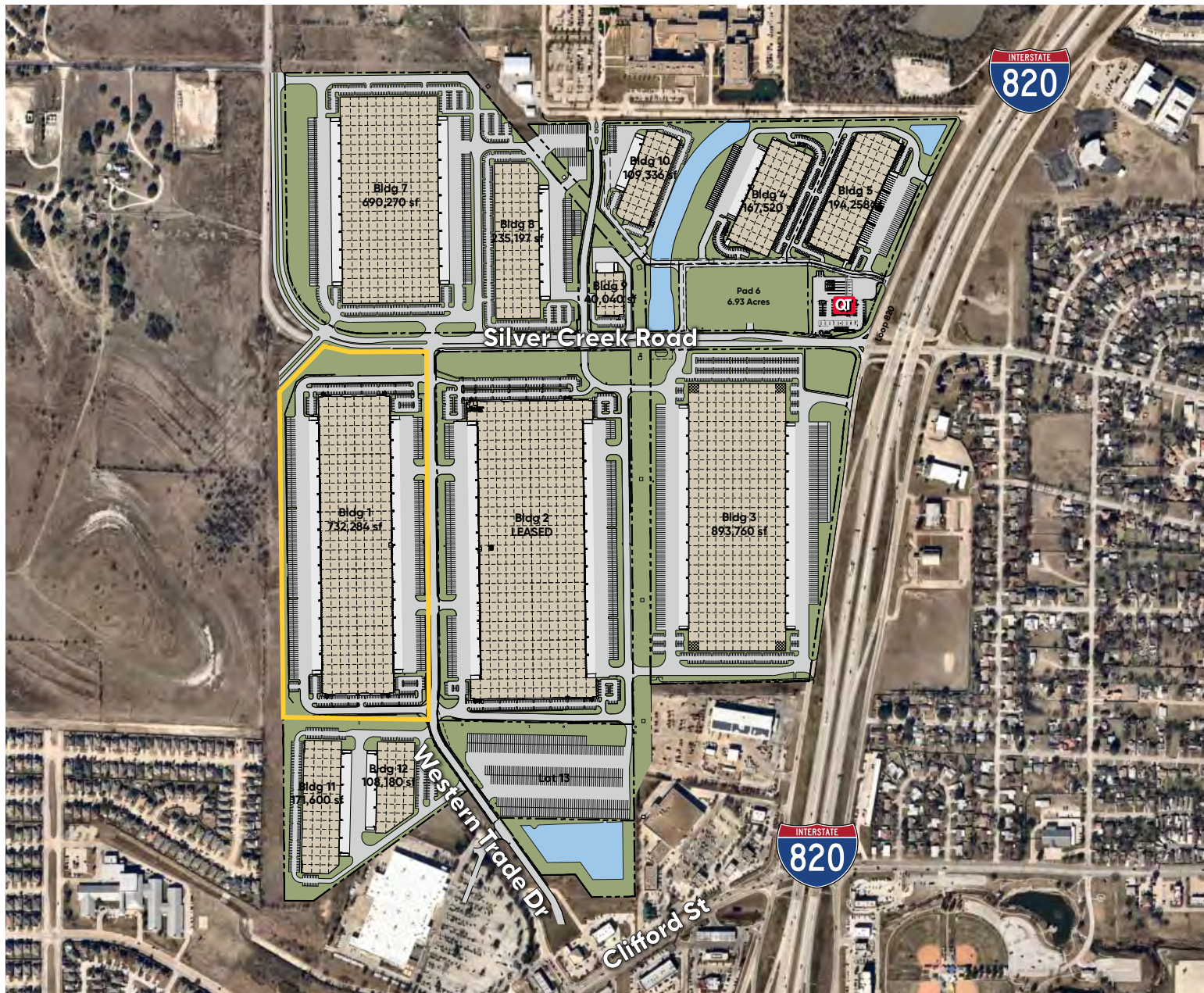


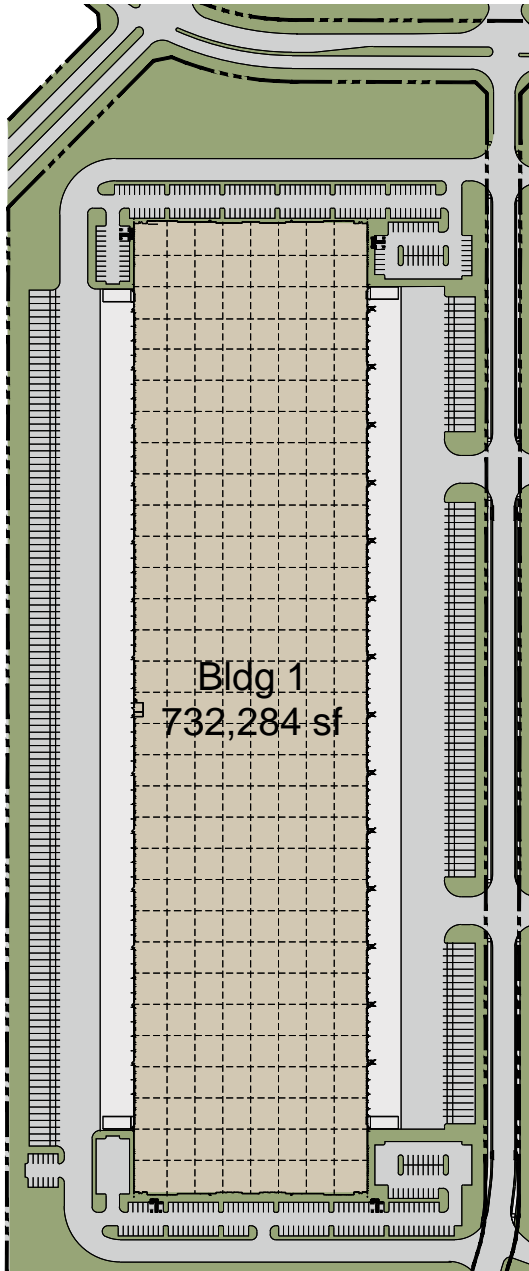
131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164



<https://www.silvercreekbp.com>







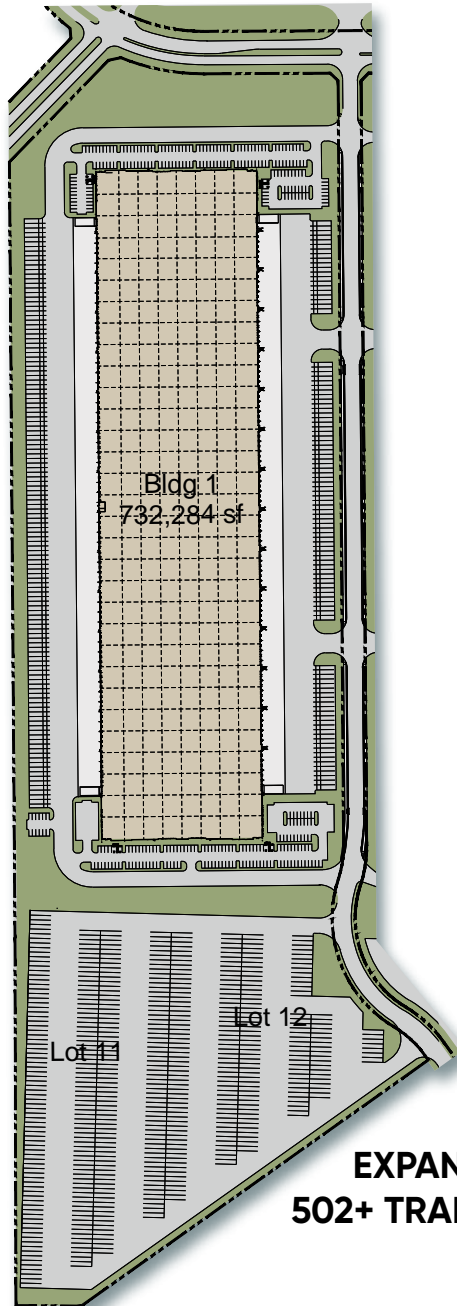
**40'**  
Clear  
Height

**194**  
Dock High  
Doors

**365**  
Parking  
Stalls

## BUILDING 1 SPECS

Total Size	732,284 SF
Divisible Down To:	450,000 SF
Bay Spacing:	50' x 56' (typical)
Auto Parking	365
Trailer Parking:	229
Fire Sprinkler System:	ESFR
Loading:	194 Dock High Doors 4 Ground Level Ramps



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Clear  
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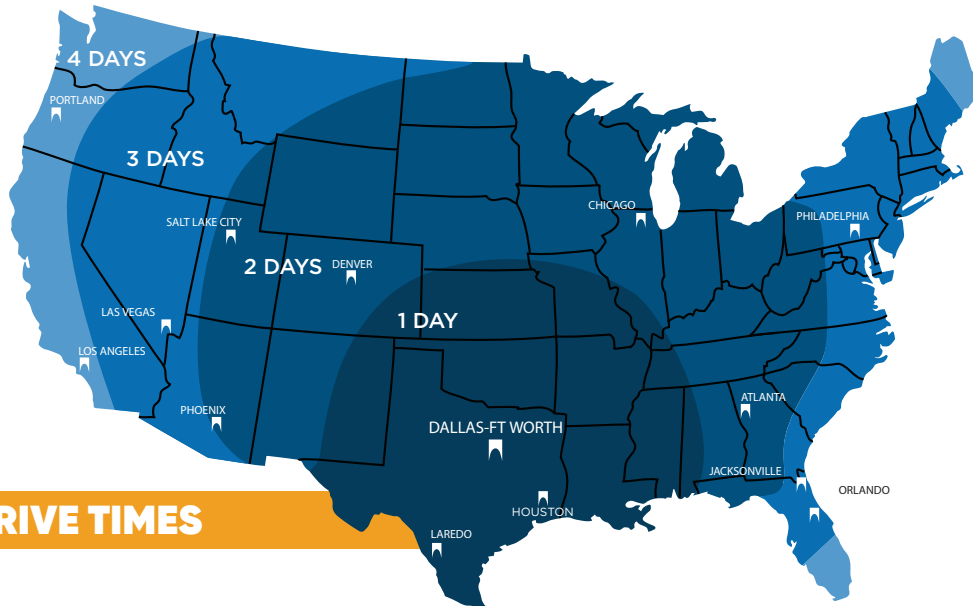
### EXPANDED CAMPUS SPECS:

Total Size	732,284 SF
Bay Spacing:	50' x 56' (typical)
Auto Parking	365 (expandable)
Expansion Lot:	502+ Trailer Parking Can be Gated & Contiguous to Campus









### DRIVE TIMES

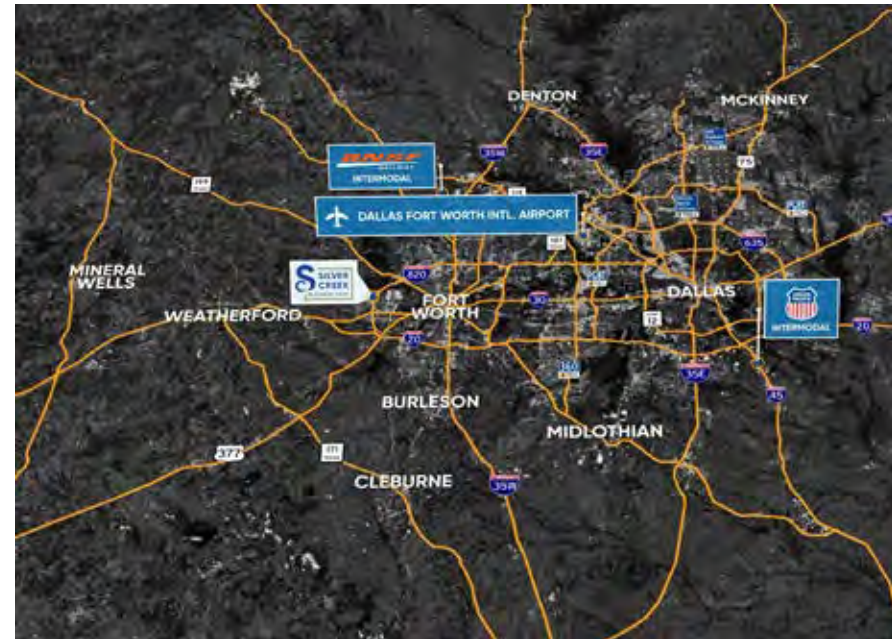
### POTENTIAL INCENTIVES

#### 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 Exemption  
Triple Freeport Exemption  
Qualified HUB Zone



### LOCATION FEATURES

Direct access via 820 and Silver Creek Road  
Adjacent to NAFTA Superhighway  
Strong Workforce Market (Competitive Wages)

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