

NORTHWEST COMMERCE PARK

BUILDING 2

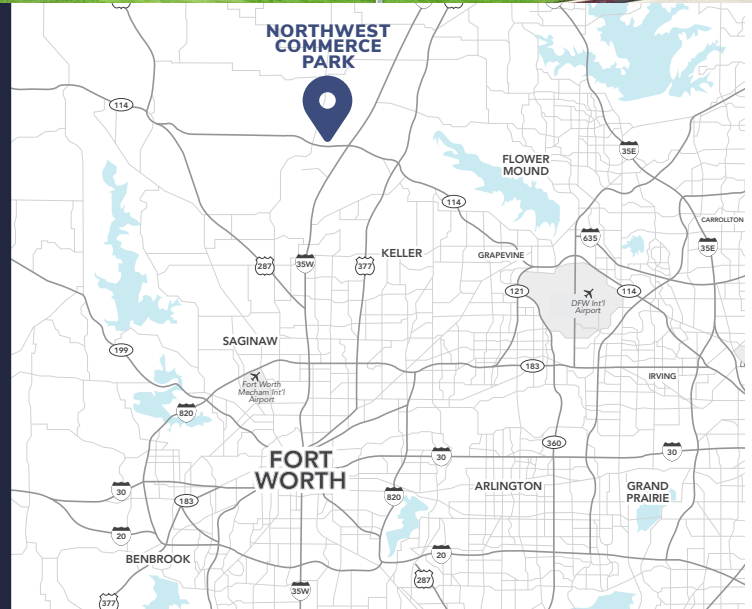
2765 HIGHWAY 114,
FORT WORTH, TX 76110

FOR LEASE: 266,152 SF TOTAL



HIGHLIGHTS

- 266,152 SF Total
- ± 7,200 SF Office
- 32' Clear Height
- 54' x 52' Column Spacing
- 1,000 KVA Transformer Existing
- 51 Dock High Doors
(16 Doors equipped w/ Pit Levelers)
- 1 12'X14' Ramp
- ESFR
(K17 Sprinklers)
- 135 Auto Parks
- 46 Trailer Parks (Fenced w/ Automatic Gates)



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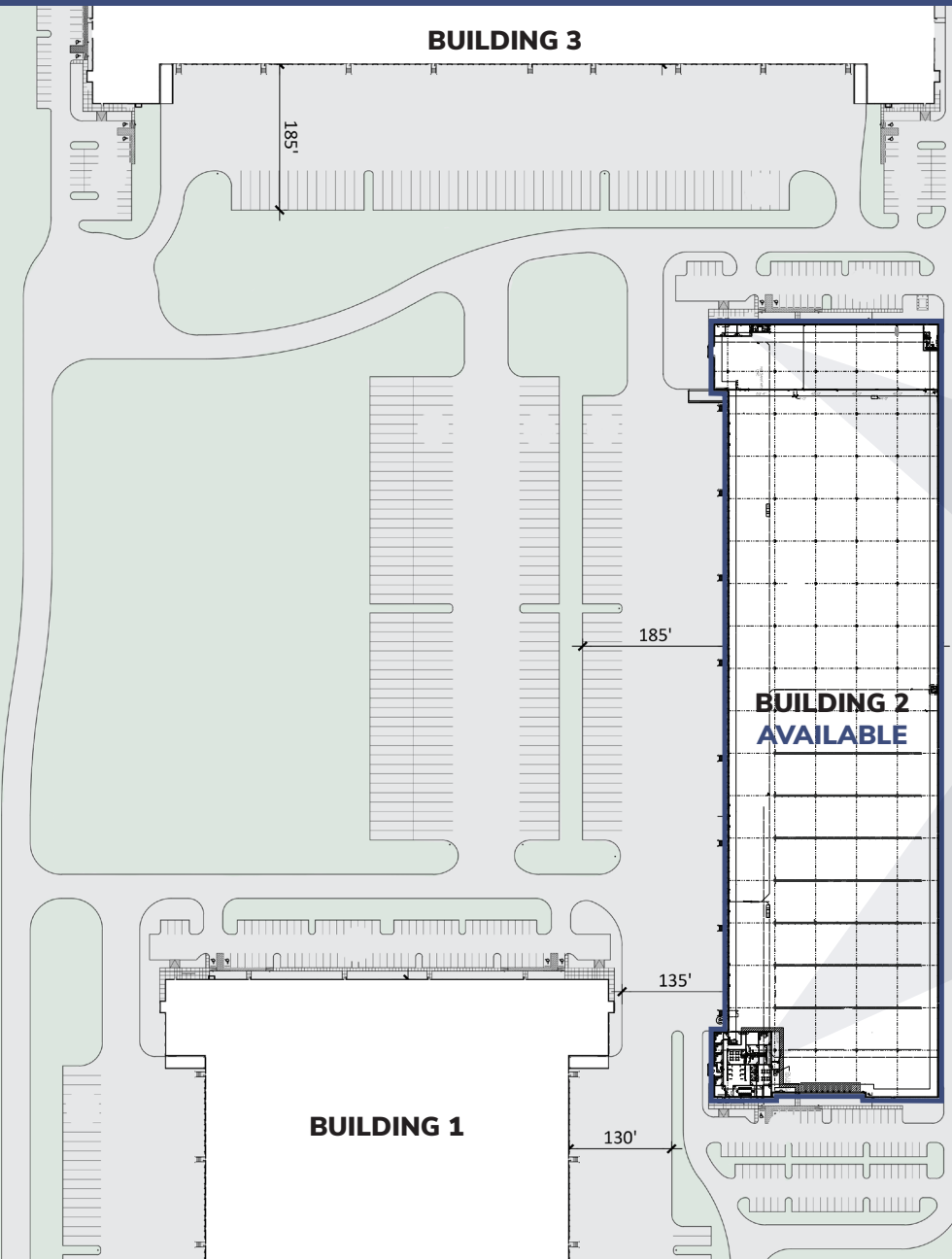
ALLIANCE
INDUSTRIAL COMPANY

NORTHWEST COMMERCE PARK

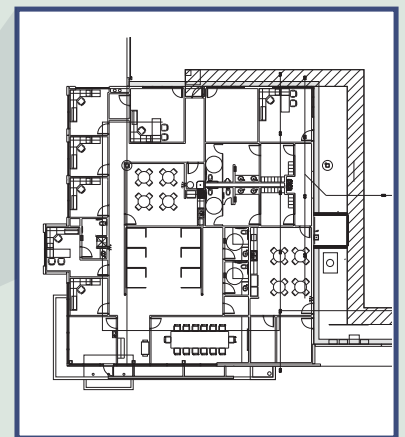
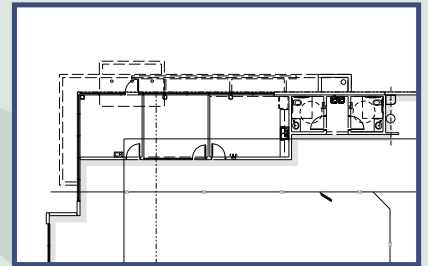
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NORTHERN OFFICE POD
± 950 SF



SOUTHERN OFFICE POD
± 6,250 SF

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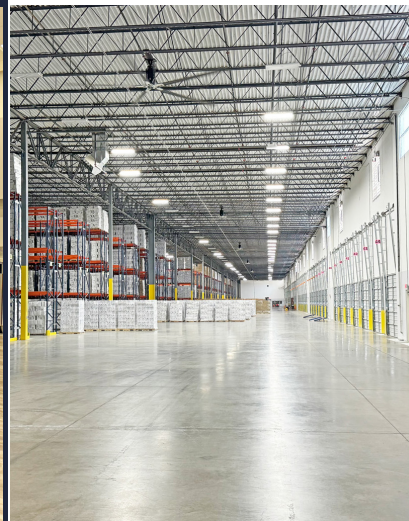
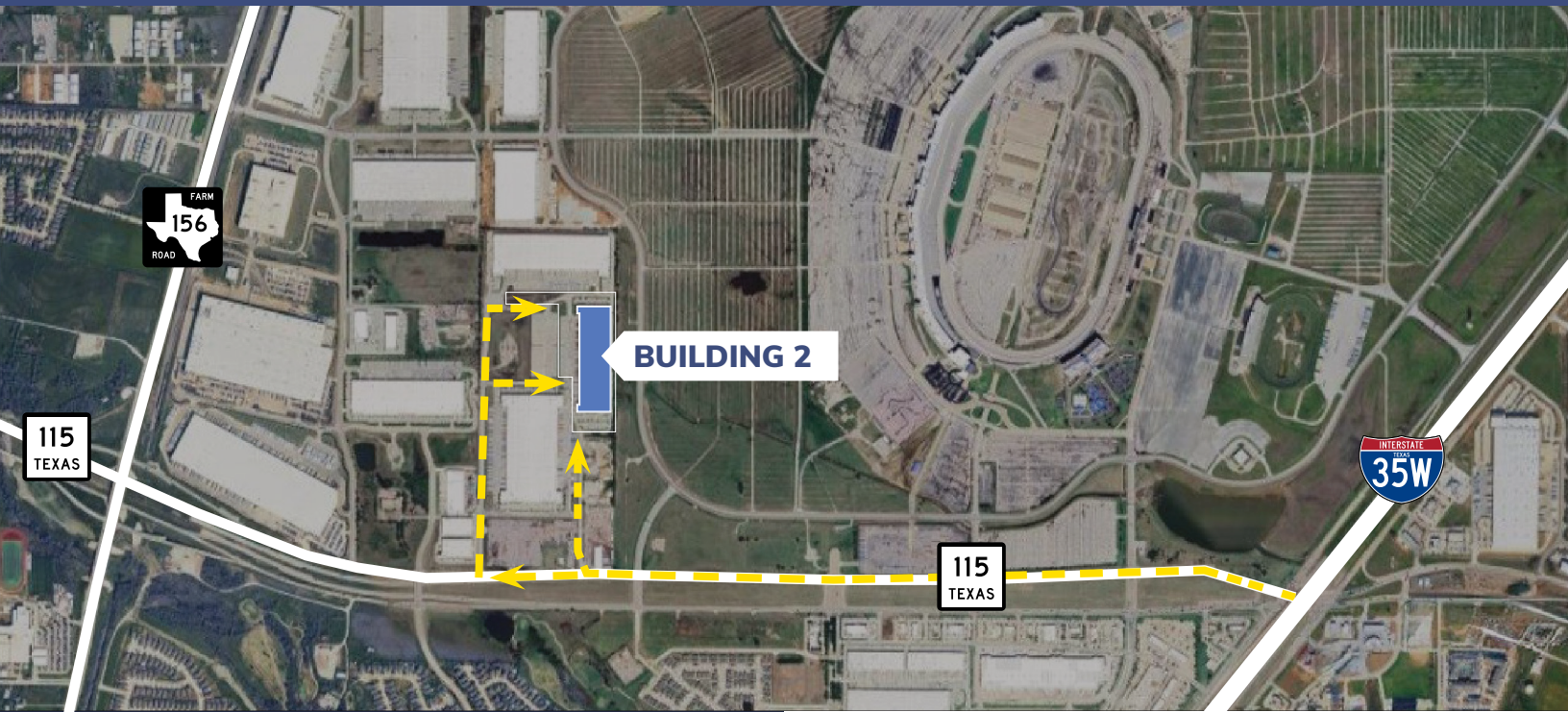
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LOCATIONAL HIGHLIGHTS:

- Excellent Access to skilled & unskilled labor
- Population of 2 million within 20 miles
- Great proximity to BNSF Alliance Intermodal Facility (1 million lifts per year) and Fort Worth Alliance Airport (UPS, FedEx, FedEx Express Air Hub & Amazon Prime Air Hub)
- Located in an amenity rich area (Tanger Outlets, Buc-ee's, Texas Motor Speedway, Numerous Fast Casual and other desirable retailers)

DRIVE DISTANCES:

- I-35W: 1 mi
- HWY 114: 0 mi
- Loop 820: 15 mi
- I-30: 21 mi
- I-20: 26 mi
- Alliance Airport: 4.45 mi
- BNSF Intermodal: 4 mi
- DFW INTL Airport: 19 mi
- Fort Worth CBD: 20 mi
- Dallas CBD: 35 mi

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