

Northlake Business Park

Now Leasing - Phase 1



Contact: 940-299-9432

rhitz@txbusinessparks.com / www.txbusinessparks.com

118,000 SF Industrial Flex for Lease within 9 buildings

1,600 - 24,000 SF Units | 34,000 total SF w/yard space

- 12' x 14' overhead door
- Glass storefront entrance
- Three Phase Electrical Capable
- 100% Climate Controlled Warehouse
- Designated signage space above door
- 4+ parking spaces per unit
- Immediate Freeway Access

- Mezzanine Option (Pre-Leased Units)
- Water & sewer provided by City of Northlake
- High speed internet and phone ready
- 20' side walls and 25' peak height
- Additional overflow parking
- Flexible zoning for variety of businesses

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Phase 1



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Shell Unit



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Potential Customizations

Interior Finish-outs

We have the ability to customize interior finish-outs with our in house construction crew (TX Park Management)

- **Mezzanine options**
- **Multiple & larger offices**
- **Multiple & larger bathrooms with showers**
- **Kitchenette & Cabinets**
- **Specialty flooring - tile, hardwood floors, etc**
- **Additional windows (exterior & interior)**
- **Business specific improvements**

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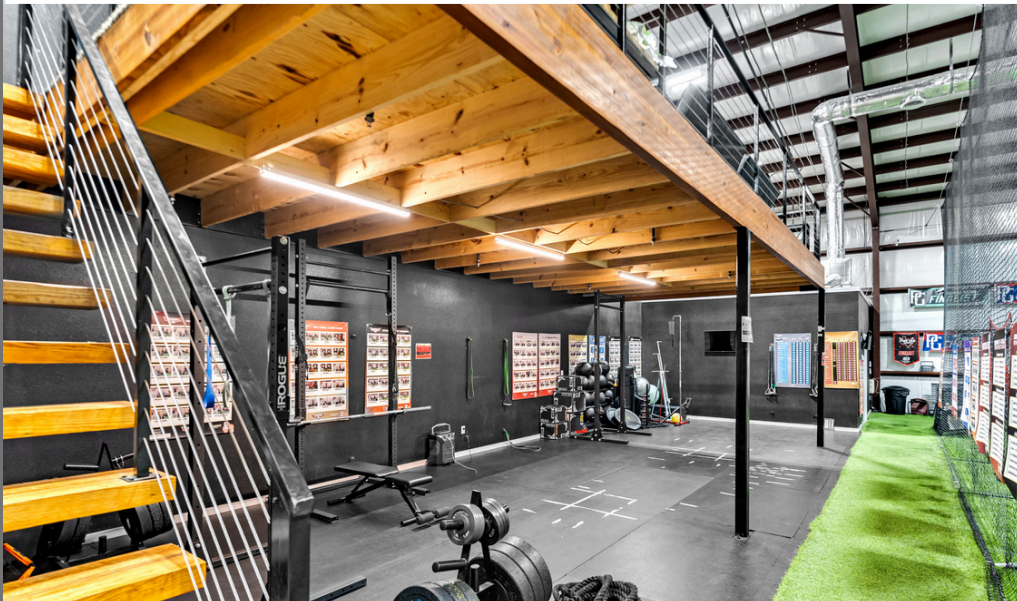
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Interior Customizations



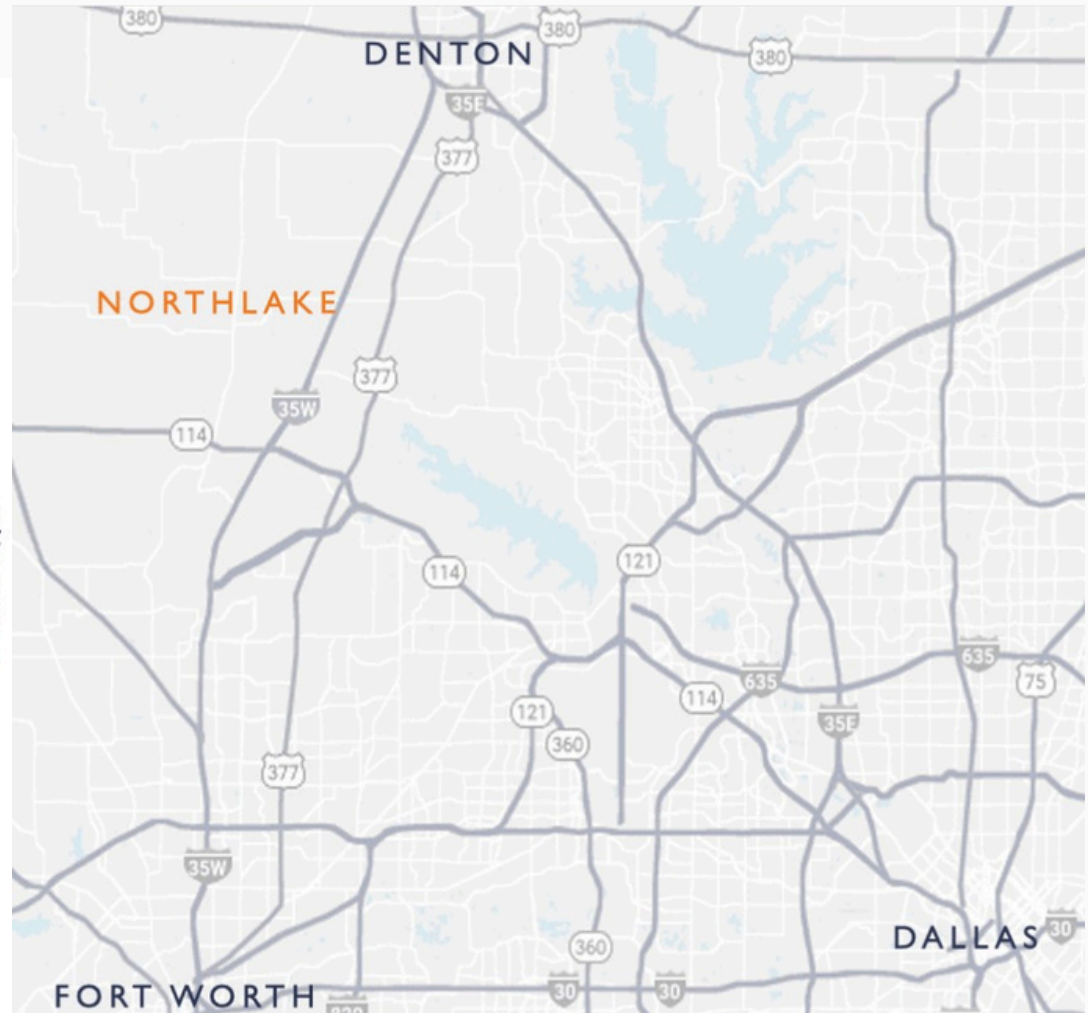
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Interior Customizations



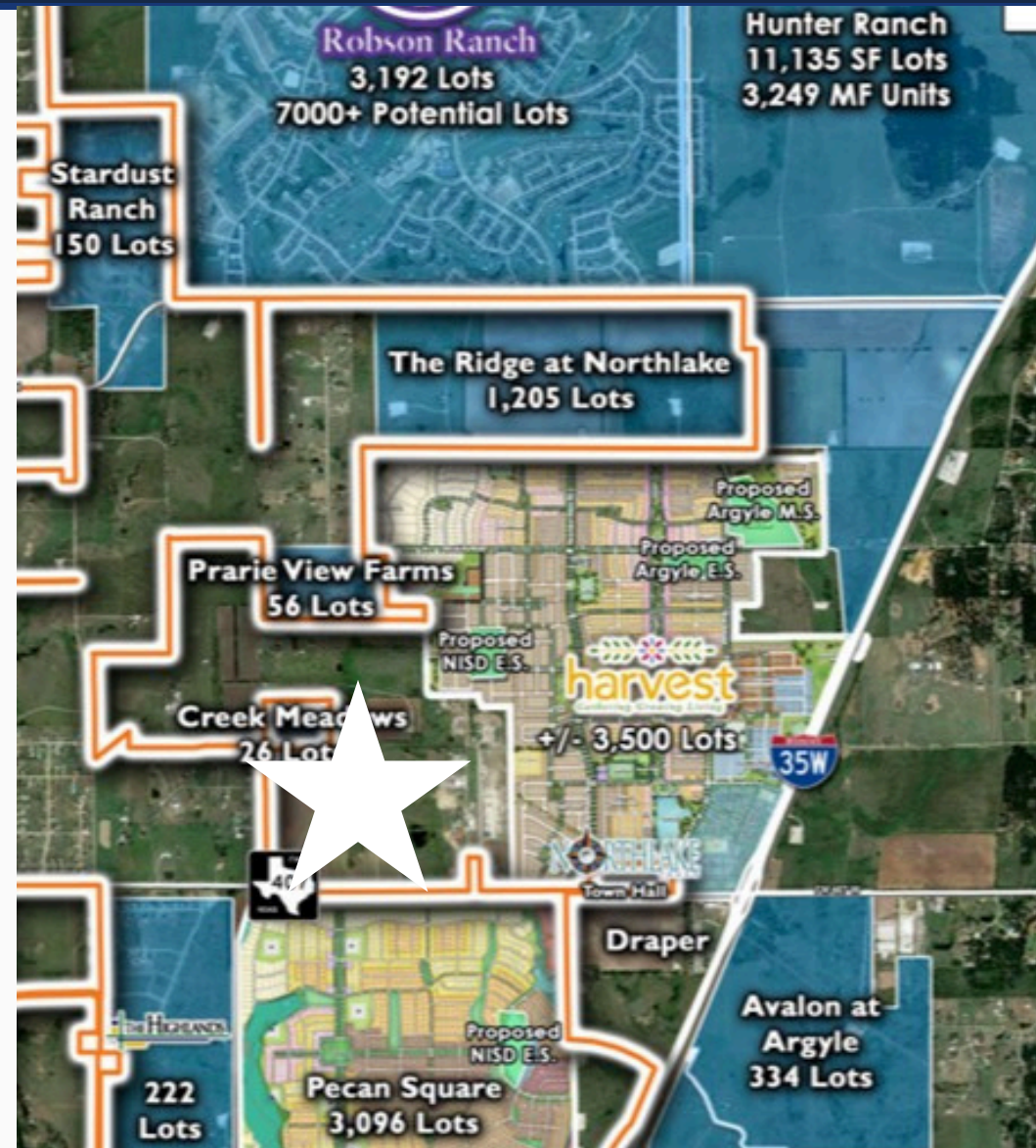
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Location - City of Northlake



Location - Growth & Density

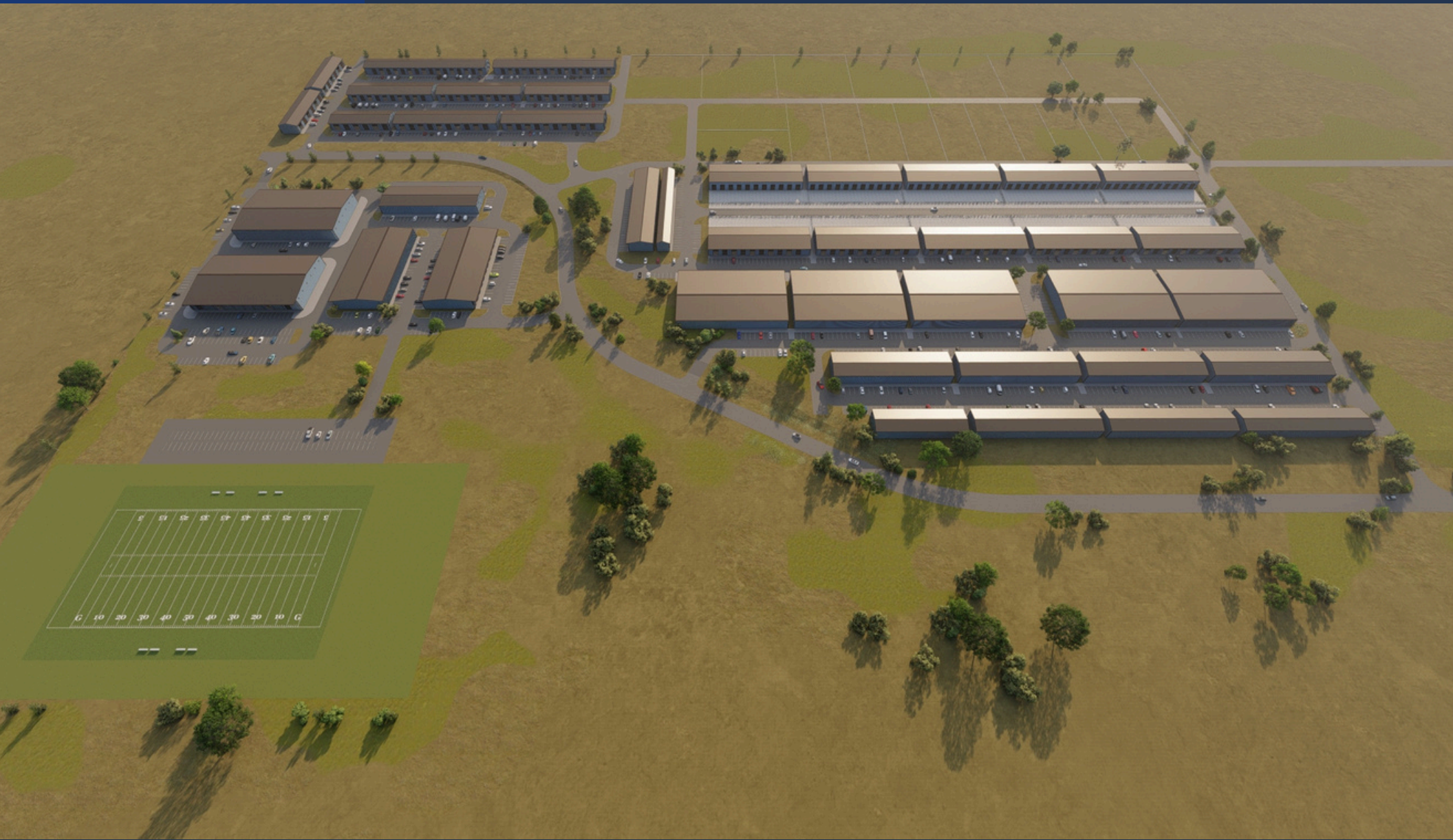
- Average Household Income \$100,000+
- 18,000 traffic count at FM 407 & I-35
 - Located one mile from intersection
 - Close proximity to 5,000+ lot developments
- One mile from planned Harvest Town Center Development



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TX Business Parks

The developers of Northlake Business Park have constructed over 600,000 SF of light industrial & office/warehouse property

Projects include:

Harmon Road Business Park (13045 Harmon Road Fort Worth, TX 76177)

Harmon Industrial Condos (13015 Harmon Rd. Fort Worth, TX 76177)

Golden Heights Business Park (2163 Golden Heights Rd. Fort Worth, TX)

DFW Alliance Business Park (12801 Harmon Rd. Fort Worth, TX)

Argyle Business Park (308 East FM 1830 Argyle, TX 76226)

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Northlake Business Park & TX Park Management

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