

# BLAZING TRAIL LOGISTICS CENTER



3000



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# Lincoln

Lincoln Property Company  
8111 Douglas Avenue Suite 600  
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# BLAZING TRAIL LOGISTICS CENTER

Industrial For Lease



## Property Highlights

- ESFR Sprinklers
- Buildings II & III have R9 roof installation
- Buildings IV & V have R25 roof installation
- Phase I year built - 2024
- Phase II to be delivered September 2026

## Location Overview

Fort Worth, TX

## Available Spaces

Building 3: 95,824 SF - Available Immediately.  
Building 5: 9,918 SF - Available Immediately  
Phase 2: 212,490 SF | 188,160 SF | 279,440 SF - Available September 2026

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**BUILDING 2**

3000 Mark V Parkway, Ft. Worth, Texas

Building Size	339,846 SF
Clear Height	36'
Bay Depth	320'
Truck Court Depth	130'-183'
Loading	Cross Dock
Overhead Doors	(108) 9' x 10' Dock High
	(4) 12' wide ramps @ 12' x 14' overhead doors
Parking	133 (Auto) 141(Trailer)

**BUILDING 4**

4049 N. Freeway, Ft. Worth, Texas

Building Size	96,362 SF
Clear Height	32'
Bay Depth	220'
Truck Court Depth	135'
Loading	Front Park / Rear Load
Overhead Doors	(21) 9' x 10' Dock High
	(2) 12' wide ramps @ 12' x 14' overhead doors
Parking	140 (Auto)

**BUILDING 3**

4101 N. Freeway, Ft. Worth, Texas

Building Size	143,947 SF
Clear Height	32'
Bay Depth	220'
Truck Court Depth	135' - 190'
Loading	Front Park / Rear Load
Overhead Doors	(34) 9' x 10' Dock High
	(2) 12' wide ramps @ 12' x 14' overhead doors
Parking	167 (Auto) 32 (Trailer)

**BUILDING 5**

2900 Mark IV Parkway, Ft. Worth, Texas

Building Size	76,185 SF
Clear Height	28'
Bay Depth	160'
Truck Court Depth	135' - 190'
Loading	Front Park / Rear Load
Overhead Doors	(21) 9' x 10' Dock High
	(2) 12' wide ramps @ 12' x 14' overhead doors
Parking	123 (Auto) 12(Trailer)

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Site Plan



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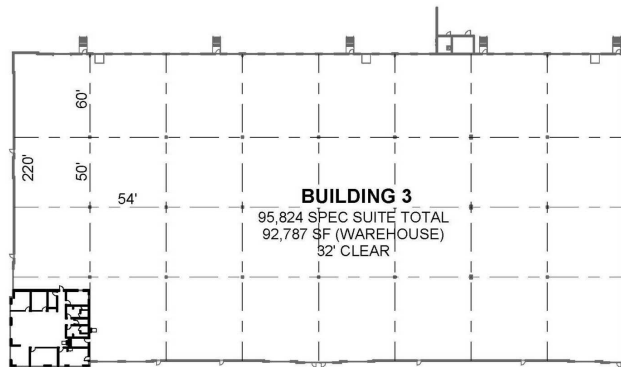
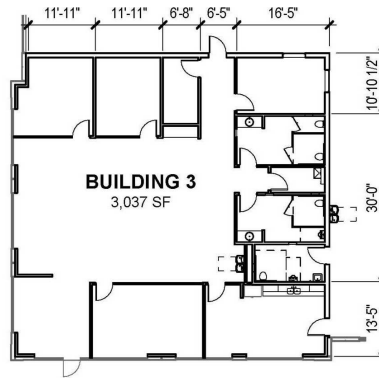
Suite	Bldg Size	Lease Rate	Description
■ Building 3 - 4101 North Freeway	143,947 SF	Negotiable	95,824 SF available Divisible to 23,760 SF

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Building 5



Suite	Bldg Size	Lease Rate	Description
Building 5 - 2900 Mark IV Parkway	76,185 SF	Negotiable	9,918 SF available

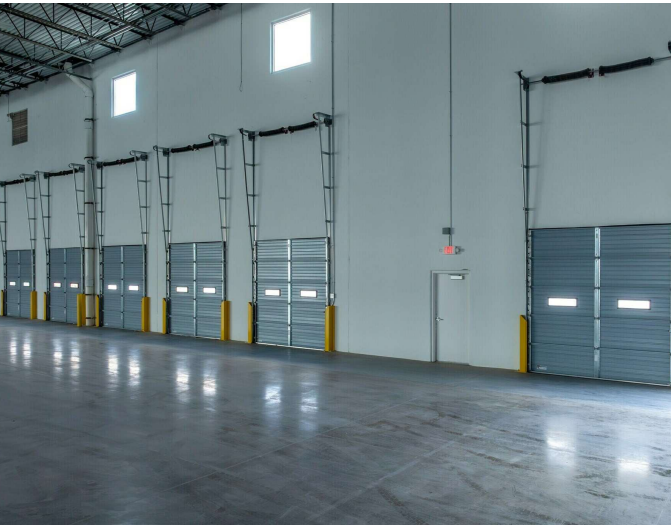
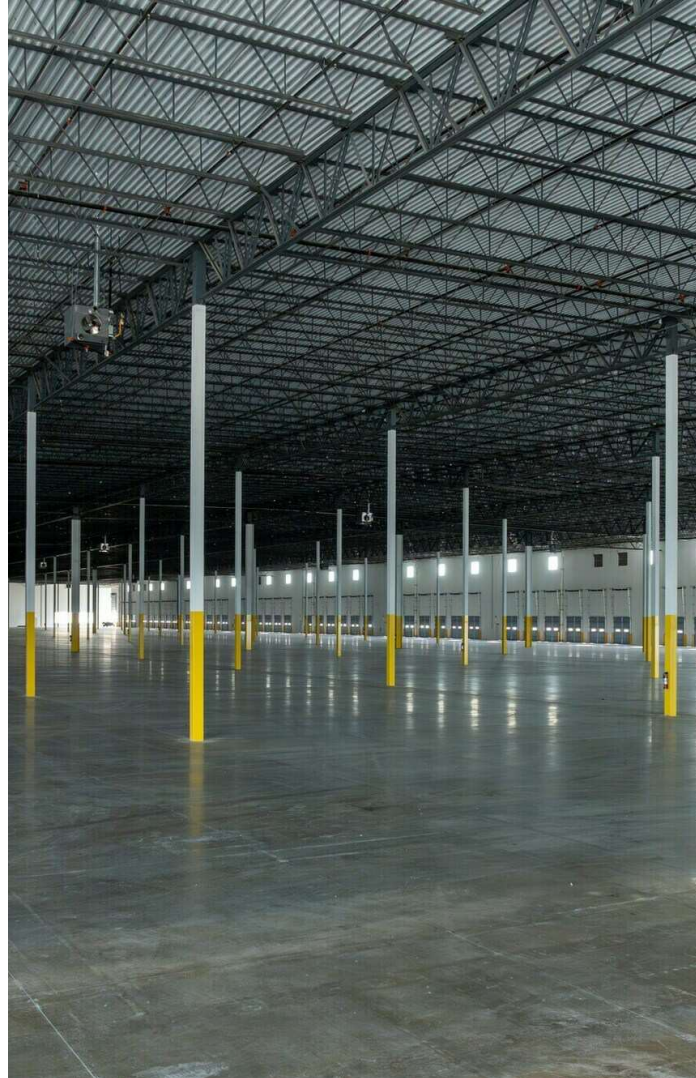
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Additional Photos



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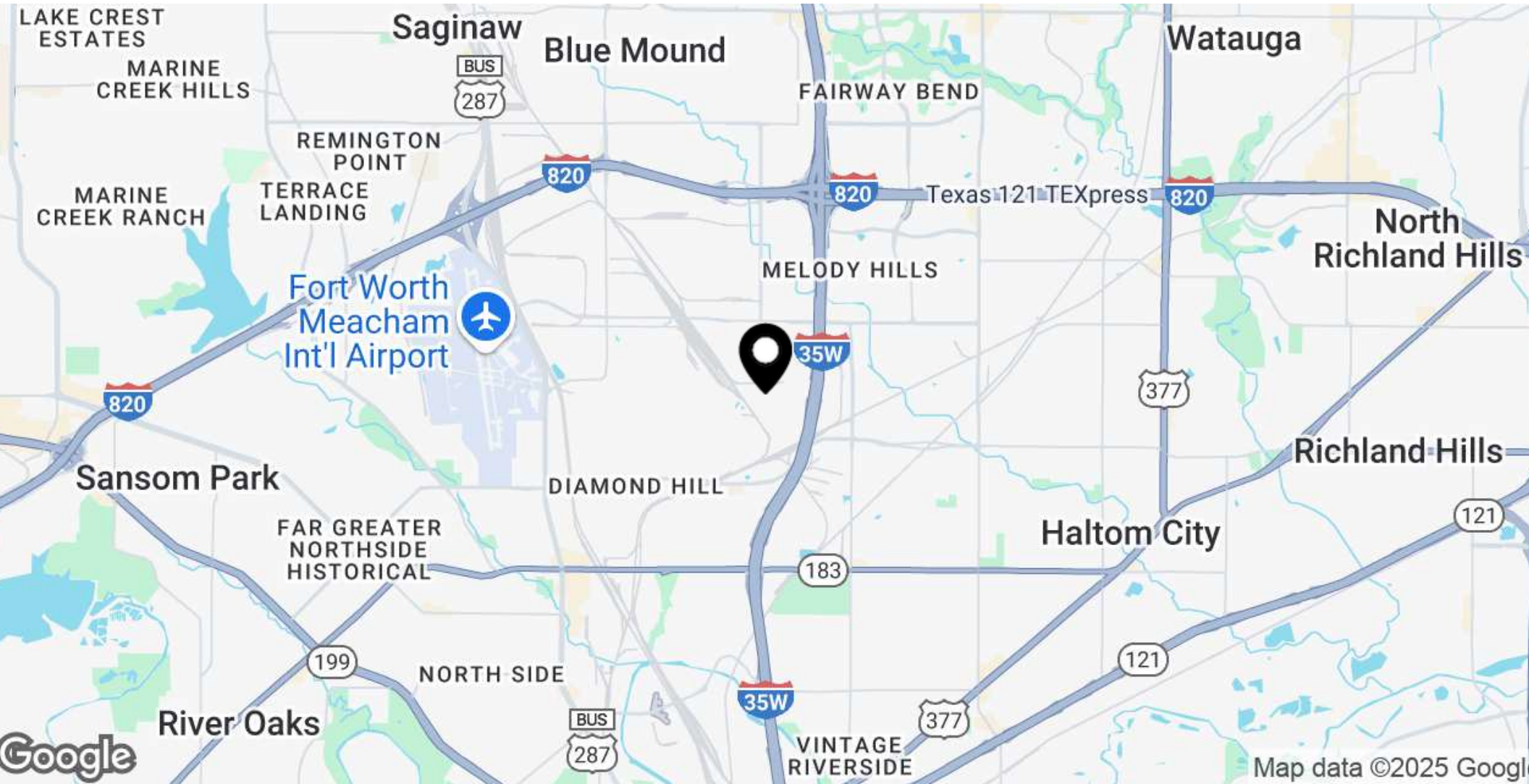
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Location Map



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