

SIGNATURE 35

14345 North Freeway
Fort Worth, TX 76177

IMPOSSIBLE TO IGNORE

North Fort Worth
Freeway Frontage on I-35W
HVAC Ready
5 Acres of IOS



FORREST COOK
817.877.1310
forrest.cook@streamrealty.com

JEFF REIN
817.877.1309
jeff.rein@streamrealty.com



HOLLEY DEVELOPMENT
COMPANY



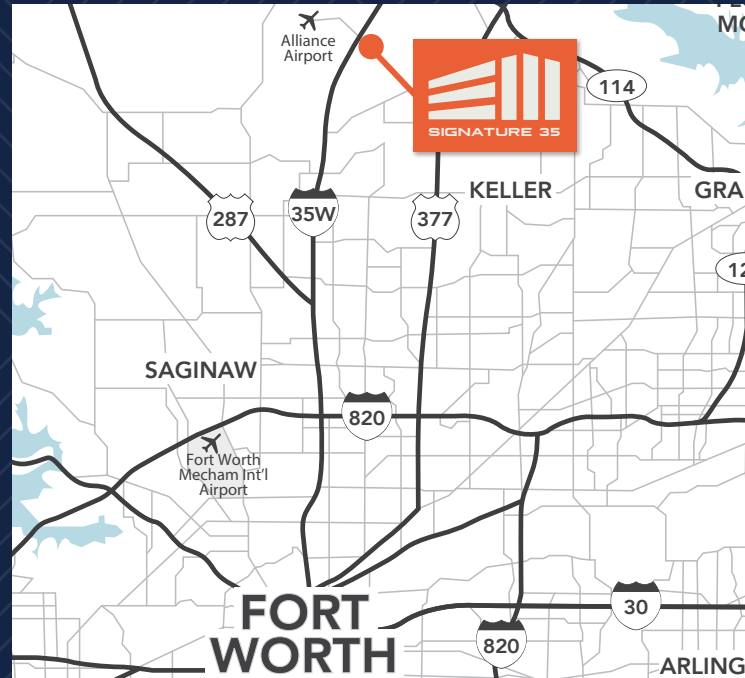
STREAM®

PROPERTY HIGHLIGHTS

Total Available:	111,923 SF
Outdoor Storage:	5.181 AC
Divisible:	25,000 SF (3 entries)
Office:	3,200 SF
Configuration:	Rear-Load
Clear Height:	32'
Dock Doors:	(36) 9' x 10' Four (4) 35,000 LB Dock Levelers
Drive-In / Ramps:	(2) 24' w x 16' h
Building Depth:	164'
Column Spacing:	52' x 52'
Truck Court:	117'
Fire Suppression:	ESFR
Car Parking Spaces:	156
Power:	2,000Amp, 277/480V, 3-phase
HVAC Ready:	R-30 Insulation



OUTDOOR STORAGE YARD



DRIVE TIMES

I-35W

0

Minutes

ALLIANCE
AIRPORT

2

Minutes

BNSF
INTERMODAL

8

Minutes

DFW
AIRPORT

16

Minutes

FORT
WORTH CBD

18

Minutes

DALLAS
CBD

35

Minutes

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