



Please Contact:



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131 East Exchange Avenue, Suite #220  
Fort Worth, TX 76164

40'

Clear  
Height

165

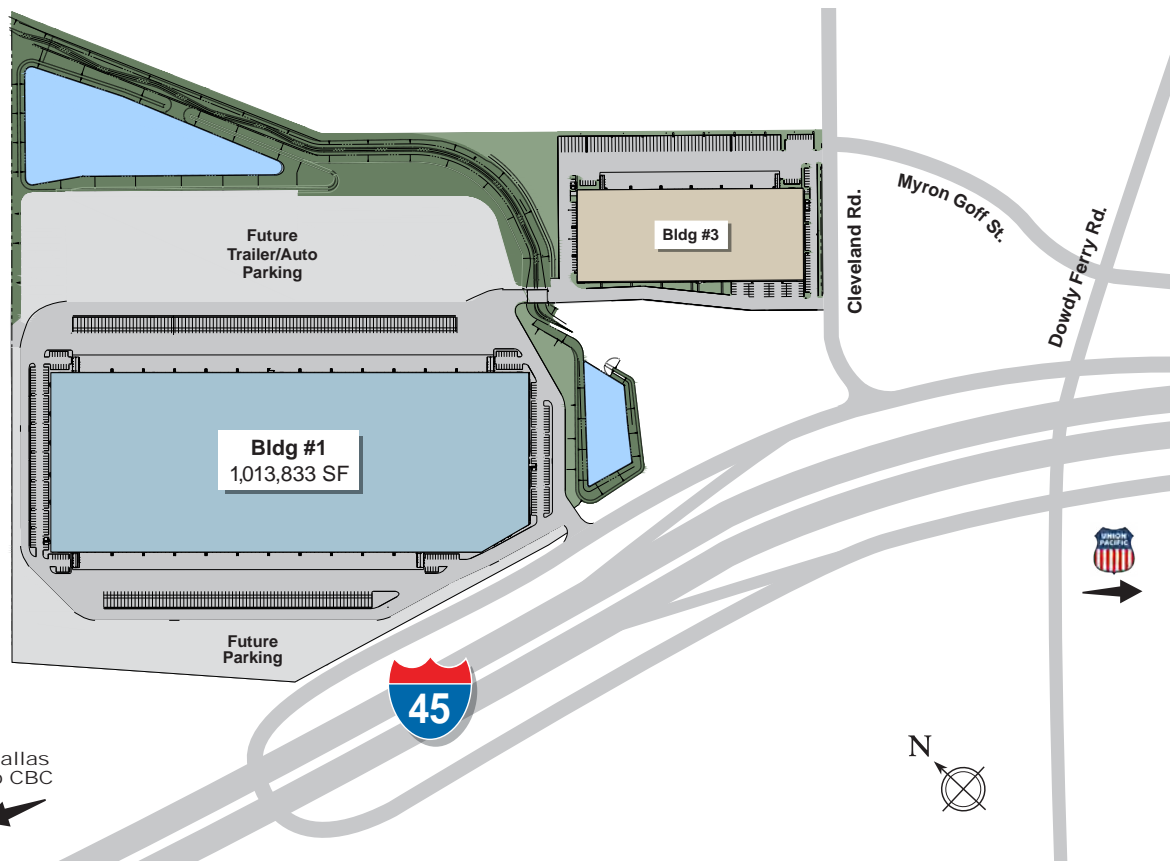
Dock High  
Doors

271

Auto  
Parking

182

Trailer  
Parking



### BUILDING 1 SPECS

Total Size	1,013,833 SF
Office:	4,378 SF
Bay Spacing:	50' x 54' (Typical) 60' x 54' (Staging Bays)
Warehouse Lighting:	LED Lighting w/Motion Sensors, Average of 20 FC @ 36" AFF
Auto Parking	271
Trailer Parking:	182 (Expandable)
*Power:	2,500 Amp, 277/480 Volt
Fire Sprinkler System:	ESFR
Loading:	165 Dock High Doors • 50 Doors Have in Place: Pit Levelers, Dok-Loks, Swing Lights and Seals • 4 Ramped Doors
Configuration:	Cross-Dock Loading

\*This site offers the flexibility to meet various power needs utilizing existing adjacent infrastructure and the ability to construct a substation on-site for larger power requirements.





### IMMEDIATE ACCESS & VISIBILITY TO:

- Interstate 45
- Interstate 20
- FedEx Ground Facility

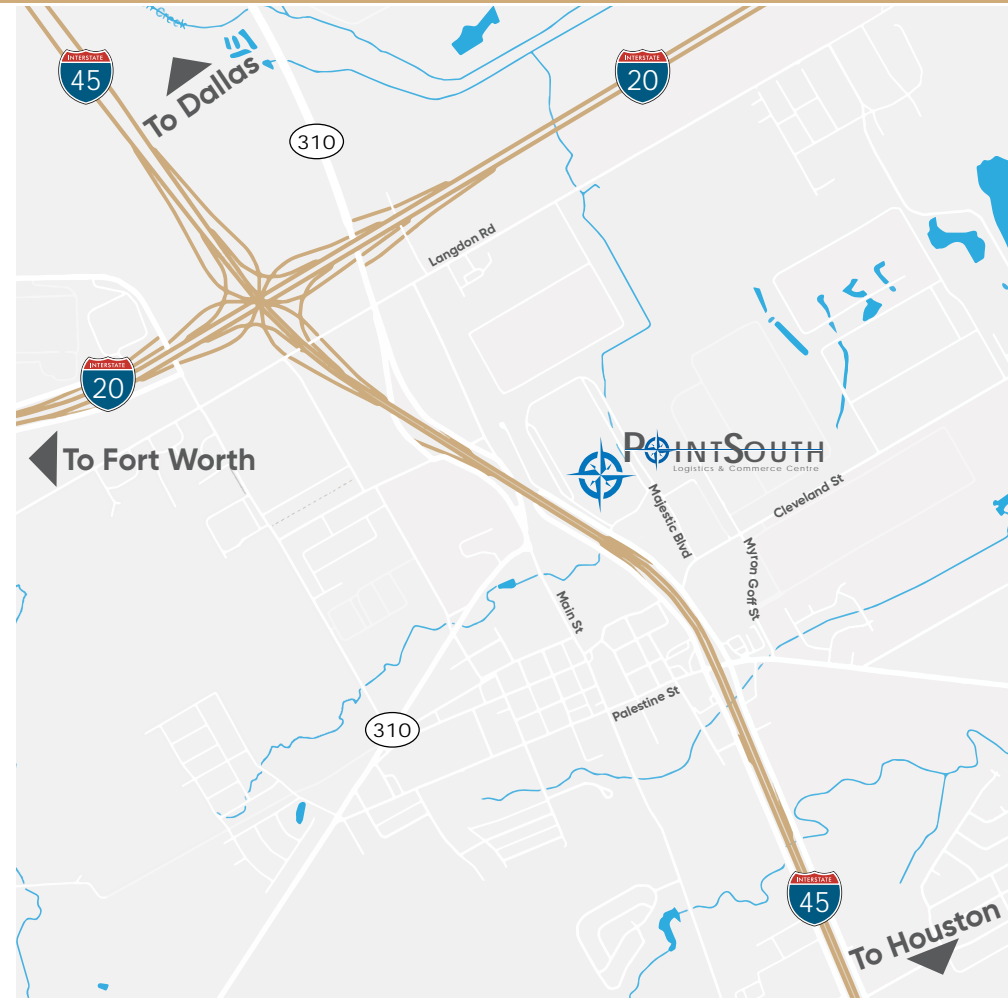
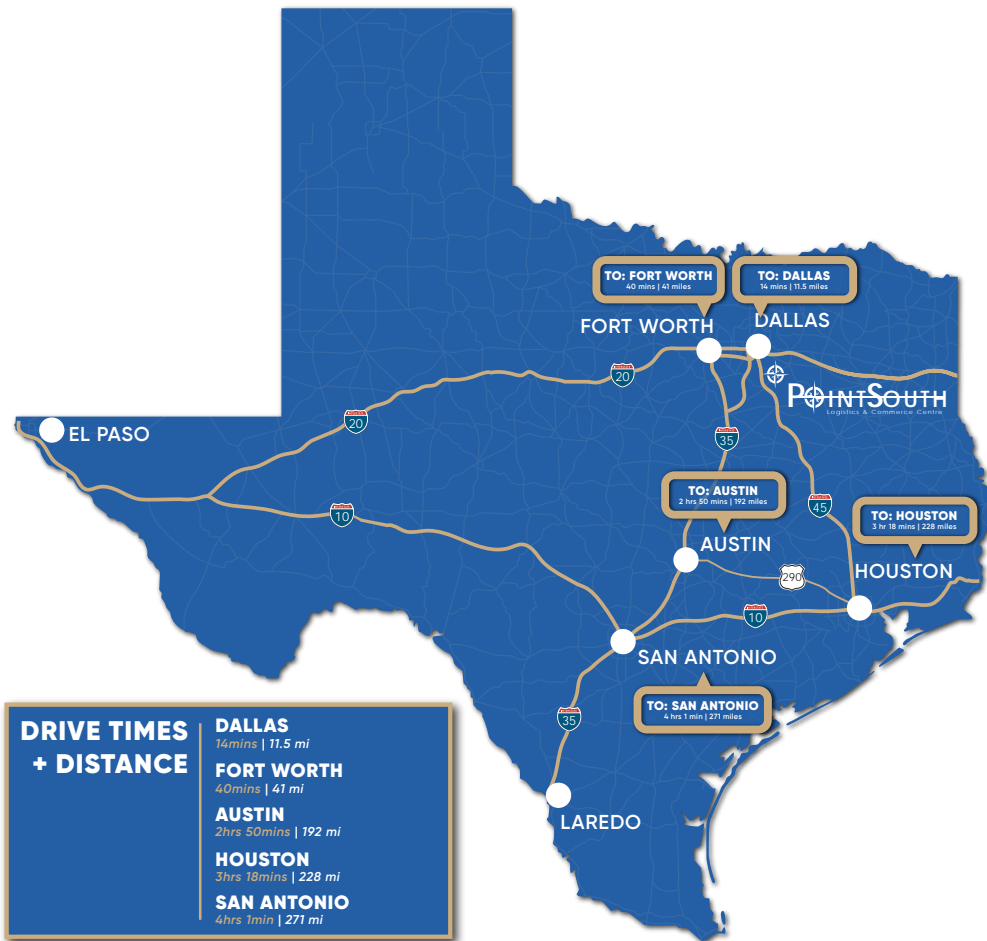
### CLOSE PROXIMITY TO:

- Interstate 35
- Union Pacific Intermodal

Expandable Trailer and Automobile Parking







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