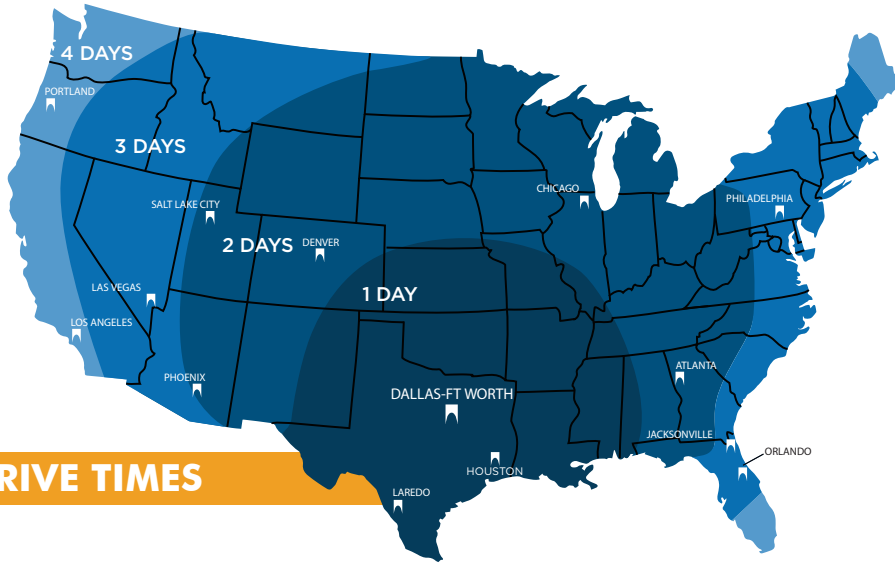


100 SUCCESSFUL DRIVE, FORT WORTH, TX – MOVE-IN READY

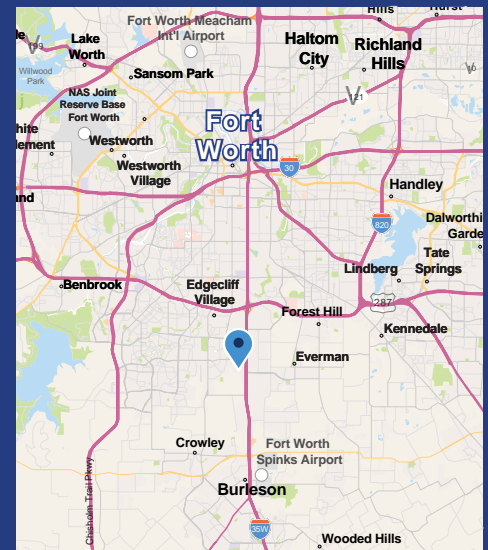
MAJESTIC FORT WORTH SOUTH BUSINESS PARK



Building 6 – 91,077 SF (POL)
320-Acre Master-Planned Business Park



DRIVE TIMES



CONTACT US

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



LOCATION FEATURES

- Direct access via I-35W and Everman
- 2.5 Miles South of I-20 and I-35W Interchange
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

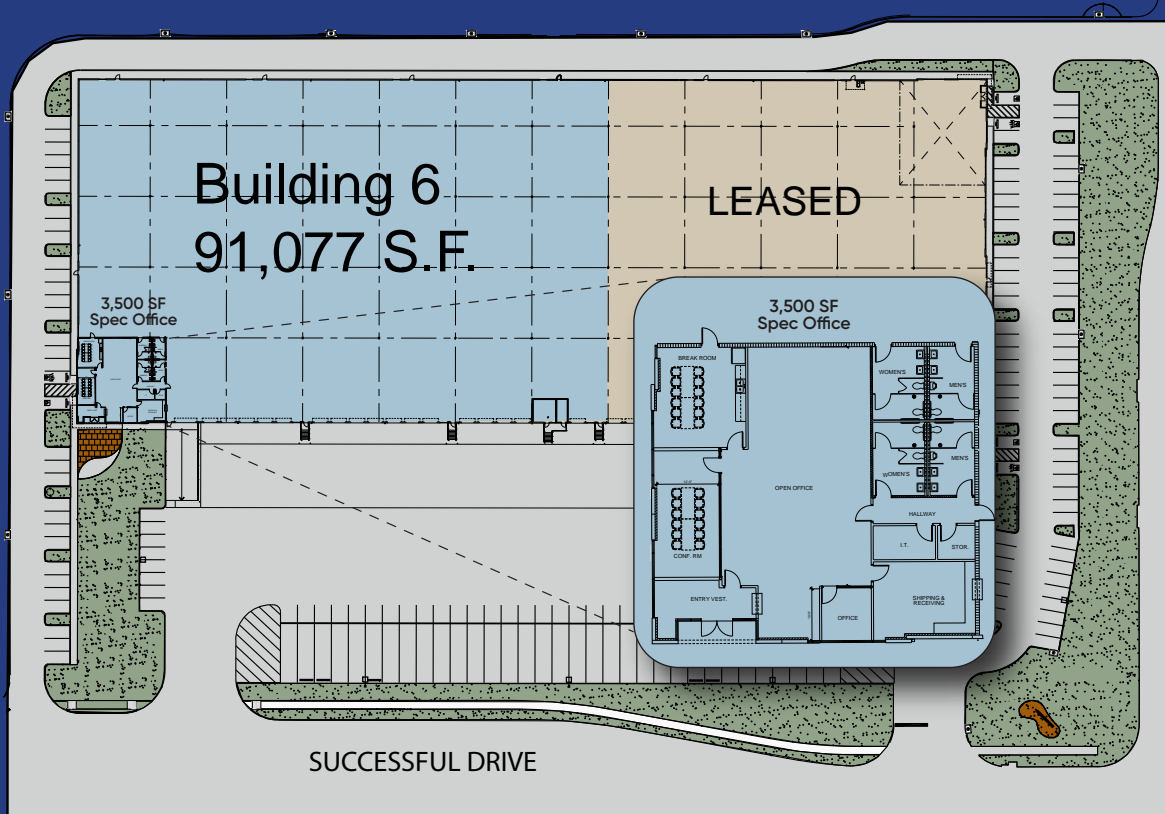
POTENTIAL INCENTIVES

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



BUILDING 6 SPECIFICATIONS

- **Building:** 159,932 SF
- **Available:** 91,077 SF
- **Main Office:** 3,500 SF
- **Clear Height:** 36'
- **Lighting:** LED Whse Lights @ 30' Candle
- **Auto Parking Positions:** 42
- **Trailer Parking Positions:** 20
- **Fire Sprinkler System:** ESFR
- **Loading:**
 - 15 Dock High Doors - Up to 12 Doors Improved w/ Levelers, Restraints, Seals, Lights and Fans
 - 1 Ground Level Ramp
- **Abundant Fiber In Place**

This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

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.
 8.9 M SF Presence in DFW (5 Business Parks)

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