



BUILDING 2 - 1,108,938 SF
520-ACRE MASTER-PLANNED BUSINESS PARK
FORT WORTH, TX

March 29, 2024

CONTACT US

Kyle Valley
817-710-7367
kylevalley@majesticrealty.com

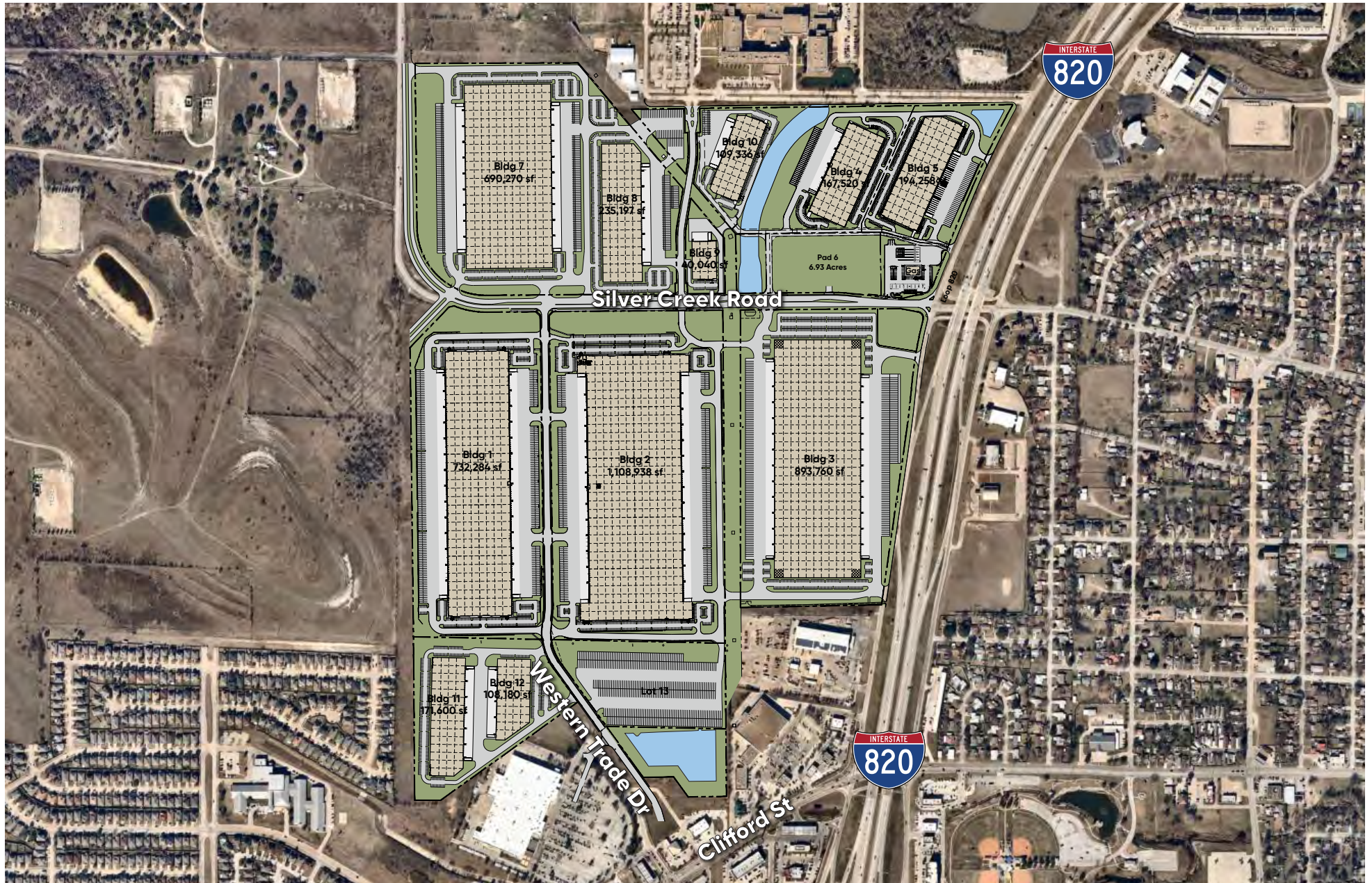
Craig Cavileer
562-948-4342
ccavileer@majesticrealty.com

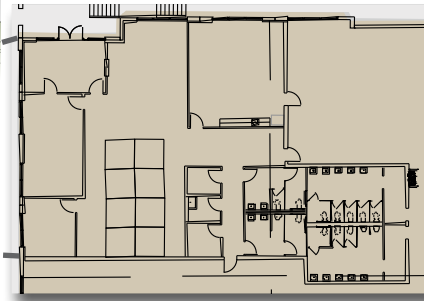
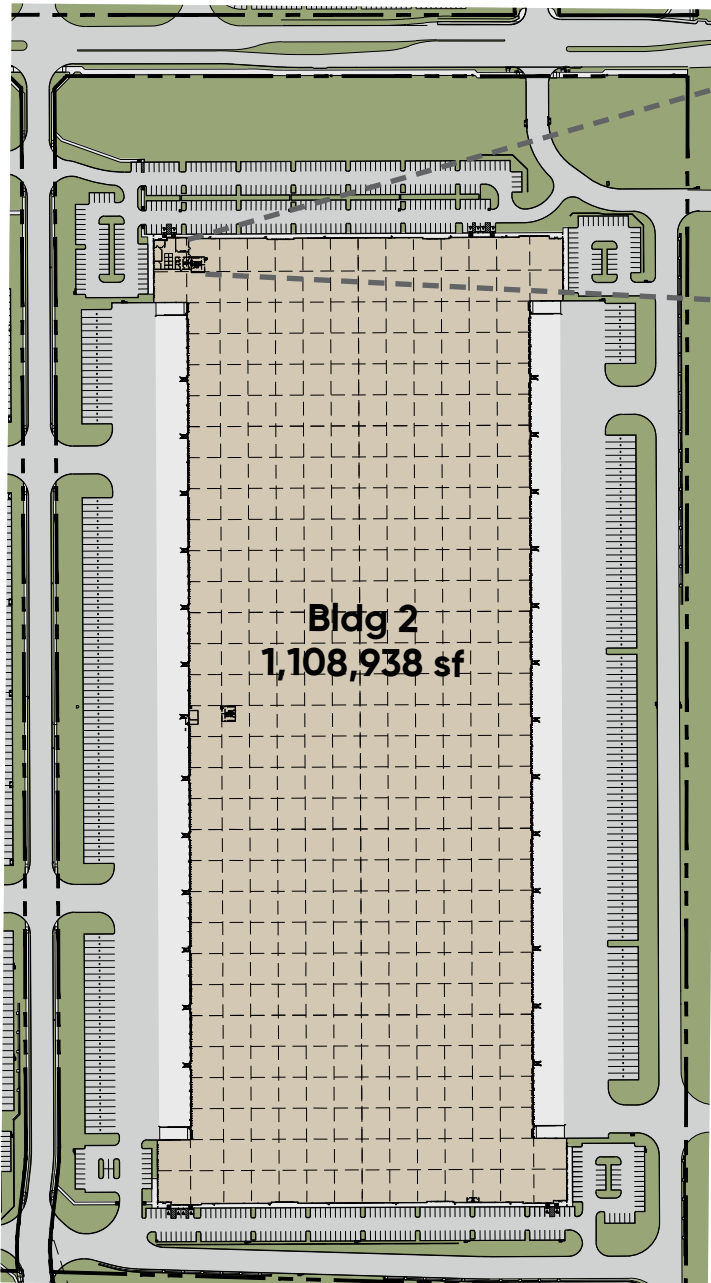


131 East Exchange Avenue, Suite 212
Fort Worth, TX 76164



<https://www.silvercreekbp.com>





40'
Clear Height

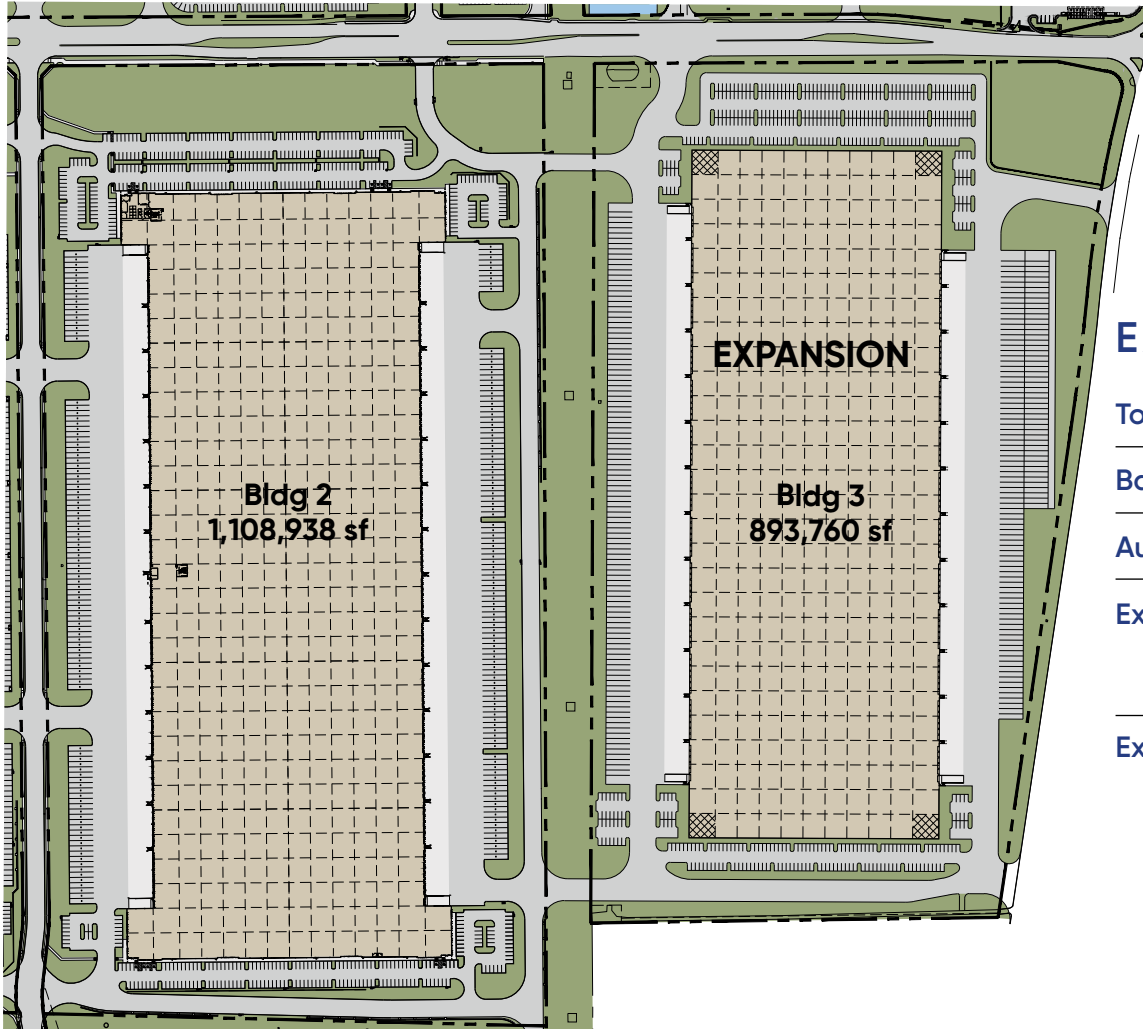
198
Dock High Doors

583
Parking Stalls

BUILDING 2 SPECS

Total Size	1,108,938 SF
Divisible Down To:	250,000 SF
Spec Office: * Two Separate Restroom Banks	4,328 SF*
Bay Spacing:	50' x 56' (typical)
Warehouse Lighting:	LED w/Motion Sensors, 30 f.c.
Auto Parking	583
Trailer Parking:	206
Fire Sprinkler System:	ESFR
Loading:	198 Dock High Doors 4 Ground Level Ramps

The speculative tenant improvements included with the base shell building will allow for a full building Occupancy Permit to be obtained immediately.

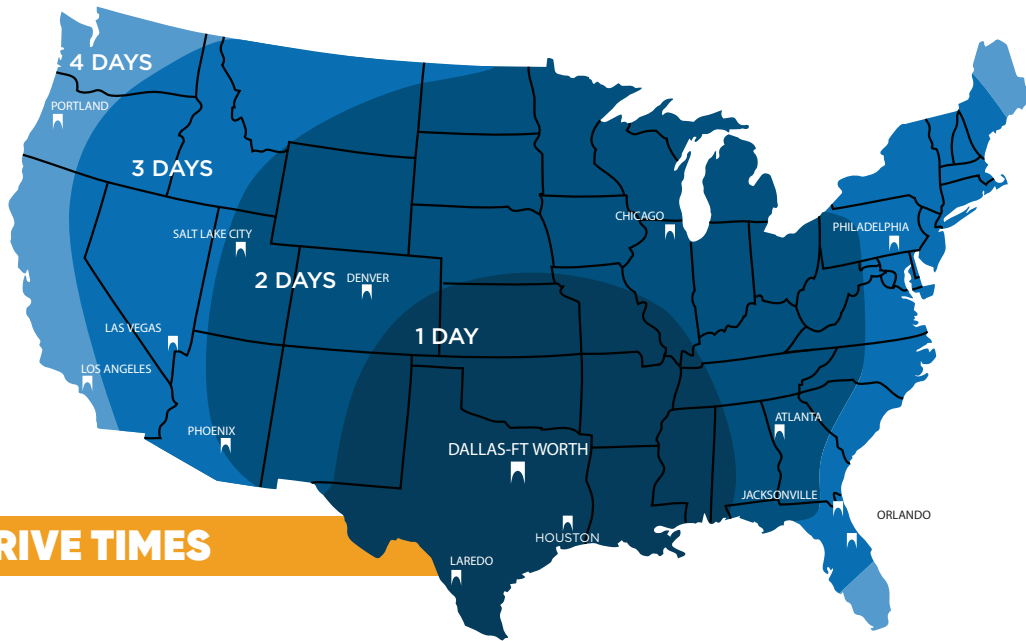


40' Clear Height
360 Dock High Doors
910+ Parking Stalls

EXPANDED CAMPUS SPECS:

Total Size	2,002,698 SF
Bay Spacing:	50' x 56' (typical)
Auto Parking	910 (expandable)
Expansion Lot:	396+ Trailer Parking Can be Gated & Contiguous to Campus
Expansion Building:	893,760 SF Can be Gated & Contiguous to Campus





DRIVE TIMES

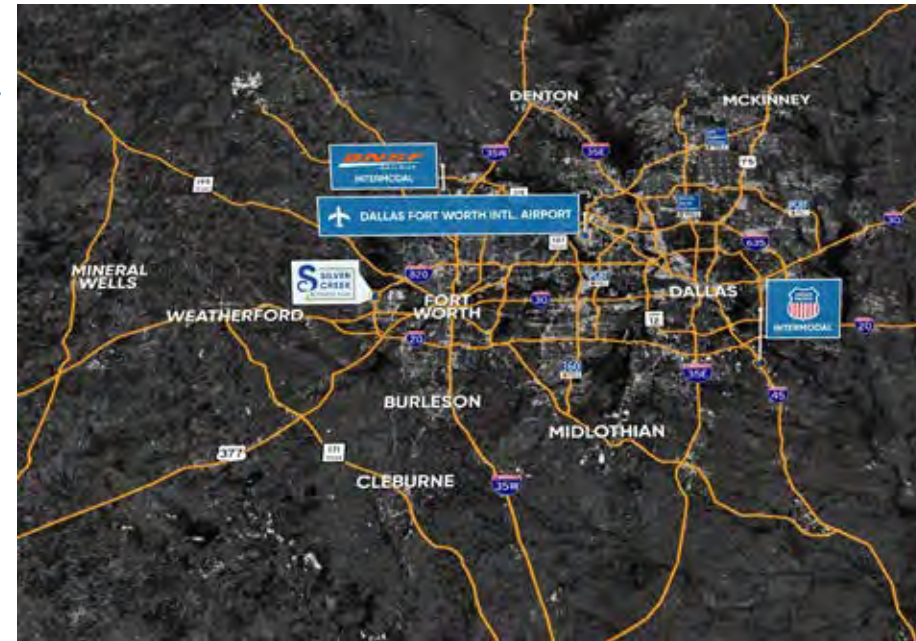
POTENTIAL INCENTIVES

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)

CONTACT US

Kyle Valley
817-710-7367
kylevalley@majesticrealty.com

Craig Cavileer
562-948-4342
ccavileer@majesticrealty.com



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



<https://www.silvercreekbp.com>