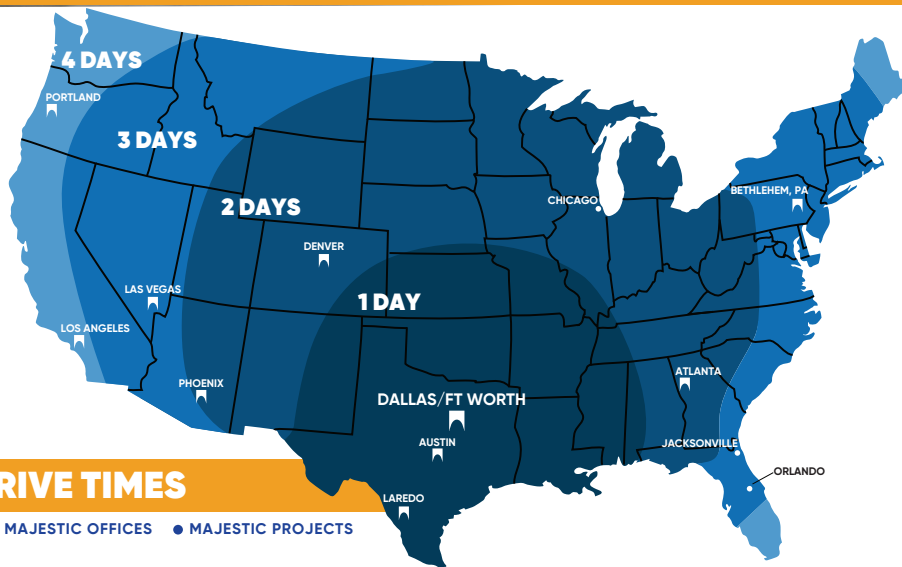


473 SUCCESSFUL DRIVE - MOVE-IN READY

MAJESTIC FORT WORTH SOUTH BUSINESS PARK

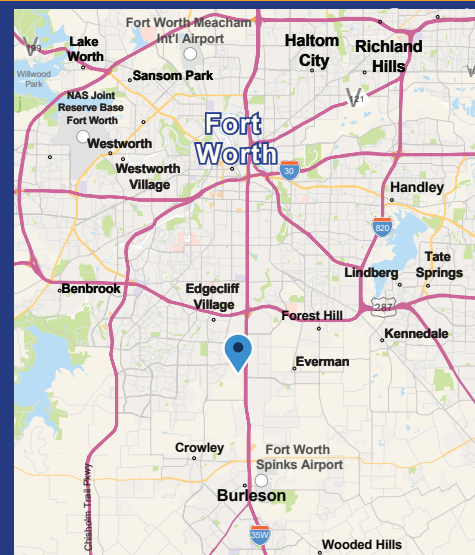


Building 5 - 129,070 SF
320-Acre Master-Planned Business Park



DRIVE TIMES

MAJESTIC OFFICES MAJESTIC PROJECTS



LOCATION FEATURES

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

POTENTIAL INCENTIVES

STATE

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

LOCAL

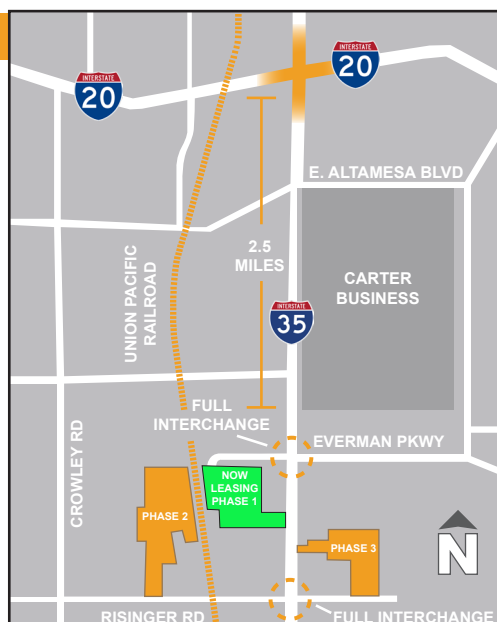
- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone

CONTACT US

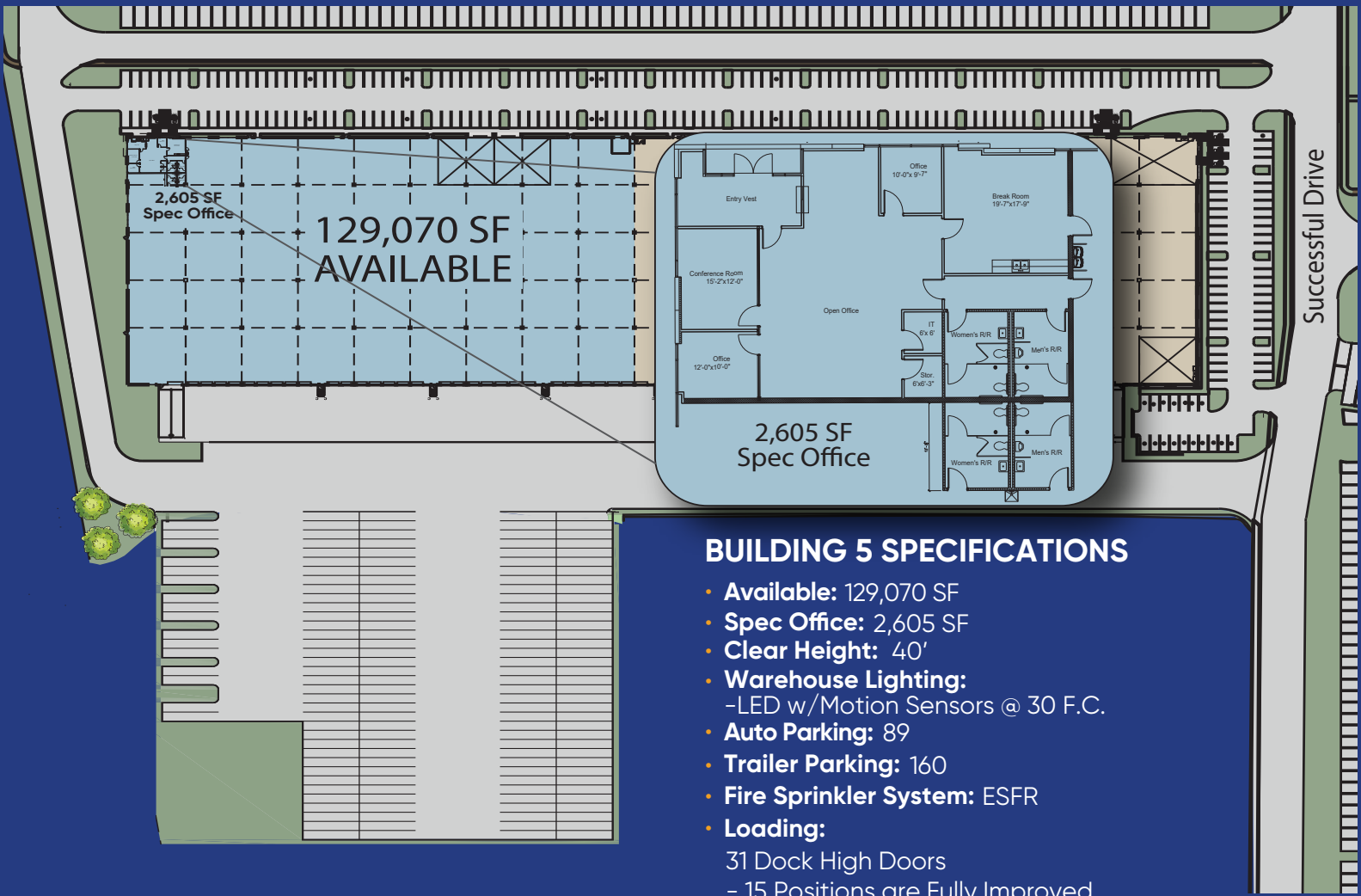
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MAJESTIC FORT WORTH SOUTH BUSINESS PARK



BUILDING 5 SPECIFICATIONS

- **Available:** 129,070 SF
- **Spec Office:** 2,605 SF
- **Clear Height:** 40'
- **Warehouse Lighting:**
-LED w/Motion Sensors @ 30 F.C.
- **Auto Parking:** 89
- **Trailer Parking:** 160
- **Fire Sprinkler System:** ESFR
- **Loading:**
31 Dock High Doors
- 15 Positions are Fully Improved
- Dock Seals, Dock Locks, Dock Lights
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.

- 82M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 7.3 M SF Presence in DFW (5 Business Parks)

CONTACT US

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