

3 BUILDINGS. 705,700 SQUARE FEET.



SPEEDWAY



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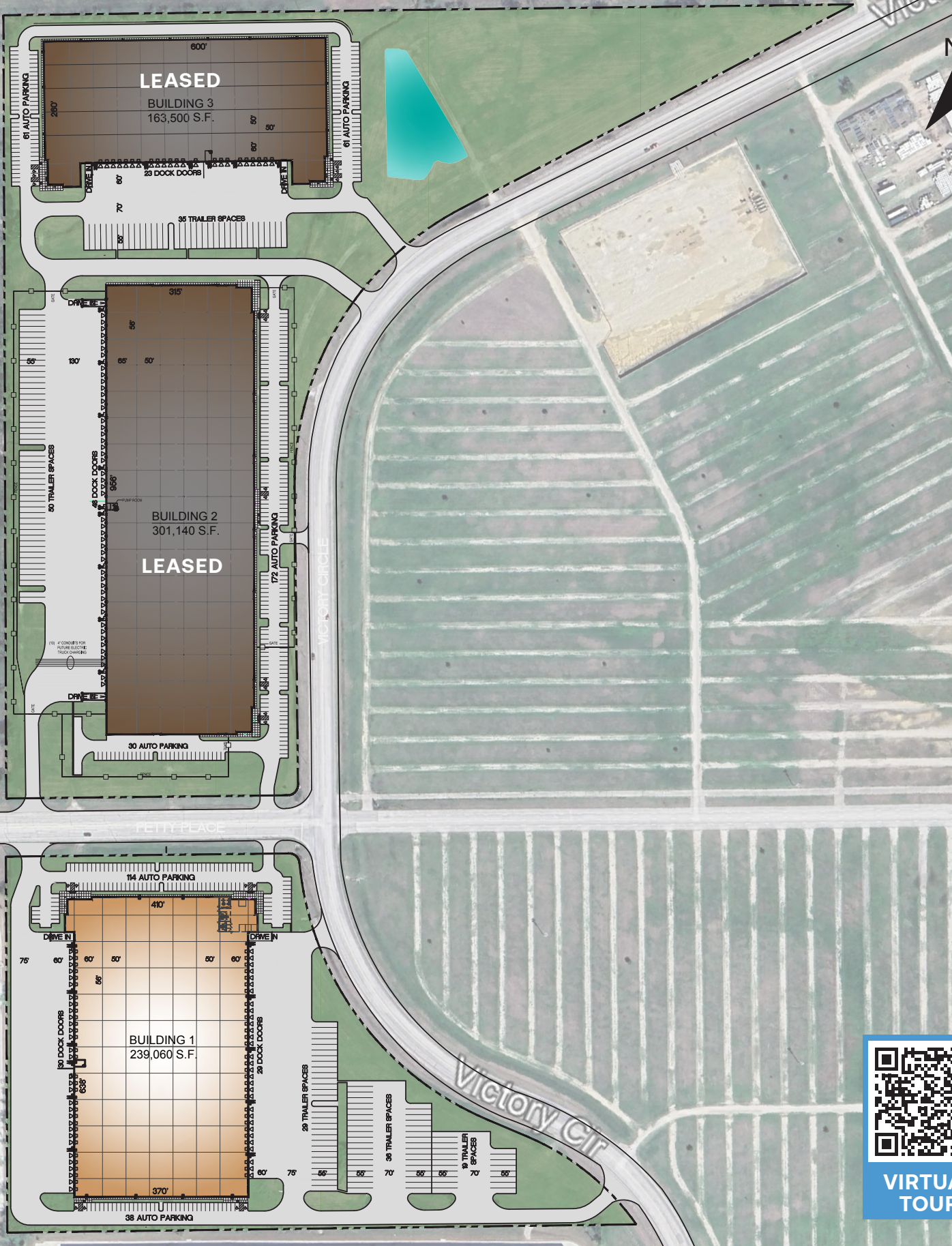
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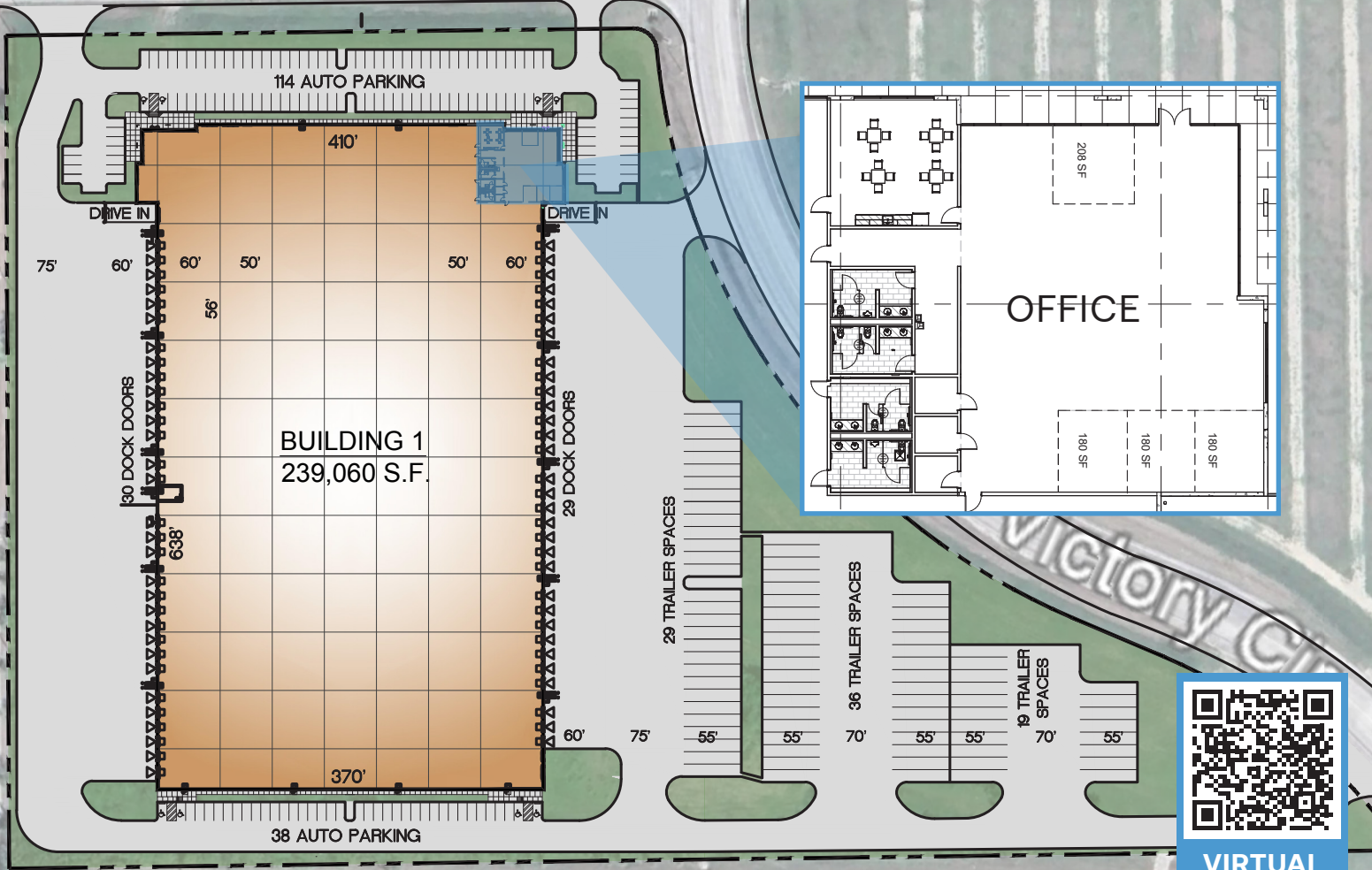
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DEVELOPED BY:

LEASED BY:







Building 1

2676 Petty Place,
Fort Worth, TX 76177

239,060 SF
size

5,170 SF
office

370' x 638'
dimensions

36'
clear height

TYP. COLUMN SPACING	50' x 56'
CONFIGURATION	Cross Dock
TRUCK COURT DEPTH	190'
DOCK DOORS	59 (9' x 10'); 12 - 35,000 LB capacity pit levelers installed
OVERSIZED DOORS	4 (12' x 14') 2 with ramps
TRAILER PARKS	84
CAR PARKS	152
SPRINKLER SYSTEM	ESFR
SLAB	7" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
POWER	Service to Accommodate Up To 4,000 Amps (3 Phase) Total
ROOF & INSULATION	45 Mil, R-9
SECURITY	Ability to Fully Secure with Fence
SPEC FINISH OUT	White Box, Painted Columns, LED lights on motion sensor (30 FC)



Interstate 35

2.5 miles 4 minutes

Highway 114

1.2 miles 3 minutes

BNSF

4.3 miles 6 minutes

Alliance Airport

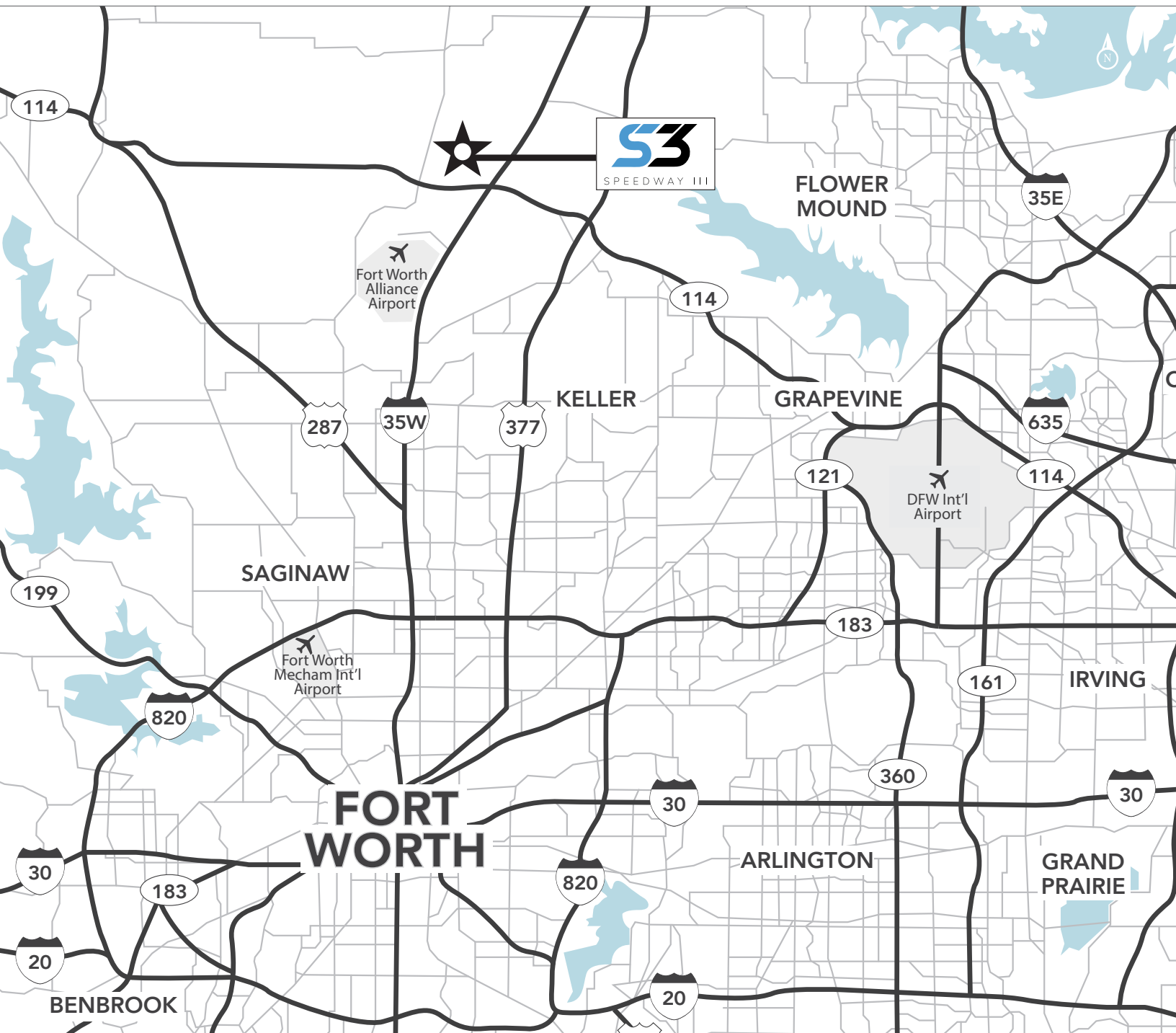
4.5 miles 7 minutes

Fort Worth CBD

21 miles 25 minutes

DFW Int'l Airport

19.4 miles 24 minutes



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