



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

CONTACT US

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

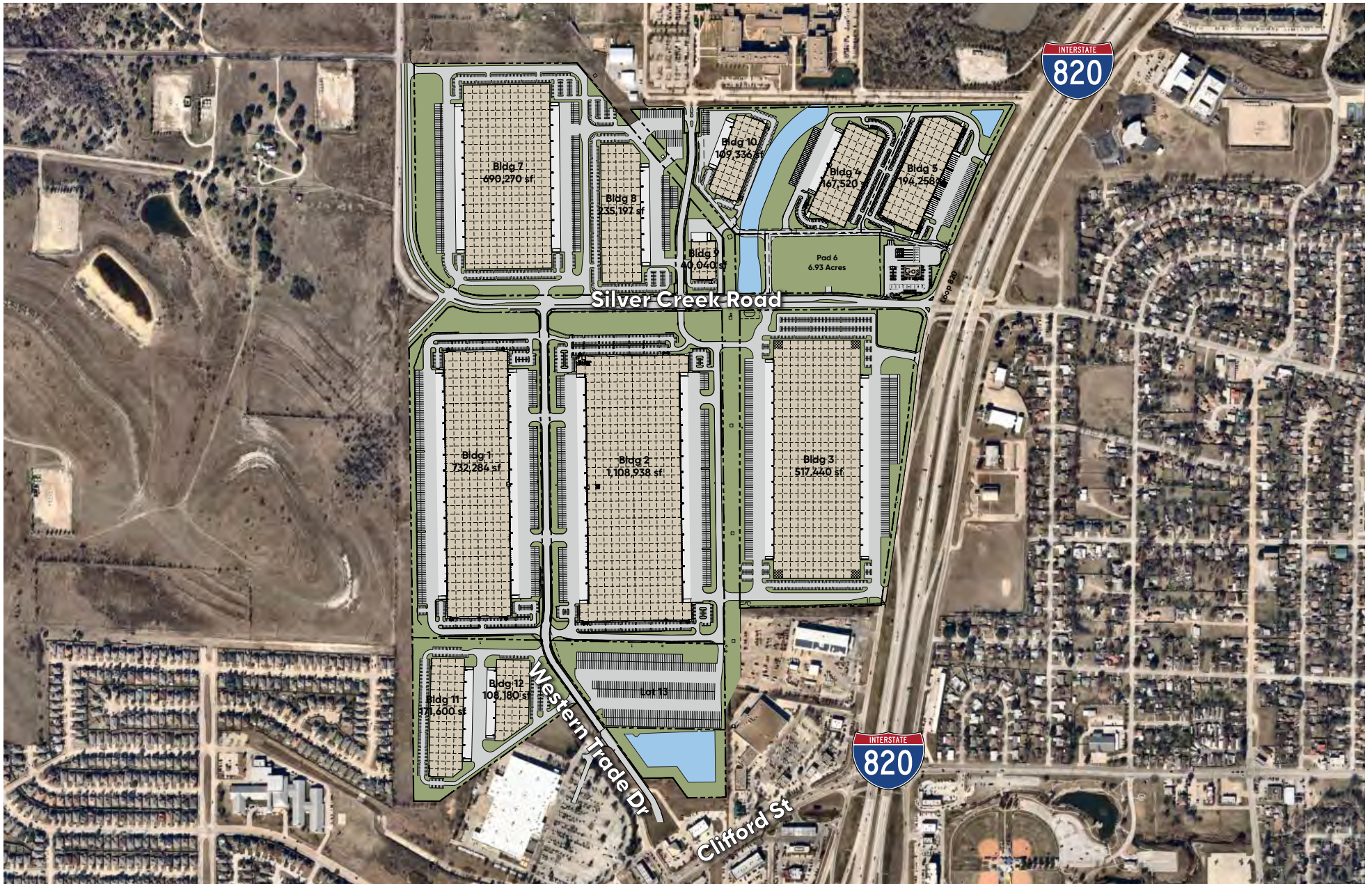
Craig Cavileer
562-948-4342
ccavileer@majesticrealty.com

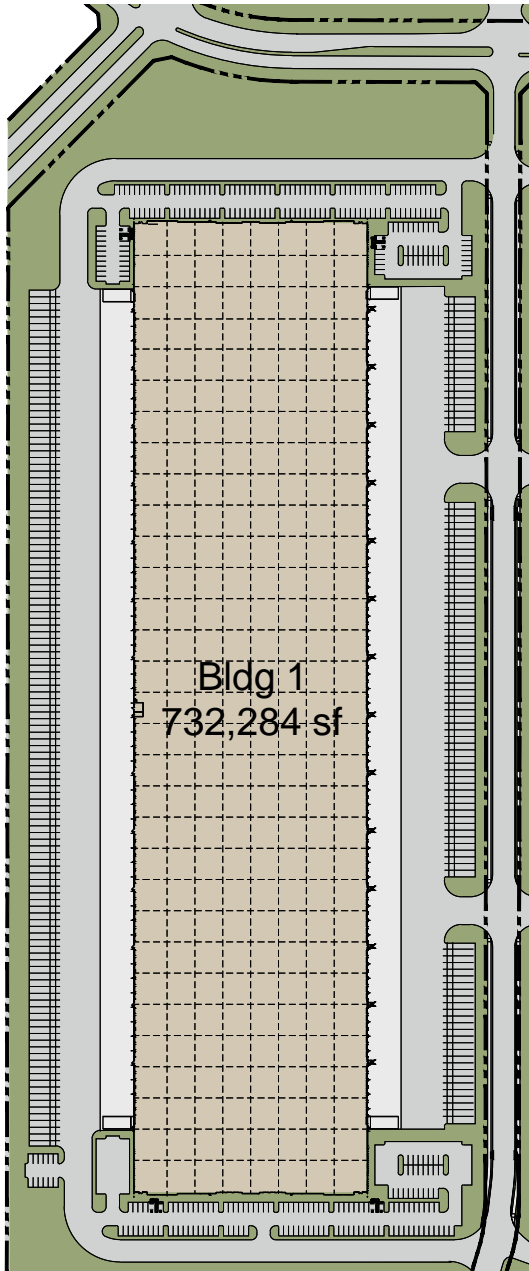


131 East Exchange Avenue, Suite 212
Fort Worth, TX 76164



<https://www.silvercreekbp.com>





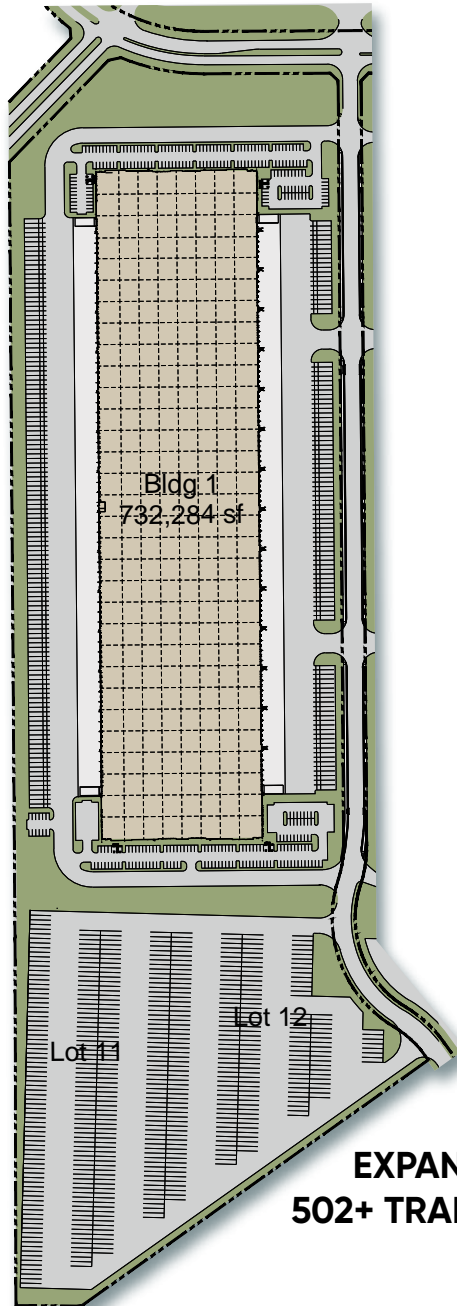
40'
Clear
Height

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 |



40'
Clear
Height

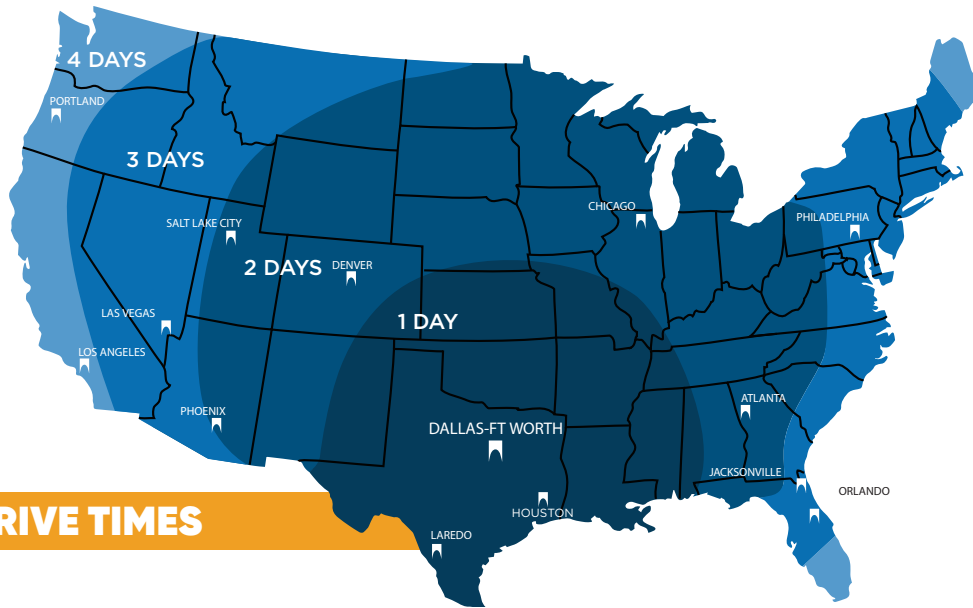
194
Dock High
Doors

365
Parking
Stalls

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 |



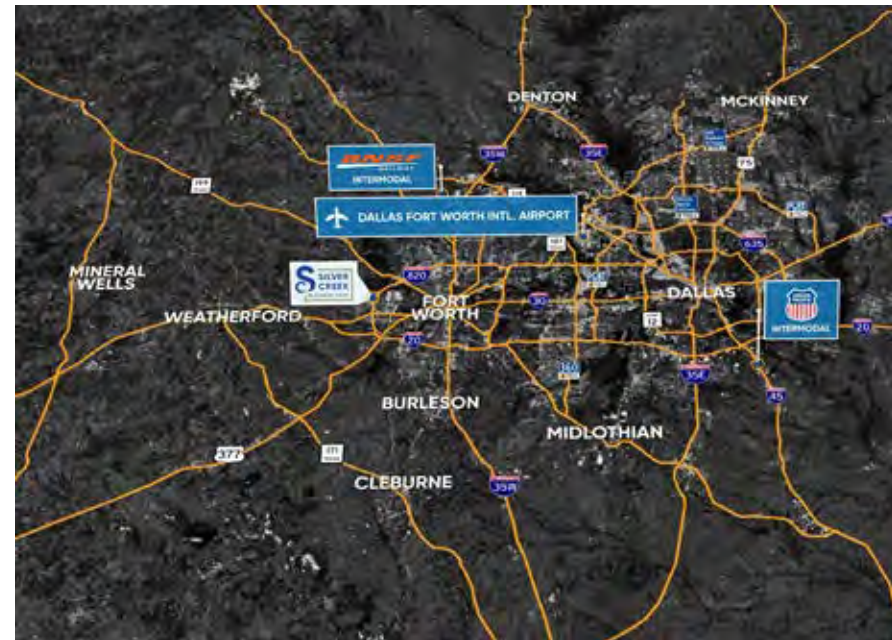


DRIVE TIMES

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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