

3 BUILDINGS. 705,700 SQUARE FEET.  
DELIVERING Q3 2025.



**SPEEDWAY**  


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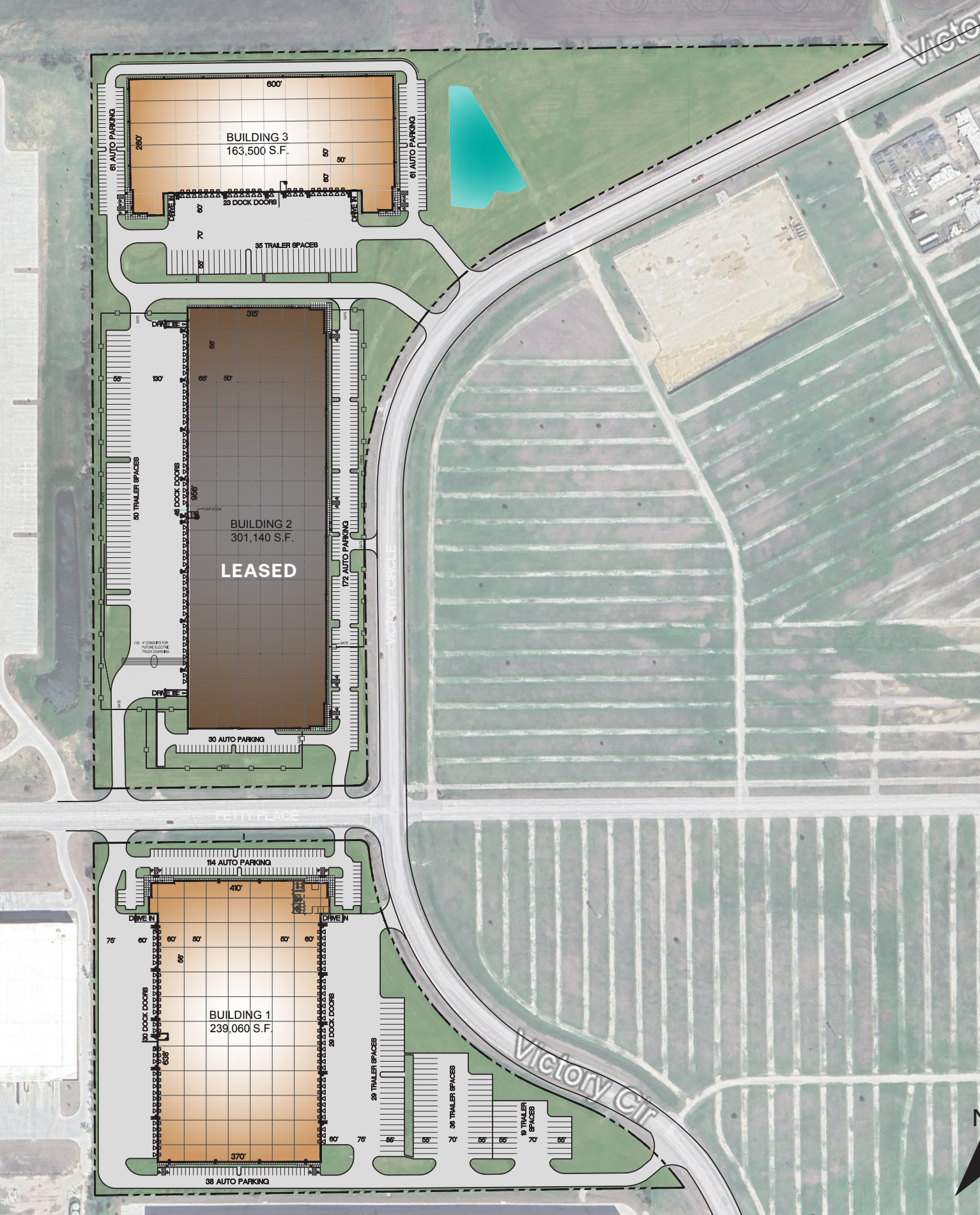
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DEVELOPED BY:



LEASED BY:





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## PROPERTY HIGHLIGHTS

- Located in the Alliance Submarket with close Proximity to I-35 and Highway 114
- Great Access to Alliance Airport, BNSF Intermodal, Amazon, FedEx and UPS
- Heavy Trailer Parking with Opportunity for Expansion
- Ability to Secure Premises / Truck Courts
- Speculative Improvements Planned to Accommodate Quicker Occupancy

### Building 1 2676 Petty Pl, Fort Worth, TX 76177

Building Size	239,060 SF
Configuration	Cross Dock
Dimensions	370' x 638'
Clear Height	36'
Office	6,137 SF
Dock Doors	59 (9' x 10')
Oversized Doors	4 (12' x 14') - 2 with ramps
Column Spacing	50' x 56'
Truck Court Depth	190'

Trailer Parks	84
Car Parks	152
Sprinkler	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

### Building 2 2677 Petty Pl, Fort Worth, TX 76177

\* LEED Silver Certified

Building Size	303,140 SF
Configuration	Rear Load
Dimensions	315' x 956'
Clear Height	36'
Office	Approx. 18,000 SF
Dock Doors	48 (9' x 10')
Oversized Doors	2 (12' x 14') w/ Ramps
Column Spacing	50' x 56'
Truck Court Depth	185'

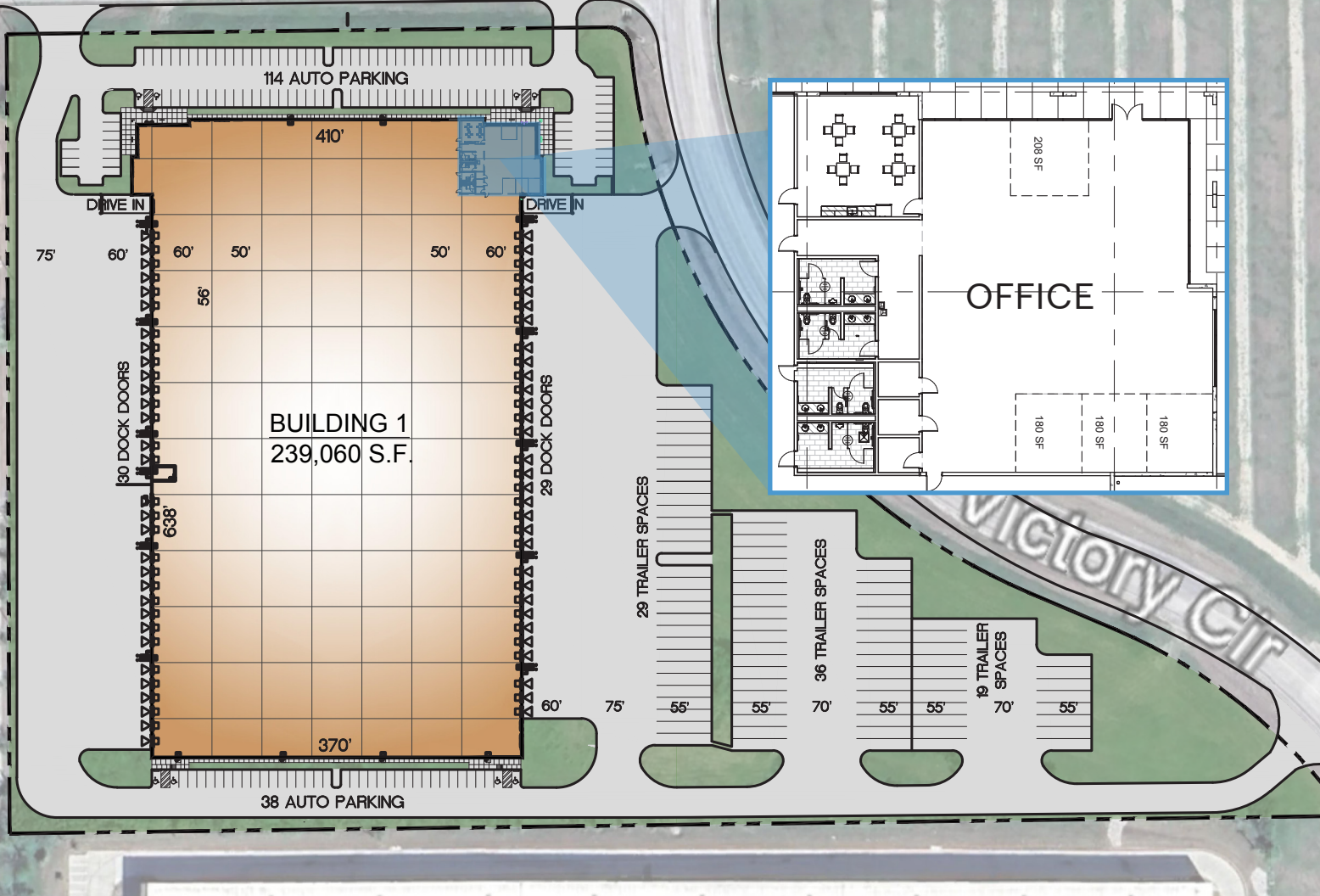
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Trailer Parks	50
Car Parks	111 (expandable)
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
Power	Service to Accommodate Up To 4,000 Amps (3 Phase) Total
Conditioning	100% HVAC Warehouse
Security	Fenced Truck Court

### Building 3 16441 Victory Circle W, Fort Worth, TX 76177

Building Size	163,500 SF
Configuration	Front Load
Dimensions	260' x 600'
Clear Height	32'
Office	Build-to-Suit
Dock Doors	23 (9' x 10')
Oversized Doors	2 (12' x 14') w/ Ramps
Column Spacing	50' x 54'
Truck Court Depth	185'

Trailer Parks	35 (Additional 53 Spots on Adjacent Lot)
Car Parks	122
Sprinkler	ESFR
Slab	6" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
Power	Service to Accommodate Up To 3,000 Amps (3 Phase) Total
Roof & Insulation	45 Mil, R-9
Security	Ability to Fully Secure with Fence
Spec Finish Out	White Box, Painted Columns



## Building 1

2676 Petty Place,  
Fort Worth, TX 76177

**239,060 SF**  
size

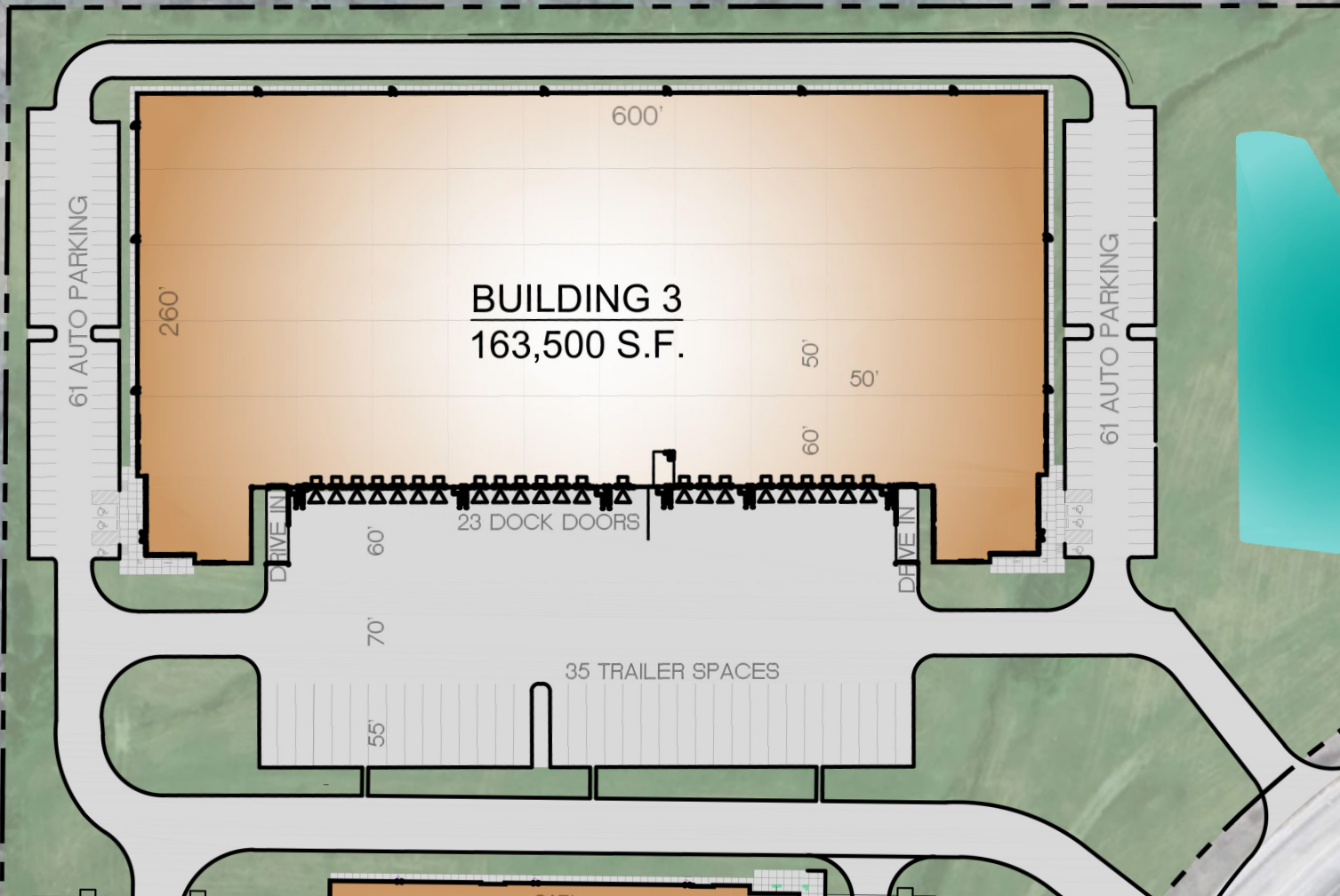
**6,137 SF**  
office

**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')
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





# Building 3

16441 Victory Circle W  
Fort Worth, TX 76177

163,500 SF  
size

Build-to-Suit  
office

260' x 600'  
dimensions

32'  
clear height

TYP. COLUMN SPACING	50' x 54'
CONFIGURATION	Front Load
TRUCK COURT DEPTH	185'
DOCK DOORS	23 (9' x 10')
OVERSIZED DOORS	2 (12' x 14') w/ Ramps
TRAILER PARKS	35 (Additional 53 Spots on Adjacent Lot)
CAR PARKS	122
SPRINKLER SYSTEM	ESFR
SLAB	6" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
POWER	Service to Accommodate Up To 3,000 Amps (3 Phase) Total
ROOF & INSULATION	45 Mil, R-9
SECURITY	Ability to Fully Secure with Fence
SPEC FINISH OUT	White Box, Painted Columns



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

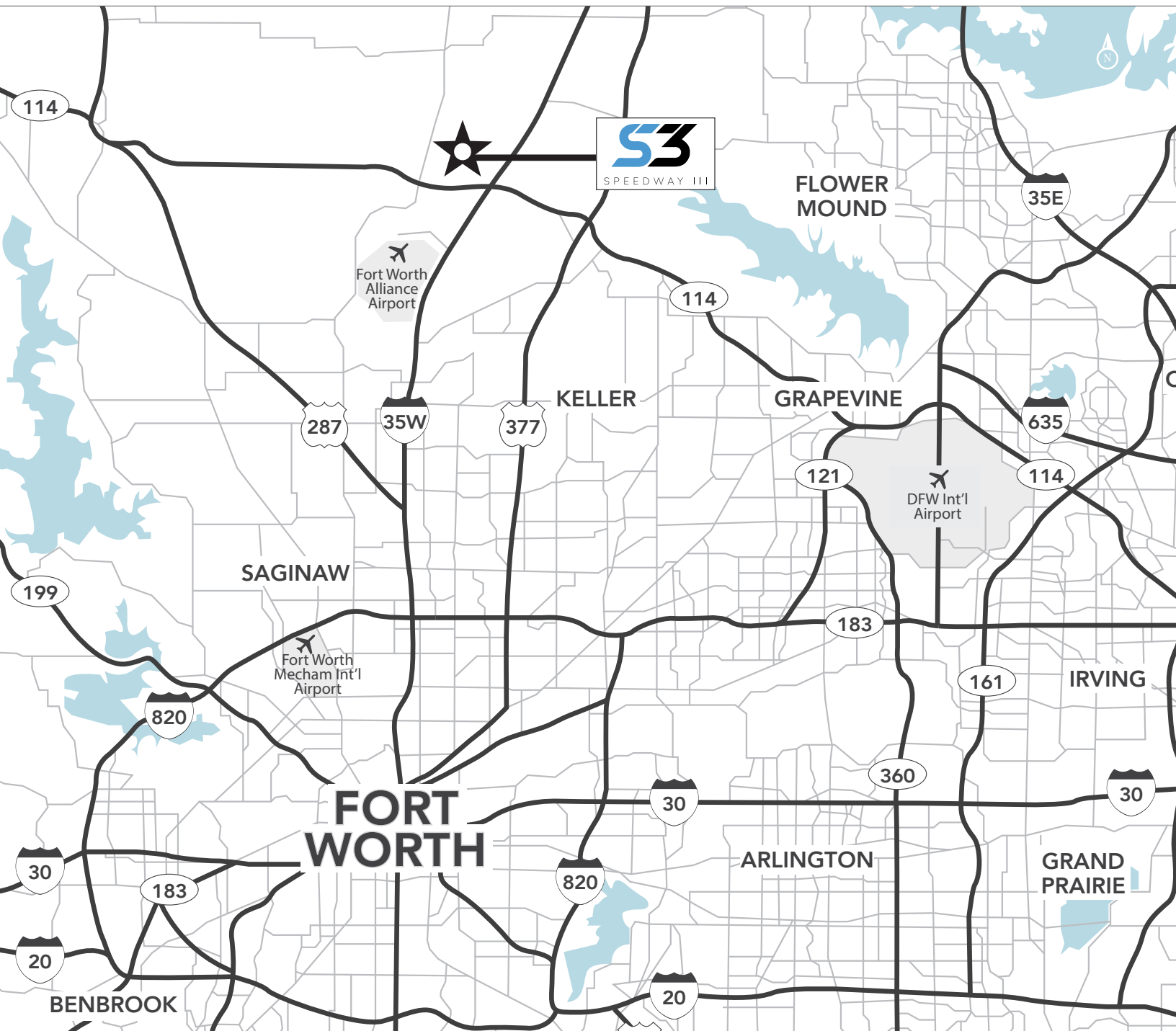
21  
miles

25  
minutes

DFW Int'l Airport

19.4  
miles

24  
minutes





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