

# NOW READY FOR OCCUPANCY



DOWNTOWN FW

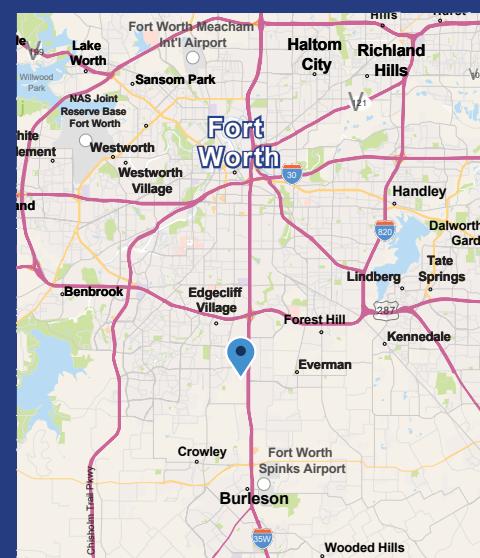
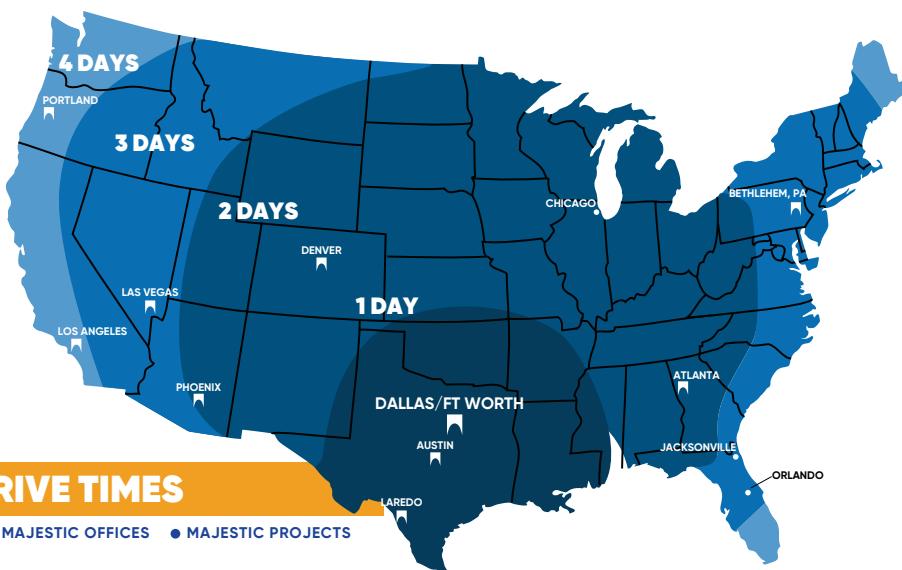


WEST PHASE

SOUTH PHASE

**Building 10 – 781,530 SF**  
138-Acre Master-Planned Business Park  
9401 Hemphill Street, Fort Worth, TX 76134

## MAJESTIC FORT WORTH SOUTH BUSINESS PARK



## CONTACT US

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[www.MajesticFWSouth.com](http://www.MajesticFWSouth.com)

131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164



**MAJESTIC**  
REALTY

**HICKMAN COMPANIES**

## LOCATION FEATURES

- Direct access via I-35 W and W Risinger Road
- 5.6 Miles South of I-20 and I-35 W Interchange
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

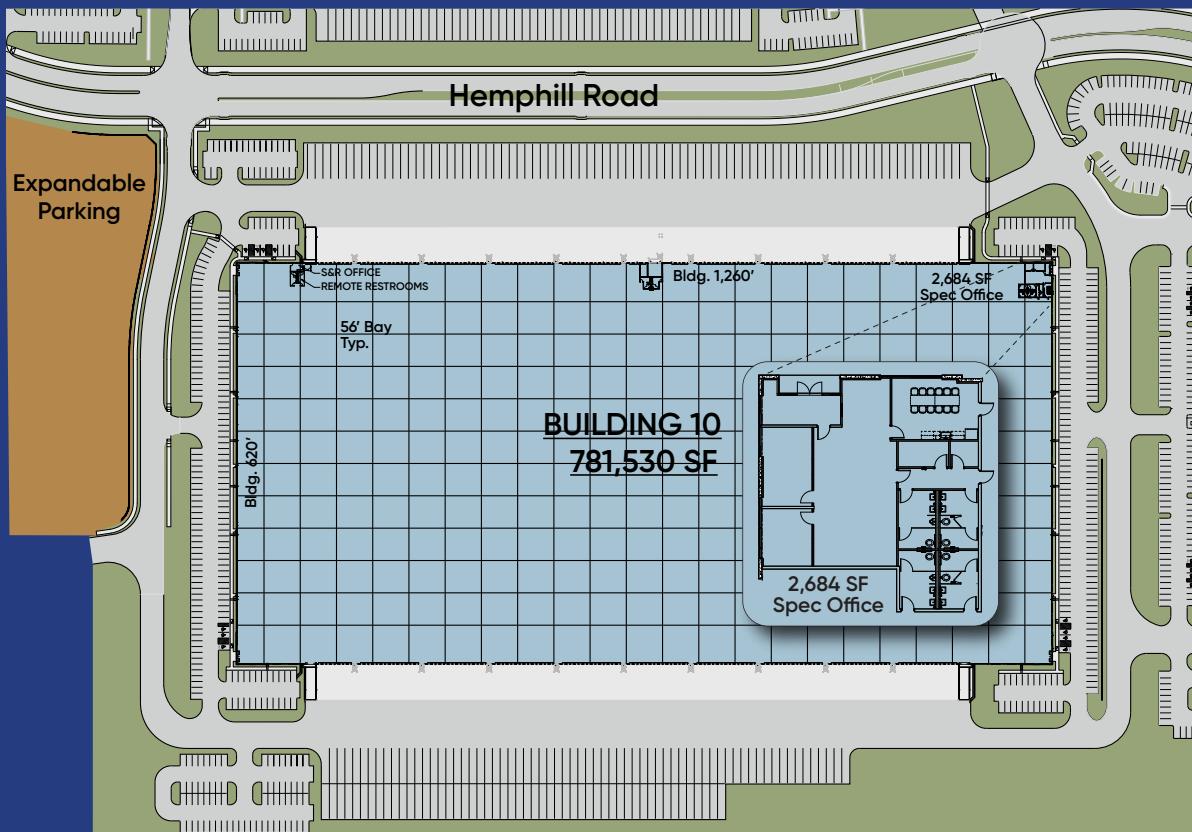
## POTENTIAL INCENTIVES

### STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

### LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone



## BUILDING 10 SPECIFICATIONS

- **Divisible:** Down to 175,000 SF
- **Available:** 781,530 SF
- **Spec Office:** 2,684 SF
- **Warehouse Lighting:** LED w/Motion Sensors, 30 f.c.
- **Clear Height:** 40'
- **Bay Spacing:** 50' x 56' (typical)

- **Auto Parking Positions:** 437
- **Trailer Parking Positions:** 173
- **Fire Sprinkler System:** ESFR
- **Loading:**  
131 Dock High Doors  
4 Ground Level Ramps
- **Abundant Fiber In Place**

## ABOUT MAJESTIC REALTY CO.

- 90M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 8.9M SF Presence in DFW (5 Business Parks)

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