

5000 Mosson Road

Fort Worth TX 76119

Delivering Mid-June



NAI Robert Lynn
Industrial

Todd Hubbard

thubbard@nairl.com

817 872 3901

Joe McLiney

jmcliney@nairl.com

817 872 3914



EMPIRE HOLDINGS

Bowie Holland

Bowie@empireholdingstx.com

www.empireholdsingstx.com

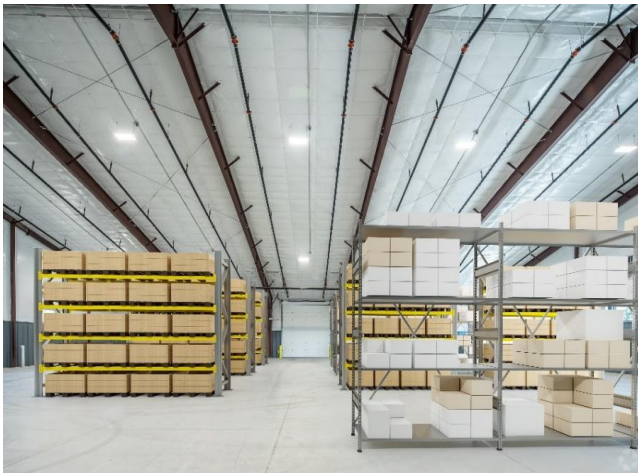
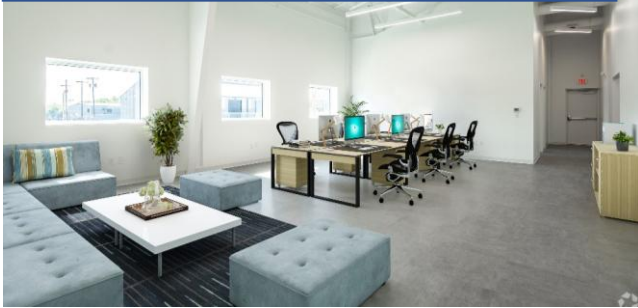
817 985-0055

Delivering with 100% HVAC



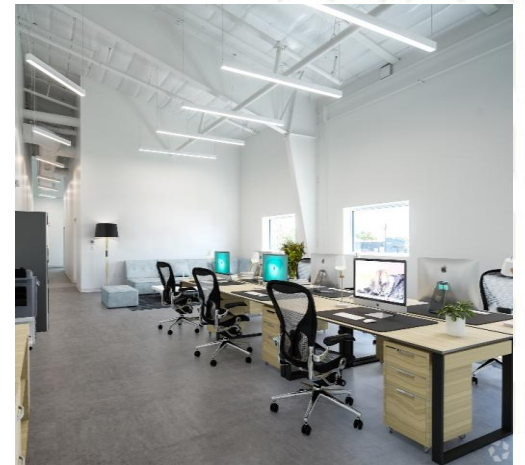
5000 Mosson Road

Fort Worth TX 76119



Property Overview

- Building: 9,200 SF
- Office: 1,840 SF
- 100% HVAC
- Clear Height: 18'-23'
- Four (4) 14' x 14' Grade Level Doors
- ± 8,500 SF Fenced Laydown Yard
- Sprinklered





- Excellent metroplex drive times: Loop 820, I-20, I-35 and HWY 287 are 2-5 minutes away to provide excellent access to Downtown Fort Worth, Mid-Cities, Dallas, and DFW Airport.
- Class A Office Space: open ceilings and high-end finishes are move-in ready. Private offices, break room, dedicated warehouse restroom, conference room, reception, a large multi-purpose area suitable for showroom, work stations, or other uses.
- Large contiguous industrial spec concrete yard for lay down and parking.
- User Friendly- Column free Warehouse: 16' – 23' clear height, Ready Fire Sprinkler System, 16' x 14' Powered Overhead doors, 3 Phase Heavy Power ready with expansion room in panels. • Abundant Natural Daylighting: Included in Office and Warehouse with an advanced automated LED lighting system.
- Utility Savings: 50% + savings vs. older buildings, Full envelope above code heavy insulation, 3 Phase Electric, and High-Efficiency HVAC. Passive Warehouse ventilation. Native landscaping with a high-efficiency irrigation system.
- High Image: Excellent Contemporary curb appeal from award-winning landscape and architectural designers, dedicated monument sign for your company.
- High security: 100% fenced yard with power gates. Access control and camera drop are already in place. Night and weekend private security.
- Professional and Experience Management: On-site Property Management. Professional turnkey maintenance is available.

ENERGY COST SUMMARY

41.7%

HVAC Utility Savings with Current Design vs. 2009 Construction

52%

Lighting and Electric Equipment Utility Savings with Current Design vs. 2009 Construction

50.4%

Total Electric Utility Savings with Current Design vs. 2009 Construction

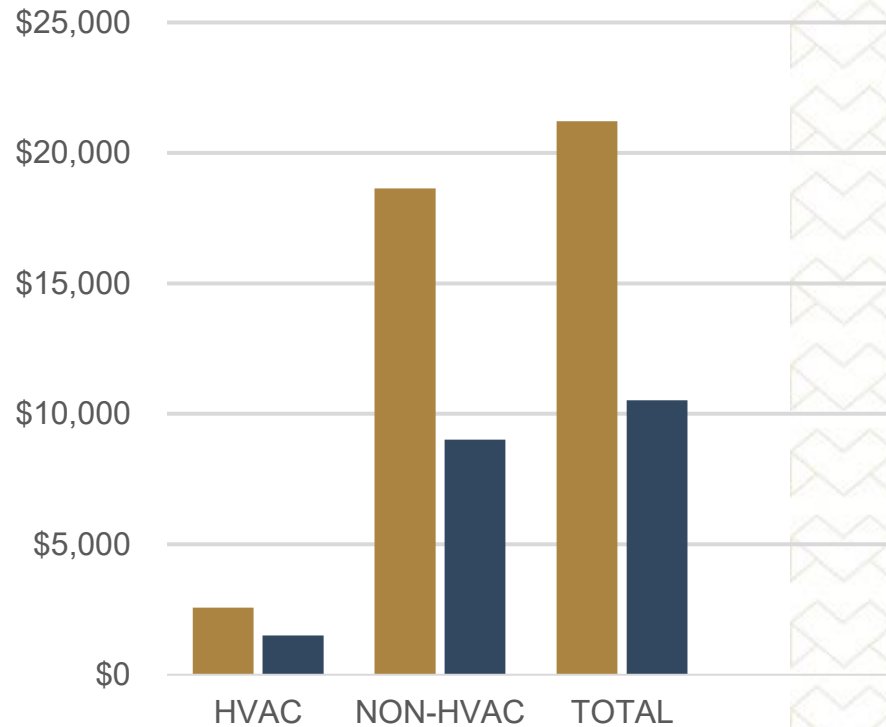


2009 CONSTRUCTION

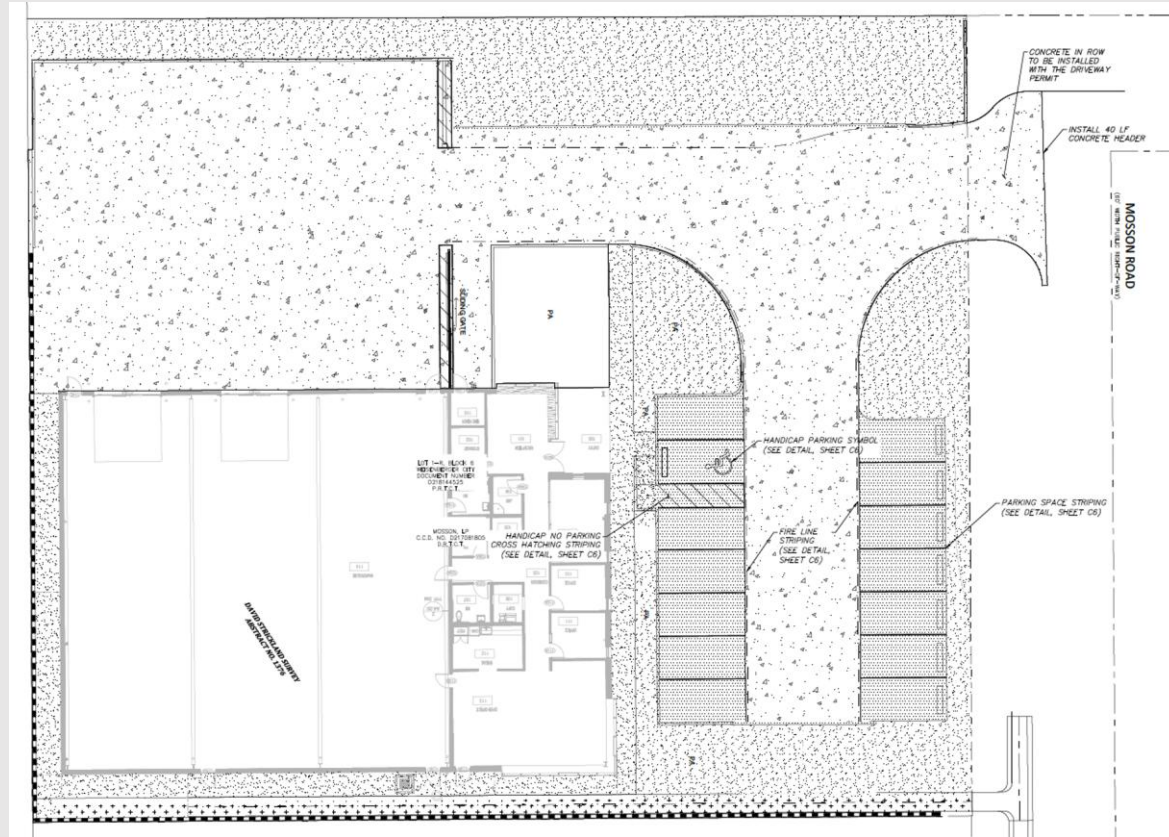


CURRENT SVIP DESIGN

2009 Construction vs. Current Sun Valley Industrial Park Design



SITE PLAN



SITE PLAN





ABOUT US

[About Us Video](#)



ABOUT US



TENANT VIDEOS

Simply put, we are building what we could never find in the industrial market.

We know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business.

As former owners of one of the nation's largest specialty construction companies, we know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business. Empire Holdings has a 40-year track record in the development of over 85 properties totaling more than 1,100,000 square feet and 230 acres in Dallas/Fort Worth and a variety of major markets in the United States. Our current portfolio of facilities is occupied by a mix of local, national, and international companies. We are focused on the greater Fort Worth market with over 200,000 square feet of flex industrial space in the planning and construction process.



SUN VALLEY INDUSTRIAL PARK

DRIVE TIME

15

BLUE
15 min

30

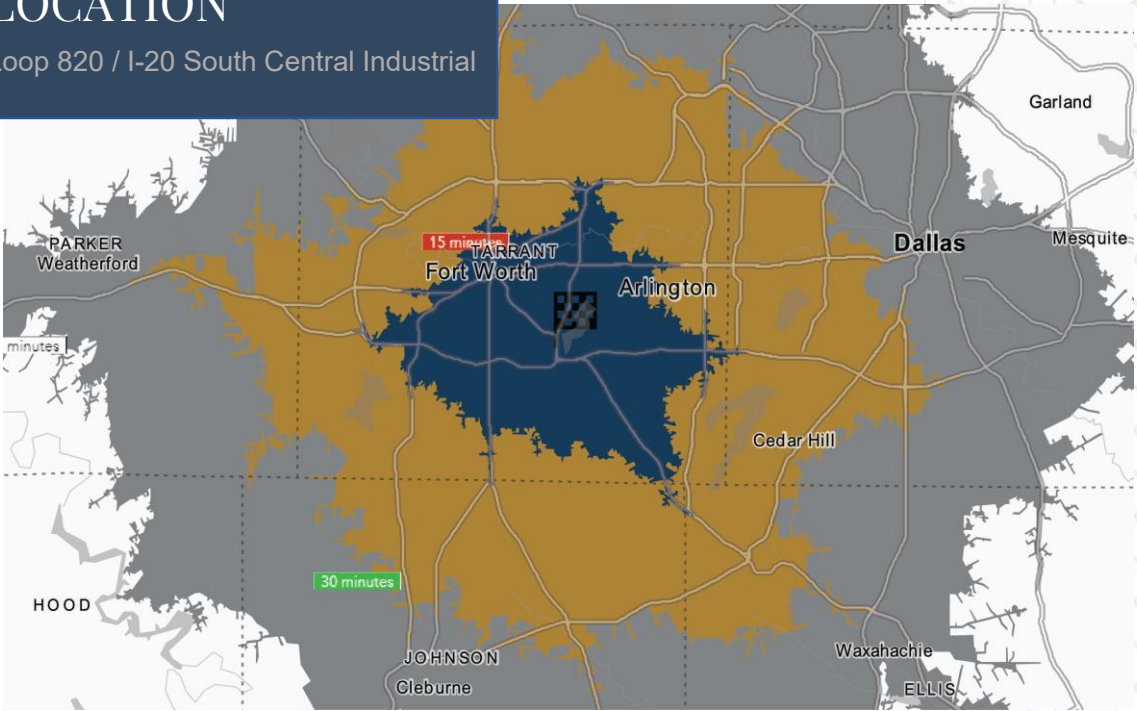
GOLD
30 min

45

GREY
45 min

LOCATION

Loop 820 / I-20 South Central Industrial



Sun Valley Industrial Park

is home to these local and national tenants:

XPOLogistics

Honeywell

ONi
O'NEAL INDUSTRIES

United Rentals


CALI RAISED
LED


LAMB-STAR


SKIDABRADER
PAVEMENT AND SURFACE TECHNOLOGIES


Texas
Department
of Transportation


FORT WORTH
TEXAS
POLICE

MOJO
RENTAL

 CobbFendley

MAXIM
Crane Works, L.P.


MARAND

 **TELEDYNE
FLIR**


ROLLS
ROYCE


ups


SUNBELT
RENTALS

 **Insituform**

MAZZELLA
Companies®

 **Kiewit**

ASTRO PAK

 **AERO**
COMPONENTS,
LLC

 **SYNERGY**
YOUR COMMERCIAL HVAC RESOURCE

 Clear Channel

**STANLEY
STEEMER**

5000 Mosson Road

Fort Worth TX 76119



NAI Robert Lynn
Industrial

Todd Hubbard
thubbard@nairl.com
817 872 3901

Joe McLiney
jmcliney@nairl.com
817 872 3914



EMPIRE HOLDINGS

Bowie Holland
Bowie@empireholdingtx.com
www.empireholdsingtx.com
817 985-0055