



IRONHEAD COMMERCE CENTER

A 906,271 SF, FOUR BUILDING, INDUSTRIAL DEVELOPMENT
FOR SALE OR FOR LEASE IN THE HEART OF THE ALLIANCE SUBMARKET

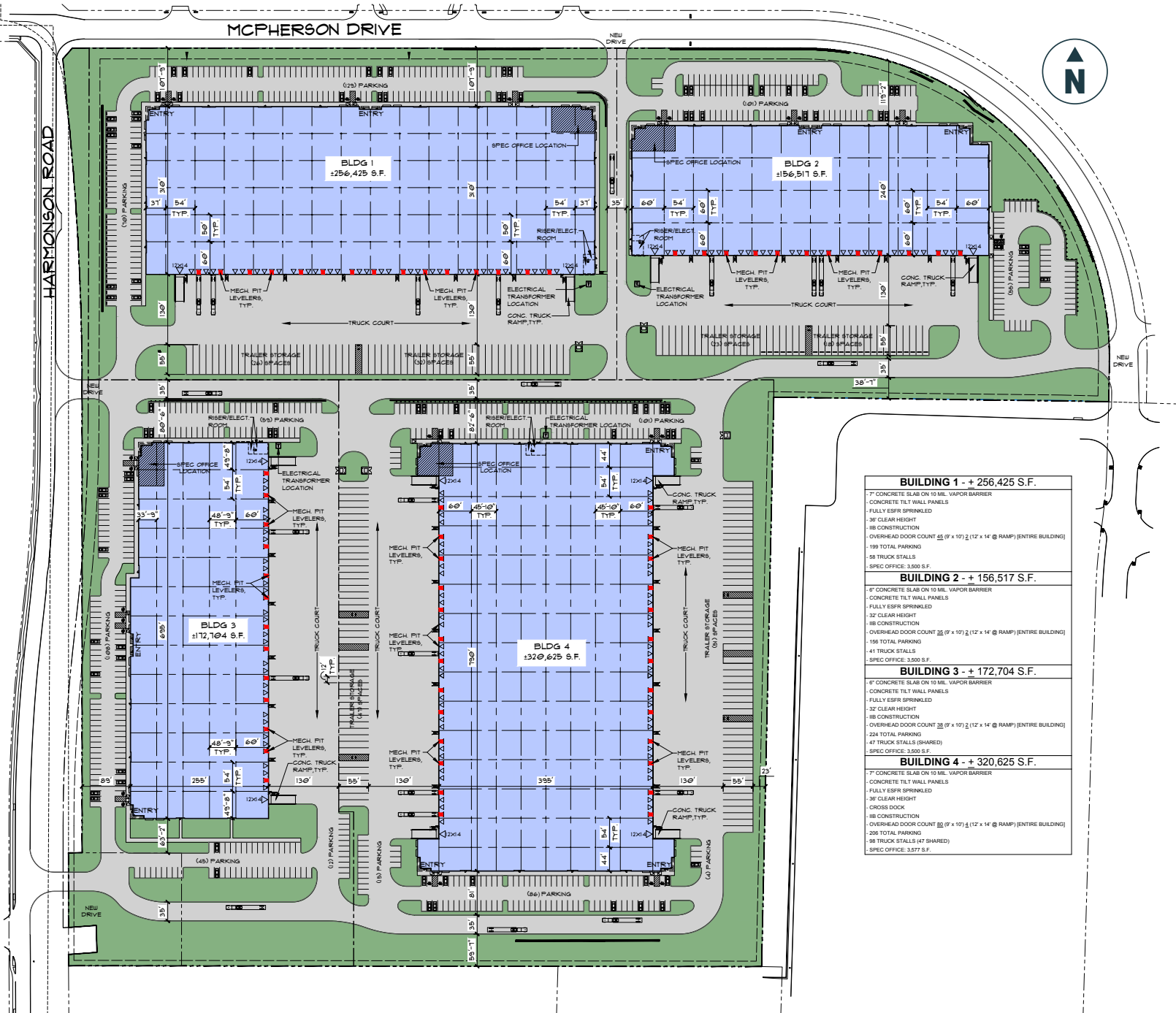
11863 Harmonson Rd, Northlake, TX 76247





IRONHEAD COMMERCE CENTER

SITE PLAN

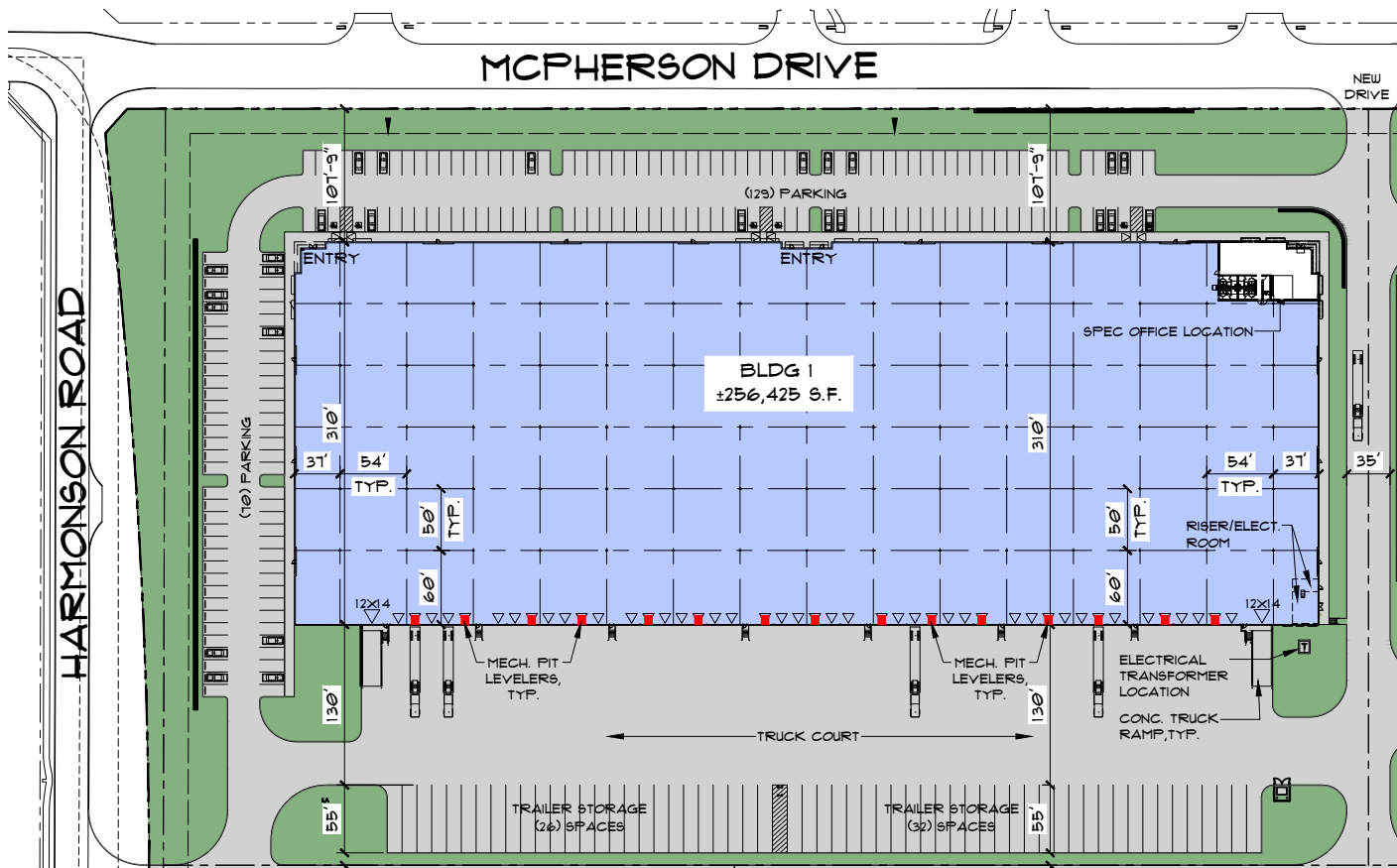


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BUILDING 1

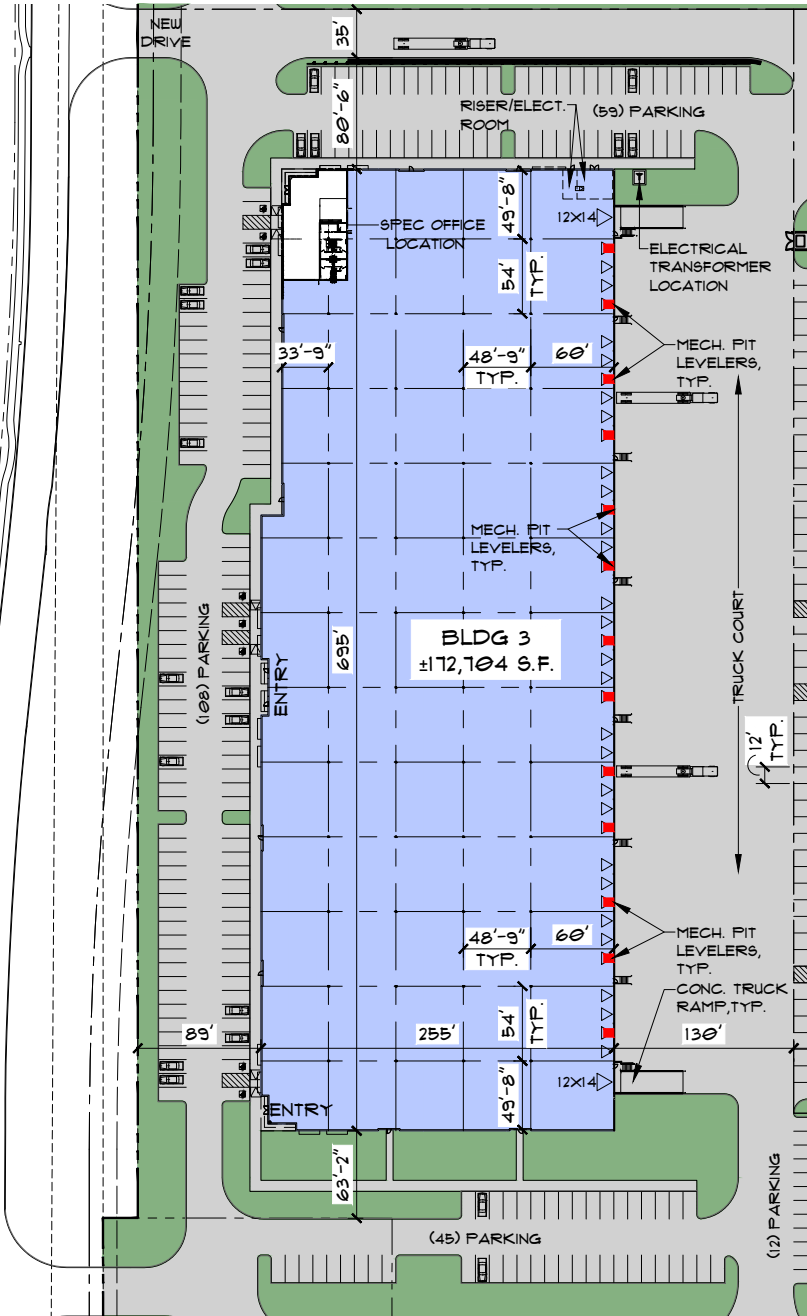
RBA:	256,425
Divisible:	128,213
Spec Office:	3,500
Building Dimensions:	310' x 830'
DH Doors:	(45) 9'X 10' OH Doors
Pit Levelers:	(15) 35K lb. Mechanical Pit Levelers
Oversized Doors:	(2) 12X14 OH Doors W/ Ramps
Column Spacing:	54' W x 50' D
Speed Bay:	60'
Clear Height:	36'

Car Parks:	199
Trailer Parks:	58
Truck Court Depth:	185'
Building Configuration:	Rear Load
Slab:	7"
Roof & Insulation:	45 MIL - R9
Security:	Ability to Fully Secure with Fence
Sprinkler:	ESFR
Power:	1,000 kVA transformer w/ 2,500 amp tap can



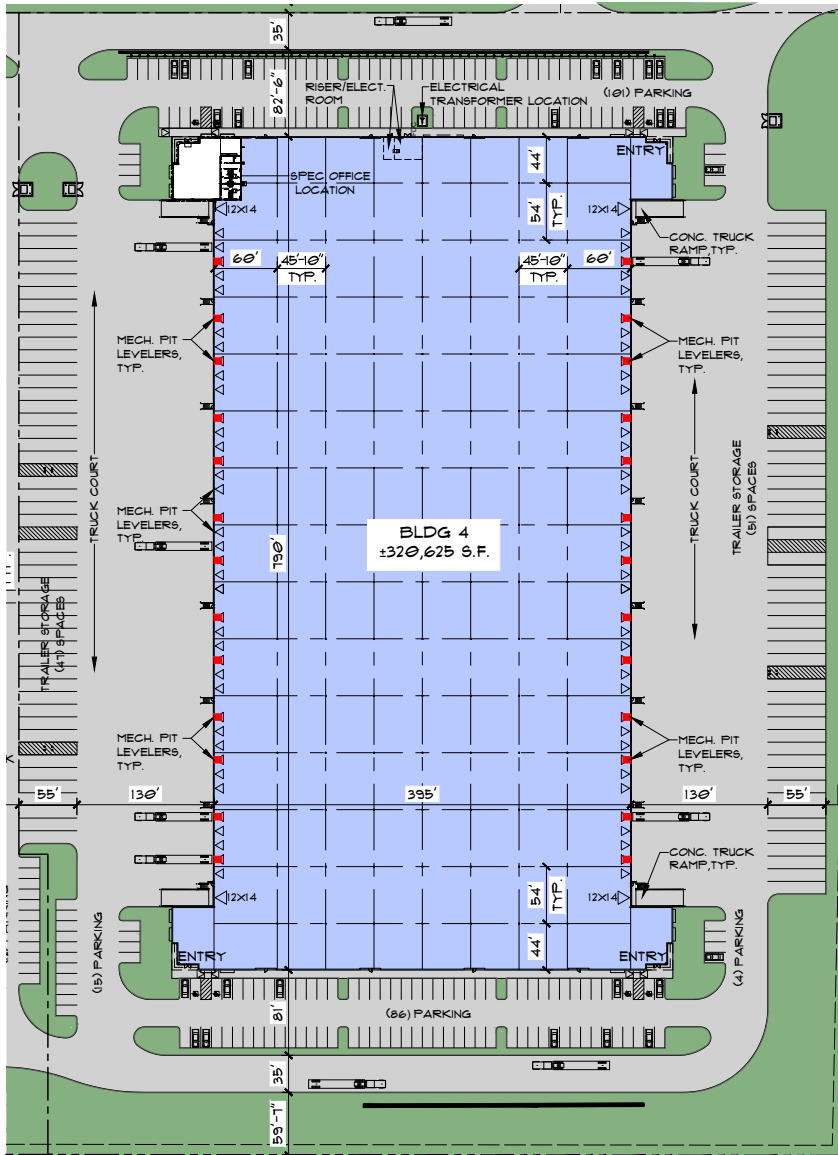
BUILDING 2

RBA:	156,517	Clear Height:	32'
Divisible:	52,172	Car Parks:	156
Spec Office:	3,500	Trailer Parks:	41
Building Dimensions:	240' x 660'	Truck Court Depth:	185'
DH Doors:	(35) 9'X 10' OH Doors	Building Configuration:	Rear Load
Pit Levelers:	(12) 35K lb. Mechanical Pit Levelers	Slab:	6"
Oversized Doors:	(2) 12X14 OH Doors W/ Ramps	Roof & Insulation:	45 MIL - R9
Column Spacing:	54' W x 60' D	Security:	Ability to Fully Secure with Fence
Speed Bay:	60'	Sprinkler:	ESFR
		Power:	1,000 kVA transformer w/ 2,500 amp tap can



BUILDING 3

RBA:	172,704
Divisible:	57,568
Spec Office:	3,500
Building Dimensions:	255' x 695'
DH Doors:	(38) 9'X 10' OH Doors
Pit Levelers:	(12) 35K lb. Mechanical Pit Levelers
Oversized Doors:	(2) 12X14 OH Doors W/ Ramps
Column Spacing:	54' W x 48'9" D
Speed Bay:	60'
Clear Height:	32'
Car Parks:	212
Trailer Parks:	47 (Shared w/ bldg 4)
Truck Court Depth:	130' (55' shared w/ bldg 4)
Building Configuration:	Rear Load
Slab:	6"
Roof & Insulation:	45 MIL - R9
Security:	Ability to Fully Secure with Fence
Sprinkler:	ESFR
Power:	1,000 kVA transformer w/ 2,500 amp tap can



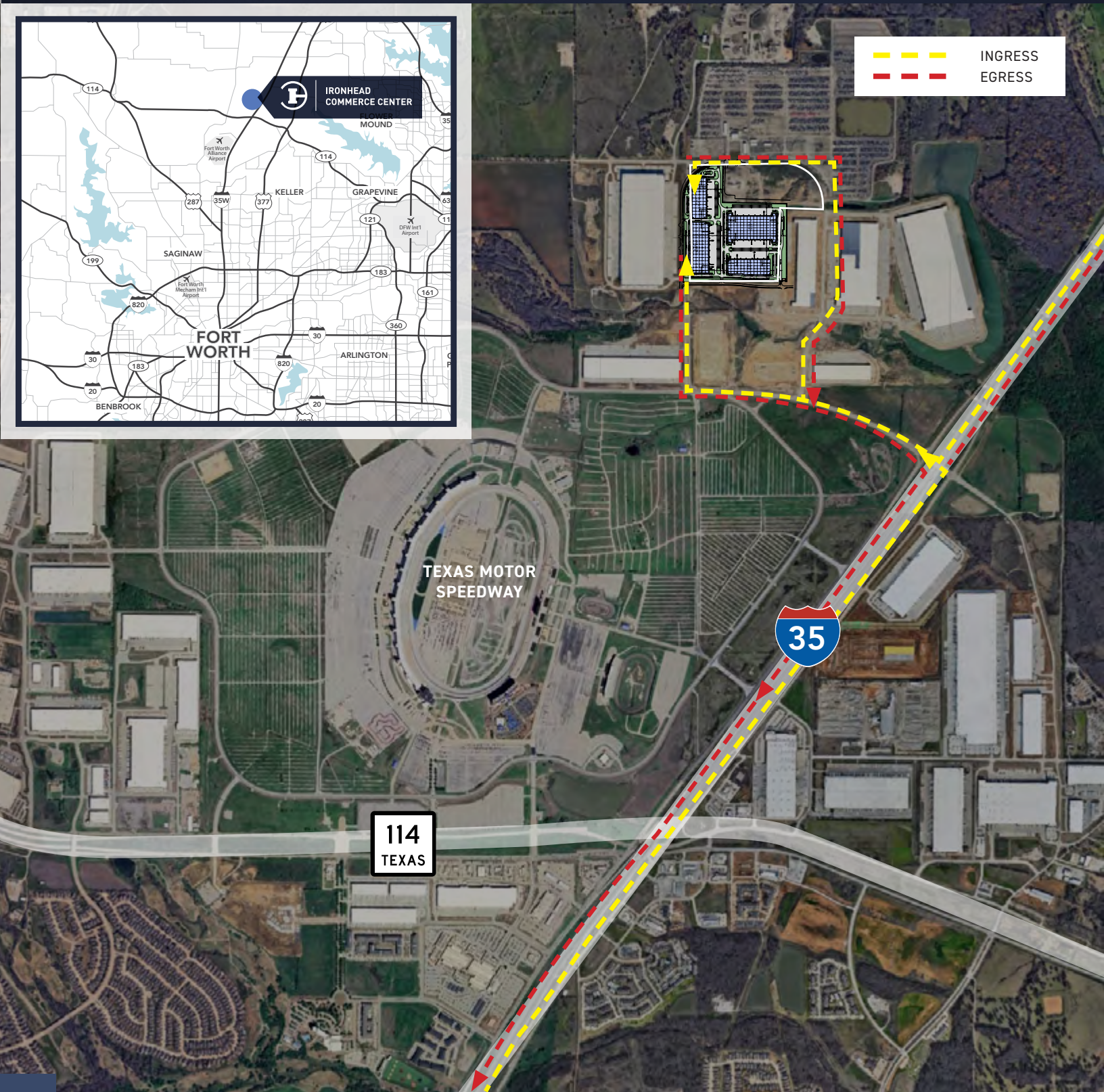
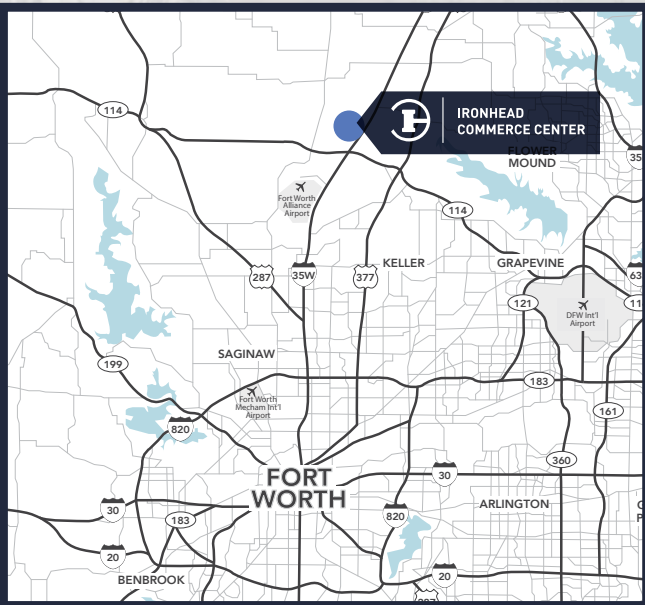
BUILDING 4

RBA:	320,625
Divisible:	320,625
Spec Office:	3,577
Building Dimensions:	395' x 790'
DH Doors:	(80) 9'X 10' OH Doors
Pit Levelers:	(26) 35K lb. Mechanical Pit Levelers
Oversized Doors:	(4) 12X14 OH Doors W/ Ramps
Column Spacing:	54' W x 45'10" D
Speed Bay:	60'
Clear Height:	36'
Car Parks:	206
Trailer Parks:	98
Truck Court Depth:	185'
Building Configuration:	Cross Dock
Slab:	7"
Roof & Insulation:	45 MIL - R9
Security:	Ability to Fully Secure with Fence
Sprinkler:	ESFR
Power:	1,500 kVA transformer w/ 2,500 amp tap can



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INGRESS / EGRESS



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DRIVE DISTANCES / AMENITIES



DRIVE DISTANCES:

ALLIANCE AIRPORT: 6 MILES
BNSF INTERMODAL: 6 MILES
DFW INTL AIRPORT: 20 MILES
FORT WORTH CBD: 22 MILES
DALLAS CBD: 38 MILES

I-35W: 1 MILE
HWY 114: 2 MILES
LOOP 820: 15 MILES
I-30: 22 MILES
I-20: 27 MILES

AMENITIES:

- 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)

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