

BLAZING TRAIL LOGISTICS CENTER



Phase II

Bldg 1 - 110,249 to 220,497 SF

Bldg 6 - 34,650 to 188,926 SF

Bldg 7 - 140,138 to 280,275 SF



Leasing Information:

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Michael Peinado
214.354.1668
mpeinado@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

Lincoln

Lincoln Property Company
8111 Douglas Avenue Suite 600
Dallas, TX 75225

www.lpc.com

BLAZING TRAIL LOGISTICS CENTER



PROPERTY HIGHLIGHTS

- New construction in Fort Worth, TX
- Phase II to be delivered December 2026
- I-35W Frontage
- 19 miles from DFW airport
- 6 miles from downtown Fort Worth
- Close proximity to many restaurants and amenities

Blazing Trail Logistics Center is a two phased industrial development in Fort Worth, TX totaling 1,420,180 SF.

PHASE II

Building 1	from 110,249 SF to 220,497 SF Available
Building 6	from 34,650 SF to 188,926 SF Available
Building 7	from 140,138 SF to 280,275 SF Available

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Michael Peinado
214.354.1668
mpeinado@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

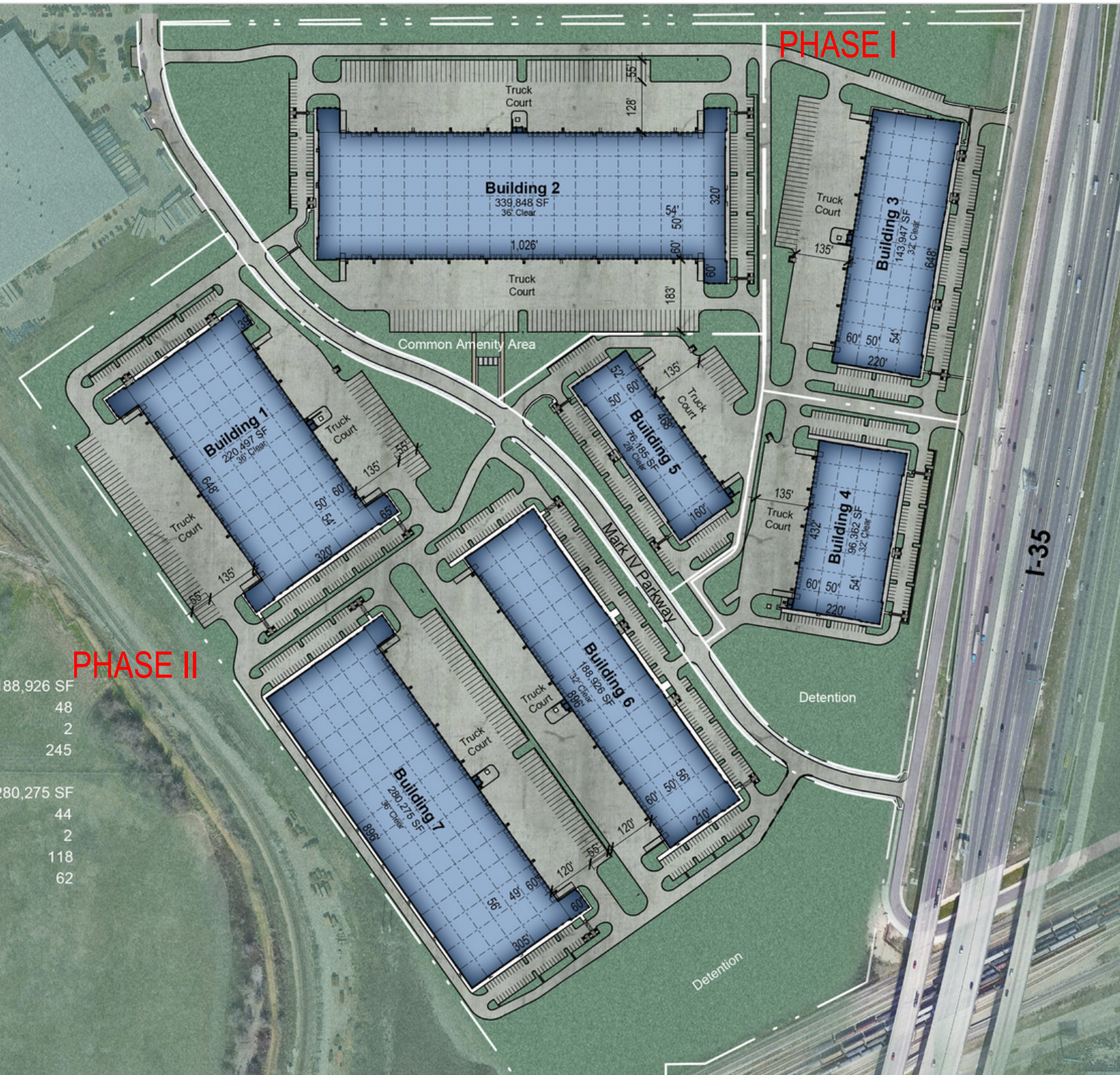
Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

Lincoln

BLAZING TRAIL LOGISTICS CENTER

Master Plan



Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Michael Peinado
214.354.1668
mpeinado@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

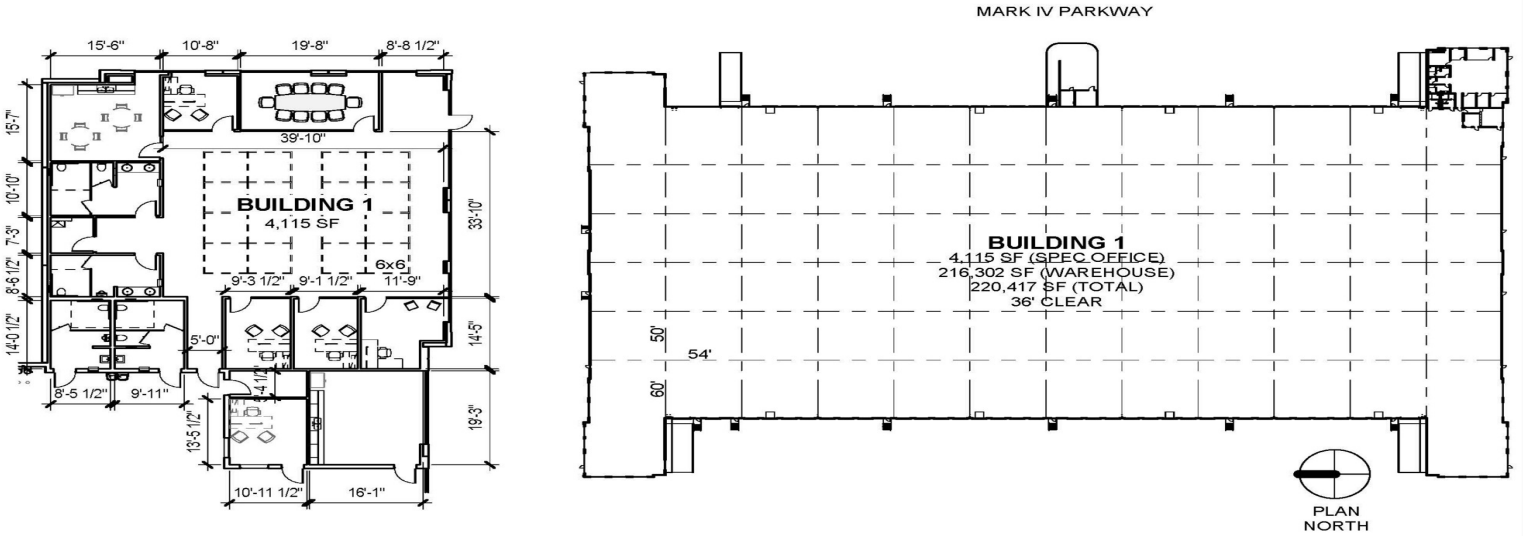
Lincoln



Lincoln

BLAZING TRAILS PHASE 2

BUILDING 1
FORT WORTH, TX



Building	Size	Lease Rate	Description
Building 1	220,497 SF	Negotiable	Cross dock loading 36' Clear Height R25 Roof installation 63 Dock High Doors 4 Drive in Ramps 72 Trailer Storage Spaces 156 Parking Spaces 15 mil vapor barrier throughout slab 8 7'x8' 40 lb capacity levelers and seals Interior tilt wall panels painted white

Tom Kuhlmann

214.502.4985
tkuhlmann@lpc.com

Michael Peinado

214.354.1668
mpeinado@lpc.com

Gil Stroube

214.632.7430
gstroube@lpc.com

Doak Dozier

682.429.3606
ddozier@lpc.com

Michael Peinado Jr.

214.435.8887
mpeinadojr@lpc.com

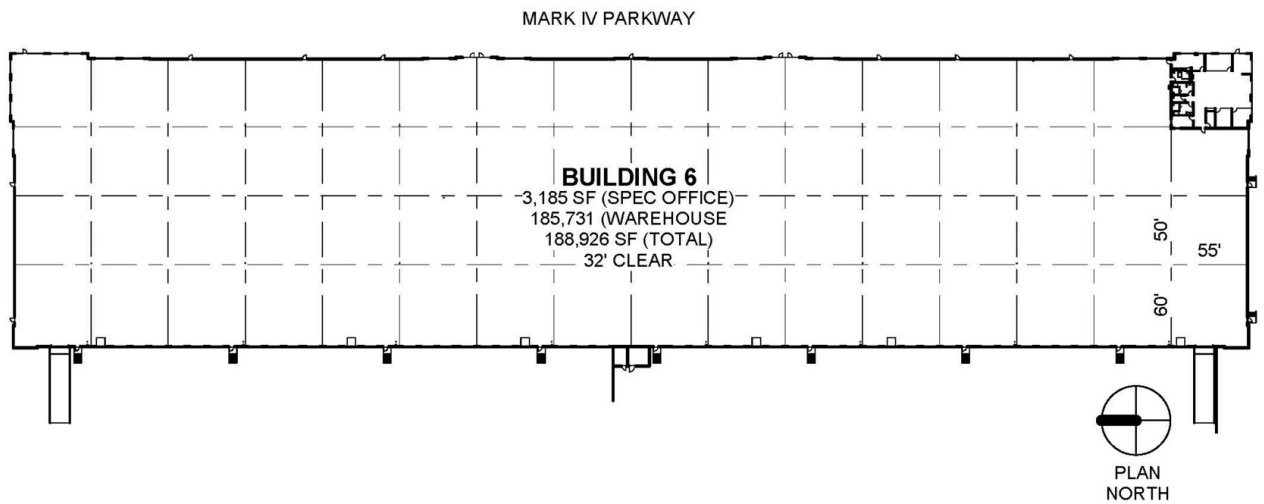
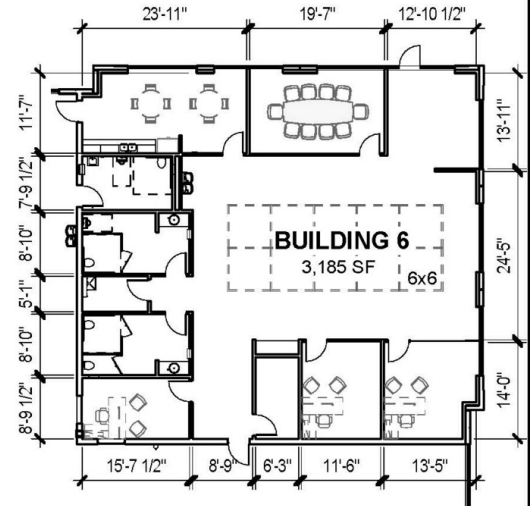
Lincoln

**ALLIANCE
ARCHITECTS**

Lincoln

BLAZING TRAILS PHASE 2

BUILDING 6
FORT WORTH, TX



Suite	Size	Lease Rate	Description
Building 6	188,926 SF	Negotiable	Rear load building 32' Clear Height R25 Roof installation 51 Dock High Doors 2 Drive in Ramps 120 Trailer Storage Spaces 267 Parking Spaces 15 mil vapor barrier throughout slab 6 7'x8' 40 lb capacity levelers and seals Interior tilt wall panels painted white

Tom Kuhlmann

214.502.4985
tkuhlmann@lpc.com

Michael Peinado

214.354.1668
mpeinado@lpc.com

Gil Stroube

214.632.7430
gstroube@lpc.com

Doak Dozier

682.429.3606
ddozier@lpc.com

Michael Peinado Jr.

214.435.8887
mpeinadojr@lpc.com

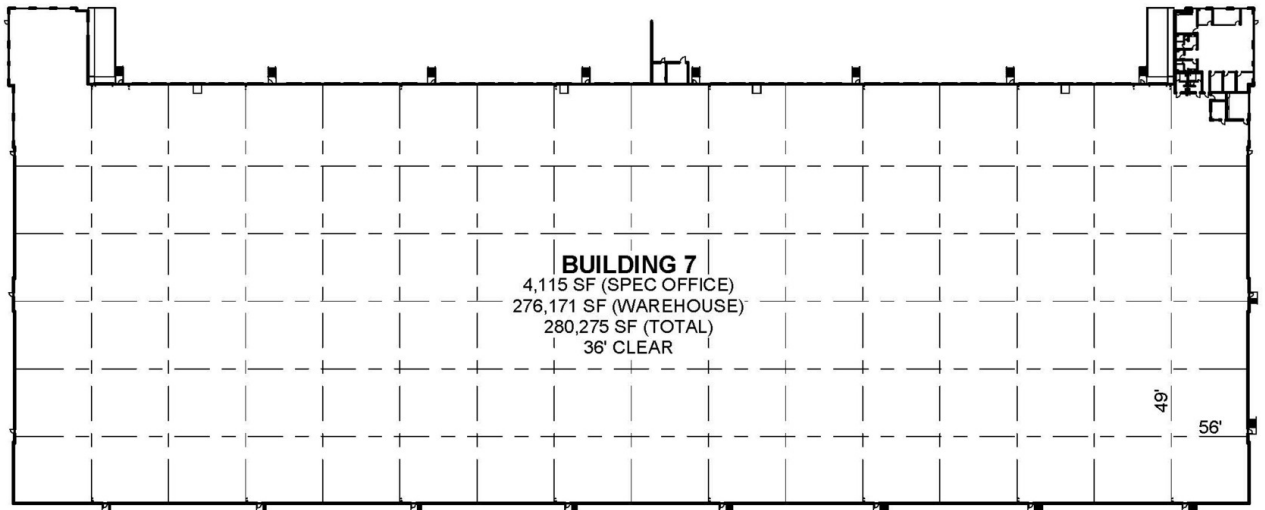
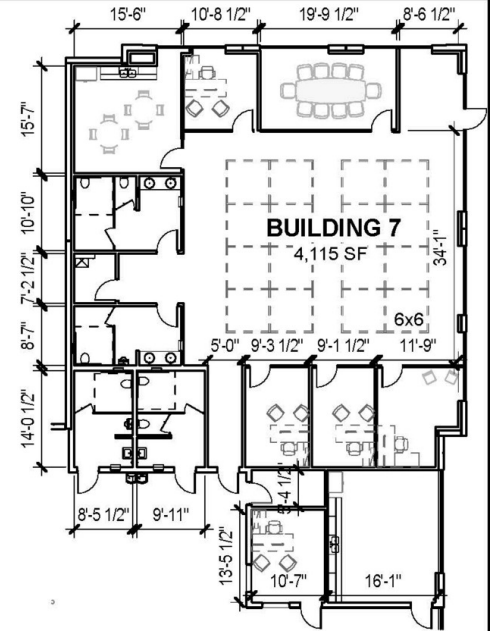
Lincoln

**ALLIANCE
ARCHITECTS**

Lincoln

BLAZING TRAILS PHASE 2

BUILDING 7
FORT WORTH, TX



BUILDING 7
4,115 SF (SPEC OFFICE)
276,171 SF (WAREHOUSE)
280,275 SF (TOTAL)
36' CLEAR

Suite	Size	Lease Rate	Description
Building 7	280,275 SF	Negotiable	Front load building 36' Clear Height R25 Roof installation 47 Dock High Doors 2 Drive in Ramps 64 Trailer Storage Spaces 132 Parking Spaces 15 mil vapor barrier throughout slab 4 7'x8' 40 lb capacity levelers and seals Interior tilt wall panels painted white

Tom Kuhlmann

214.502.4985
tkuhlmann@lpc.com

Michael Peinado

214.354.1668
mpeinado@lpc.com

Gil Stroube

214.632.7430
gstroube@lpc.com

Doak Dozier

682.429.3606
ddozier@lpc.com

Michael Peinado Jr.

214.435.8887
mpeinadojr@lpc.com

Lincoln

BLAZING TRAIL LOGISTICS CENTER

Additional Photos



Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Michael Peinado
214.354.1668
mpeinado@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

Lincoln

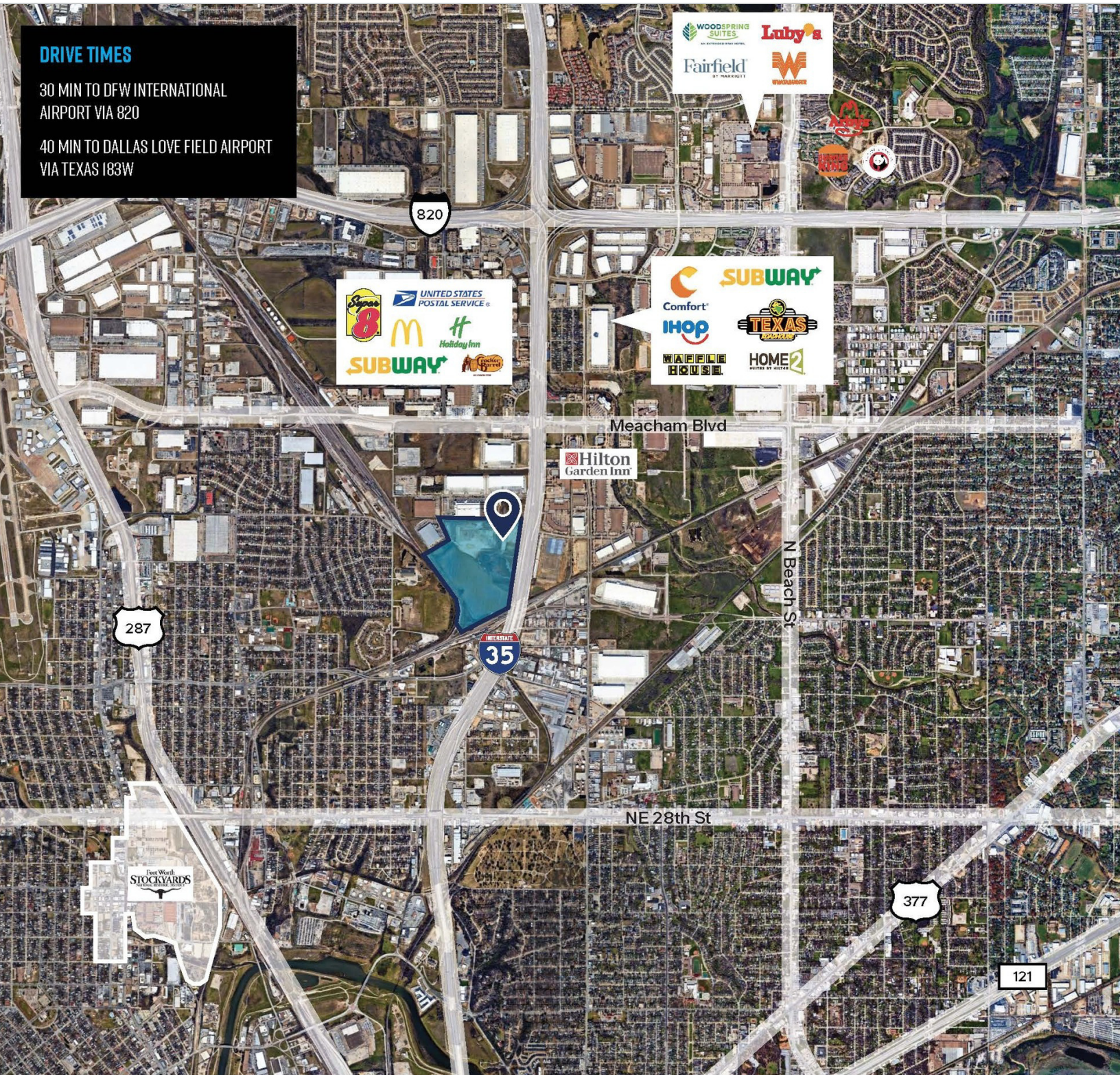
BLAZING TRAIL

LOGISTICS CENTER

DRIVE TIMES

30 MIN TO DFW INTERNATIONAL
AIRPORT VIA 820

40 MIN TO DALLAS LOVE FIELD AIRPORT
VIA TEXAS 183W



Tom Kuhlmann

214.502.4985

tkuhlmann@lpc.com

Michael Peinado

214.354.1668

mpeinado@lpc.com

Gil Stroube

214.632.7430

gstroube@lpc.com

Doak Dozier

682.429.3606

ddozier@lpc.com

Michael Peinado Jr.

214.435.8887

mpeinadojr@lpc.com

Lincoln



BLAZING TRAIL LOGISTICS CENTER

Leasing Information:
214.740.3300

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Michael Peinado
214.354.1668
mpeinado@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

Lincoln

Lincoln Property Company
8111 Douglas Avenue Suite 600
Dallas, TX 75225

www.lpc.com