

FOR SUBLEASE



1230 HWY 114 | ROANOKE, TX 76262

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Roanoke, TX 76262

Alliance / North Fort Worth | DFW Industrial Corridor

568,632 SF

Total Building

36' Clear

Ceiling Height

117

Dock Doors

Cross Dock

Configuration

OVERVIEW

1230 Highway 114 is a 568,632 SF cross-dock industrial facility in Roanoke, Texas in the Alliance/North Fort Worth submarket. The building features 36' clear heights, 117 dock doors, and 60' speed bay column spacing optimized for high-velocity distribution.

SUBLEASE TERM

Through October 2030

CONTACT

realestate@unisco.com

BUILDING SPECS

Total Building SF	568,632 SF
Configuration	Cross Dock
Year Built	2021
Column Spacing	54' x 60' speed bays
Dock Doors	117
Drive-In Doors	0
Trailer Parking	111 spaces
Auto Parking	229 spaces
Ceiling Height	36' clear
Sprinkler	ESFR

KEY FEATURES

- 117 Dock Doors — high-capacity cross-dock
- 60' Speed Bays — optimized for high-velocity distribution
- Alliance Corridor — premier DFW logistics hub
- Direct Hwy 114 Access — connectivity to DFW metroplex

NOTABLE DISTANCES

INTERSTATE	
Hwy 114	Adjacent
I-35W	5 mi
I-635	20 mi
SHIPPING HUBS	
FedEx Ground	8 mi
UPS	12 mi
AIRPORT	
DFW Intl (DFW)	15 mi
Alliance (AFW)	5 mi
INTERMODAL	
BNSF Alliance	5 mi
UP	12 mi

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SITE PLAN | 568,632 SF AVAILABLE

