

**Brookfield  
Properties**

**7148 WICHITA ST,  
FORT WORTH, TX 76140**



## Project Details

[Frontiercommercepark.com](https://Frontiercommercepark.com)

**958,134 SF**  
AVAILABLE

**200+**  
DOCK POSITIONS

**Build-to-Suit**  
OFFICE AREA

**300+**  
TRAILER PARKS

**Up to 36'**  
CLEAR HEIGHT

**5**  
BUILDINGS

[WATCH OUR VIDEO TO LEARN MORE](#)

## Features

**Master planned Class A  
Business Park**

**Triple Freeport Tax Exemption**

**Excellent interstate access**

**Robust blue-collar labor base**

**Close proximity to  
amenities, including hotels  
and restaurants**

**Significant nearby  
corporate neighbors**

**LEED Silver Certified**



# Project Overview

**Building A**  
284,399 sq. ft.

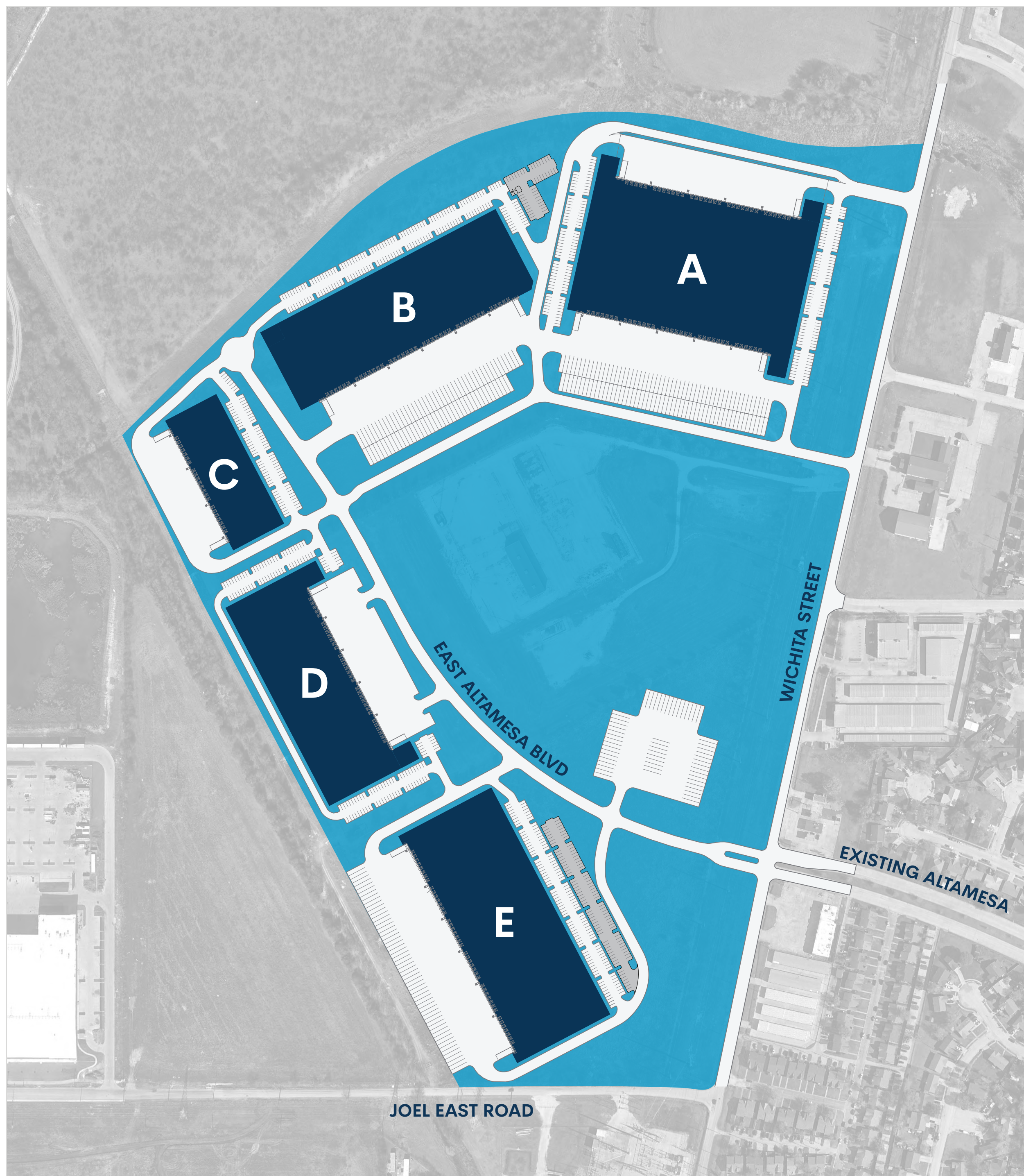
**Building B**  
202,818 sq. ft.  
(Minimum Divisible 50,000 sq. ft.)

**Building C**  
72,662 sq. ft.  
(Minimum Divisible 18,000 sq. ft.)

**Building D**  
164,787 sq. ft.  
(Minimum Divisible 60,000 sq. ft.)

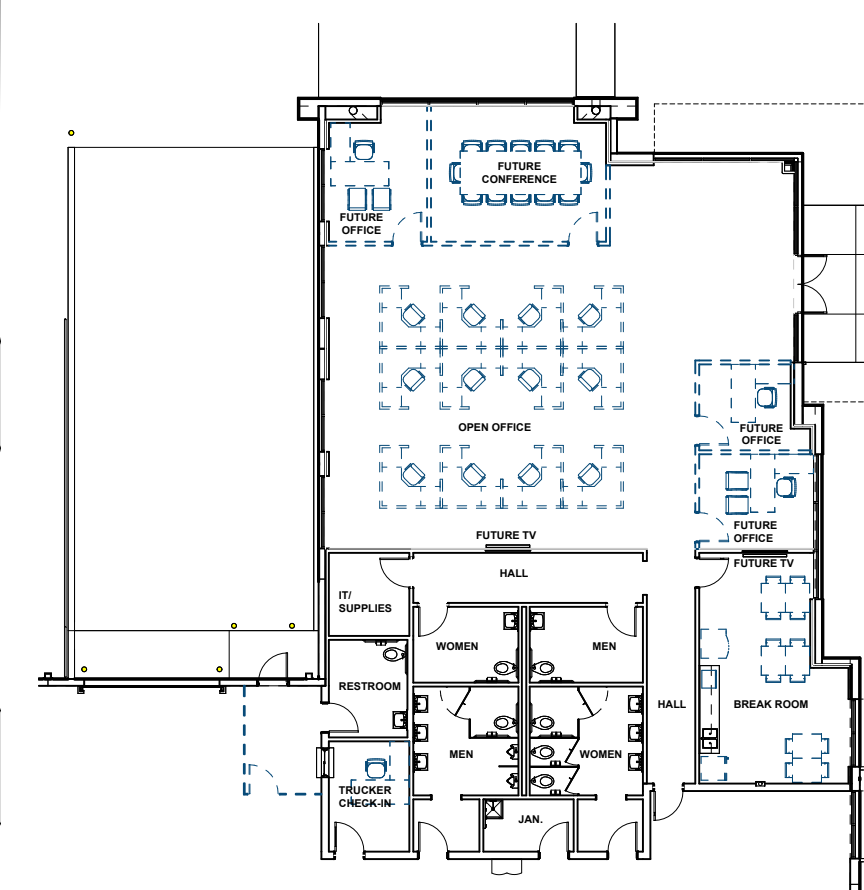
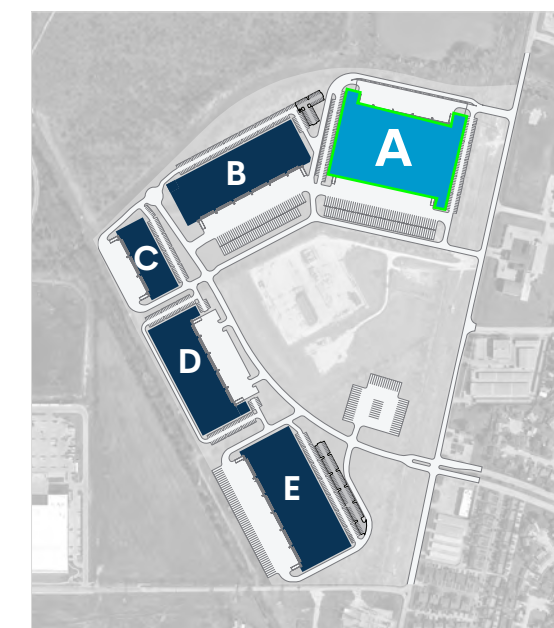
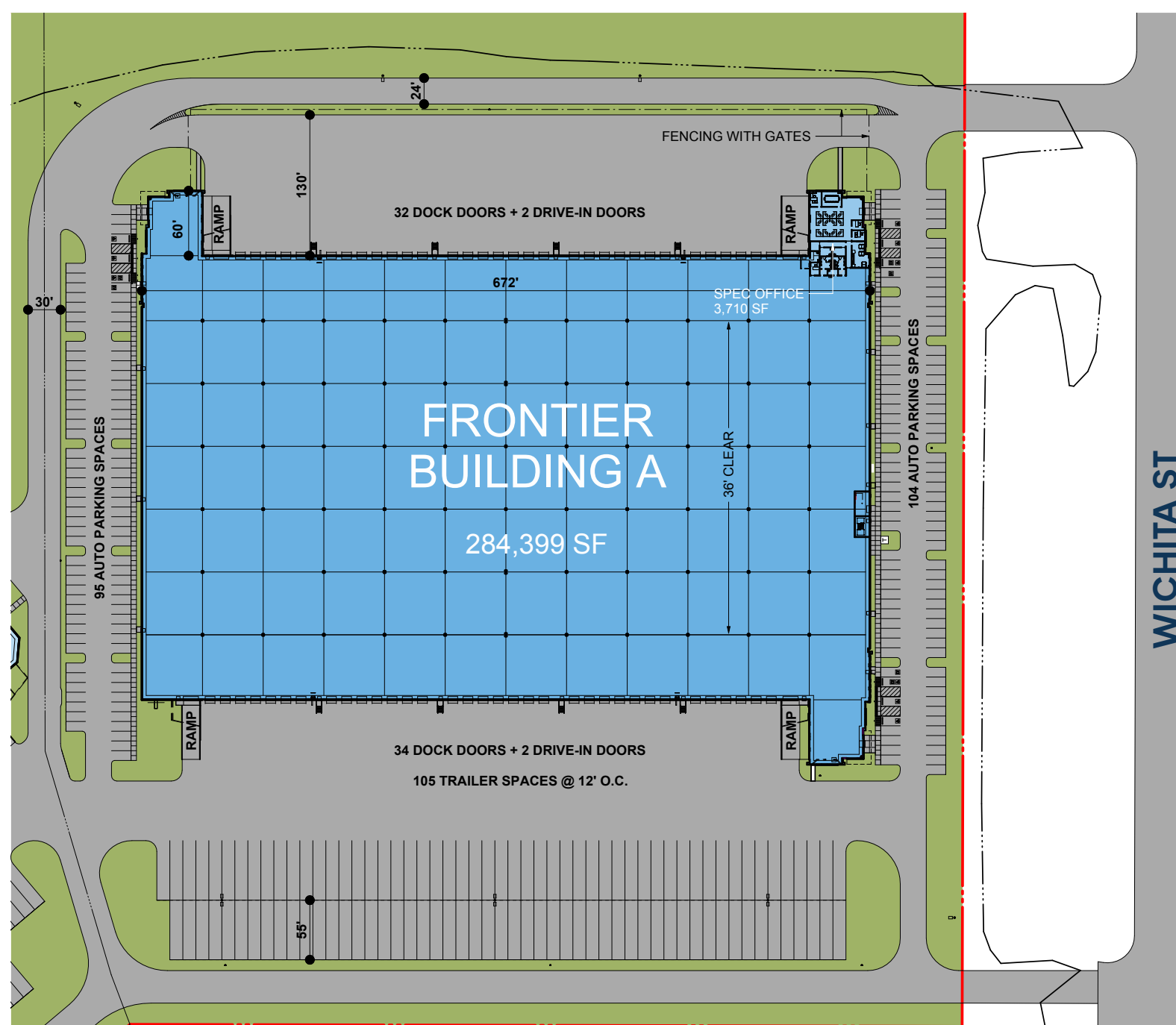
**Building E**  
233,468 sq. ft.  
(Minimum Divisible 100,000 sq. ft.)

**Remote Trailer Lot**  
5.54 AC / 57 Trailer Spaces  
(Available for all buildings A,B,C,D,E)

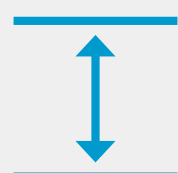


# Building A Specifications

Building Size	284,399 sq. ft.
Available	284,399 sq. ft.
Office Space	3,710 sq. ft.
Clear Height	36'
Dimensions	530' X 672'
Column Spacing	58' x 56' (60' speed bays)
Dock Doors	66 (9' x 10') doors
Drive-ins	4 (12' x 14')
Format	Cross-dock
Trailer Parking	105 stalls
Automobile Parking	199 spaces (6 EV chargers)
Sprinklers	ESFR
Lighting	Motion Sensored LED (30 FC)
Power	2,500 amp tap can



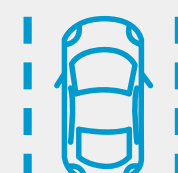
**3,710 SF**  
Spec Office



**36'**  
Clear Height



**66**  
Dock Doors  
4 Drive-In Ramps



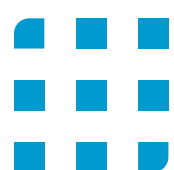
**199**  
Auto Parking  
6 EV Charging Stations



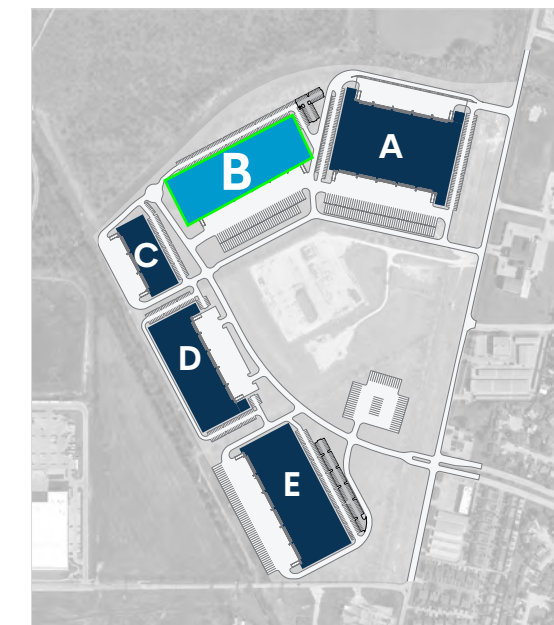
**105**  
Trailer Parking



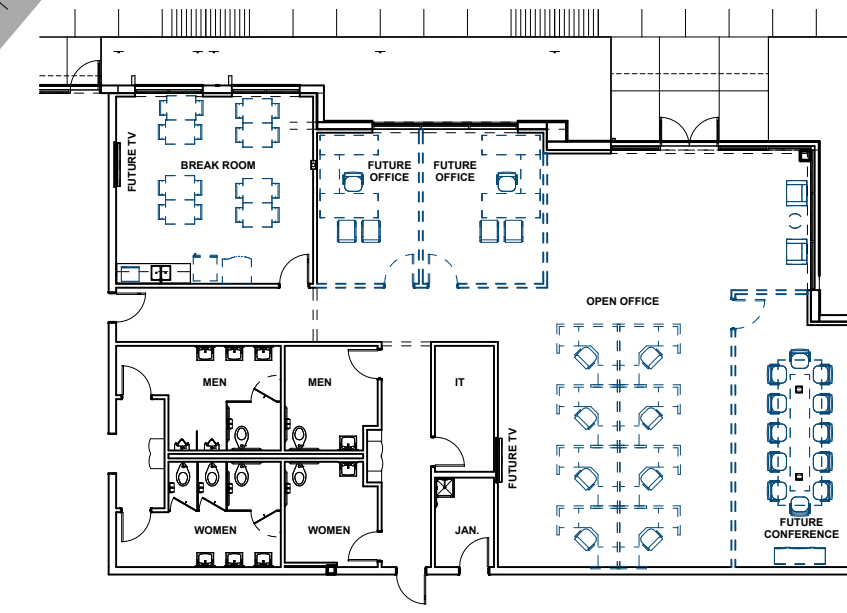
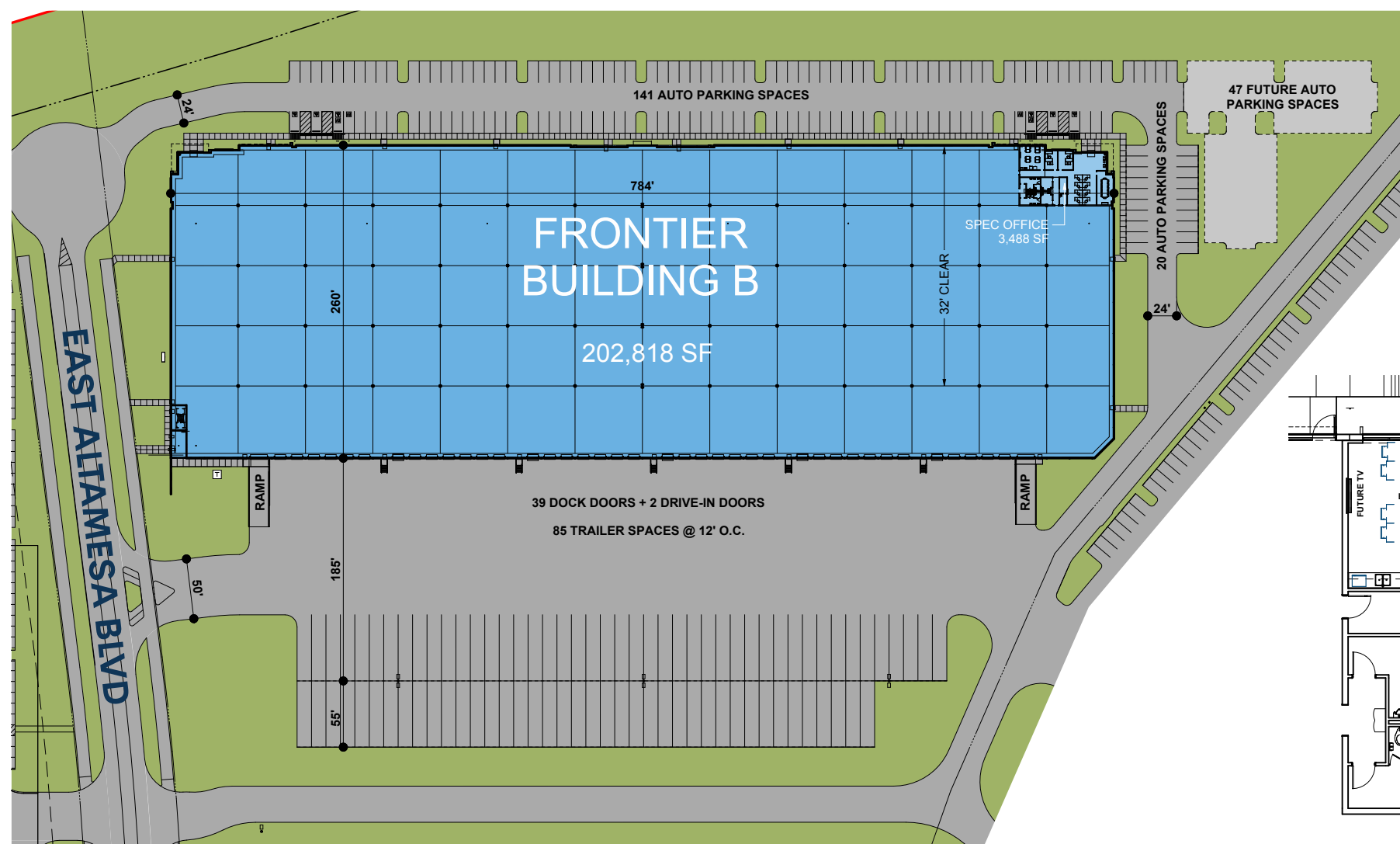
**5.54 AC**  
Additional Paved/Striped  
Lot  
57 Trailer Spots



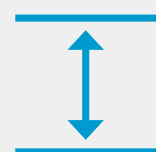
# Building B Specifications



Building Size	202,818 sq. ft.
Available	202,818 sq. ft. (50,000 sq. ft. minimum divisible)
Office Space	3,488 sq. ft.
Clear Height	32'
Dimensions	260' X 784'
Column Spacing	50' x 56' (60' speed bays)
Dock Doors	39 (9' x 10') doors
Drive-ins	2 (14' x 16') doors
Format	Rear-load
Trailer Parking	85 stalls
Automobile Parking	161 spaces (4 EV chargers)
Sprinklers	ESFR
Lighting	Motion Sensored LED (30 FC)
Power	2,500 amp tap can



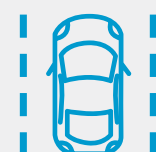
**3,488 SF**  
Spec Office



**32'**  
Clear Height



**39**  
Dock Doors  
2 Drive-In Ramps



**161**  
Auto Parking  
(Expandable to 208)  
4 EV Charging Stations



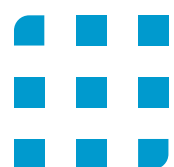
**85**  
Trailer Parking



**5.54 AC**  
Additional Paved/Striped  
Lot  
57 Trailer Spots

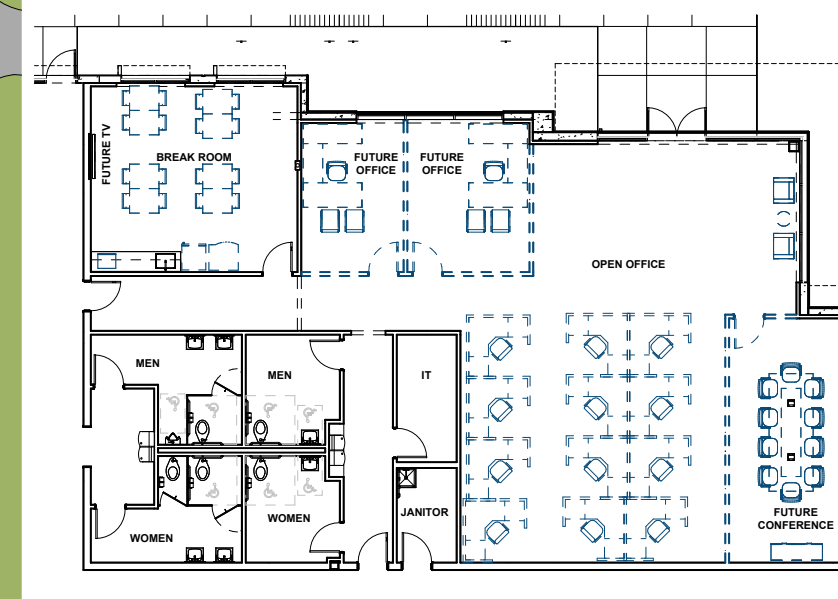
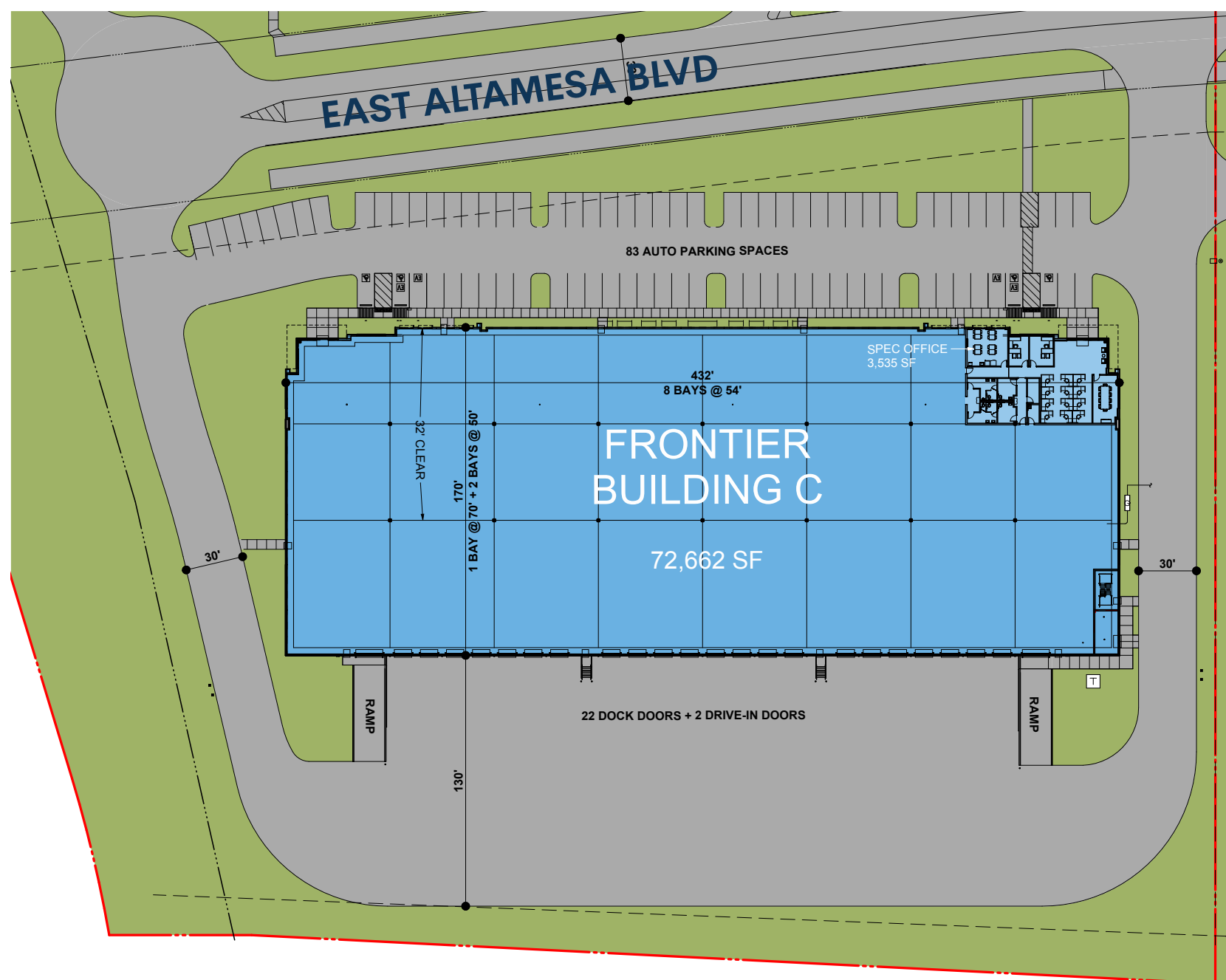


**HVAC Ready**  
R-30 Insulation

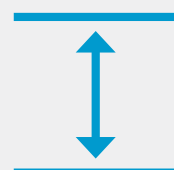


# Building C Specifications

Building Size	72,662 sq. ft.
Available	72,662 sq. ft. (18,000 sq. ft. minimum divisible)
Office Space	3,535 sq. ft.
Clear Height	32'
Dimensions	170' X 432'
Column Spacing	50' x 56' (60' speed bays)
Dock Doors	22 (9' x 10') doors
Drive-ins	2 (14' x 16') doors
Format	Rear-load
Trailer Parking	0 stalls
Automobile Parking	83 spaces (4 EV chargers)
Sprinklers	ESFR
Lighting	Motion Sensored LED (30 FC)
Power	2,500 amp tap can



**3,535 SF**  
Spec Office



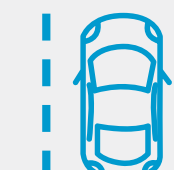
**32'**  
Clear Height



**22**  
Dock Doors



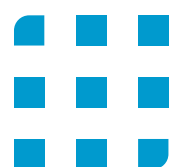
**2**  
Drive-In Ramps  
14' x 16' - motorized



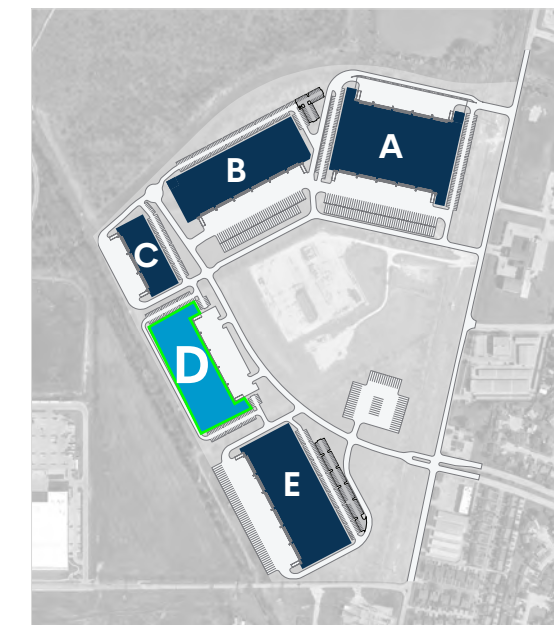
**83**  
Auto Parking  
4 EV Charging Stations



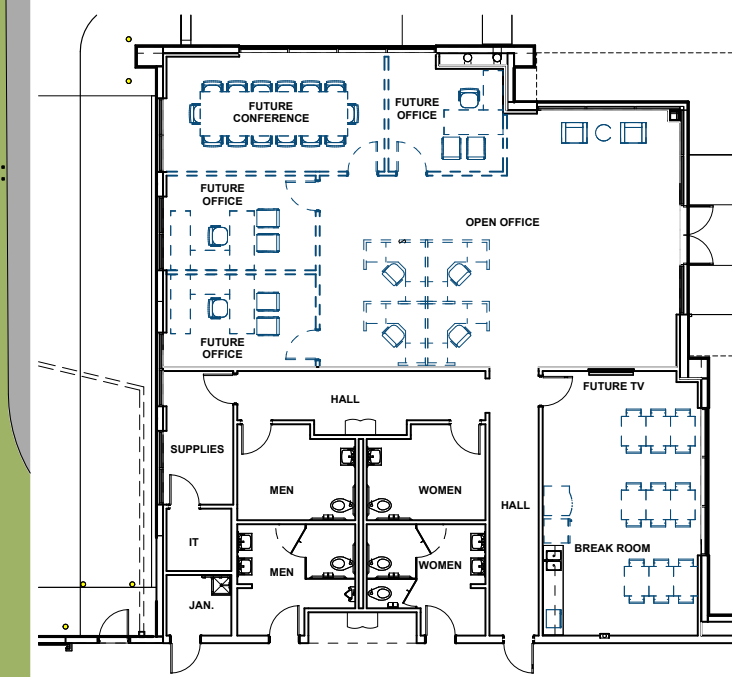
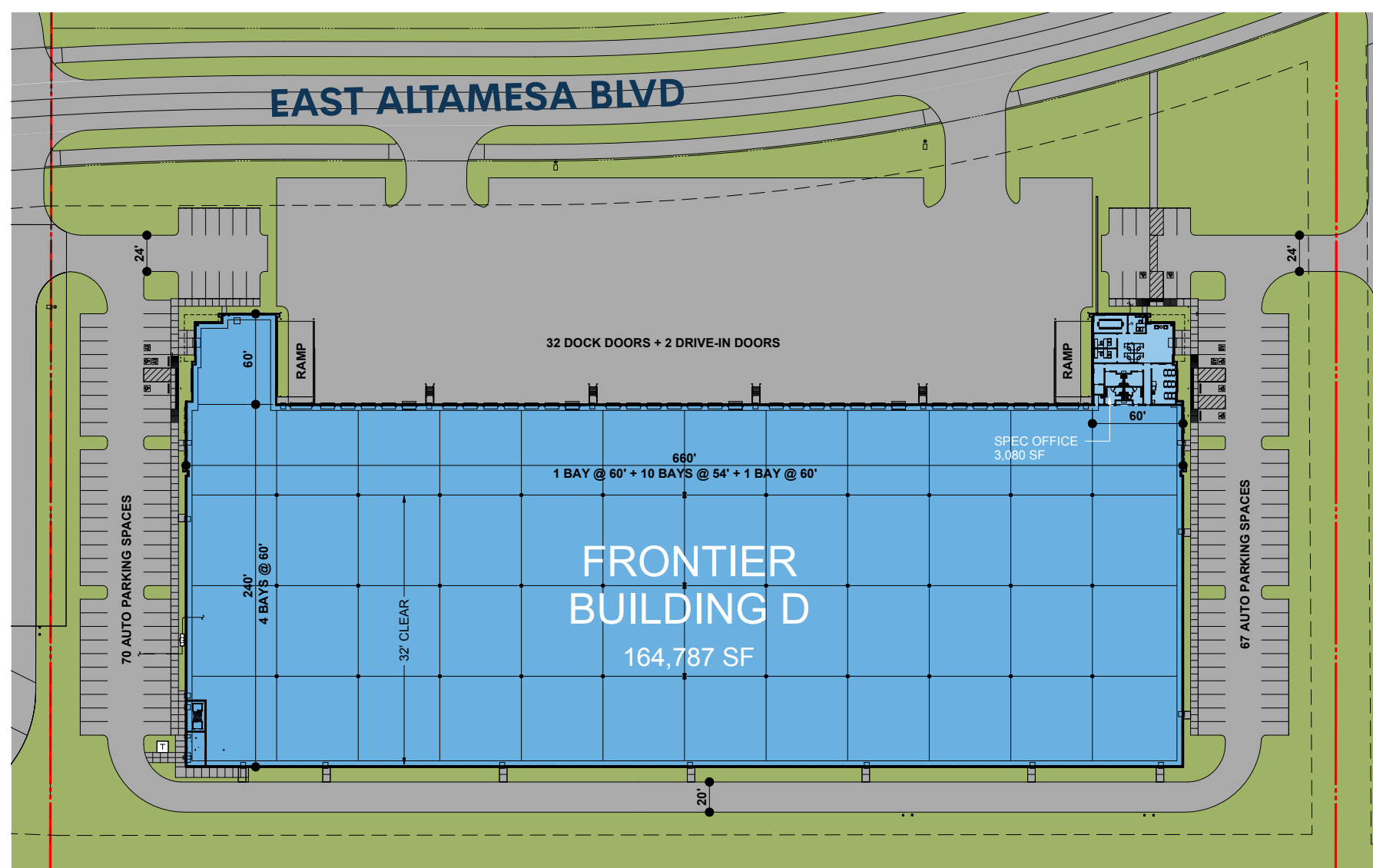
**5.54 AC**  
Additional Paved/  
Striped Lot  
57 Trailer Spots



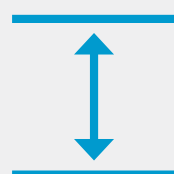
# Building D Specifications



Building Size	164,787 sq. ft.
Available	164,787 sq. ft. (60,000 sq. ft. minimum divisible)
Office Space	3,080 sq. ft.
Clear Height	32'
Dimensions	240' X 660'
Column Spacing	60' x 54' (60' speed bays)
Dock Doors	32 (9' x 10') doors
Drive-ins	2 (14' x 16') doors
Format	Front-load
Trailer Parking	0 stalls
Automobile Parking	137 spaces (4 EV chargers)
Sprinklers	ESFR
Lighting	Motion Sensored LED (30 FC)
Power	2,500 amp tap can



**3,080 SF**  
Spec Office



**32'**  
Clear Height



**32**  
Dock Doors



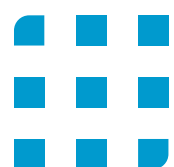
**2**  
Drive-In Ramps  
14' x 16' - motorized



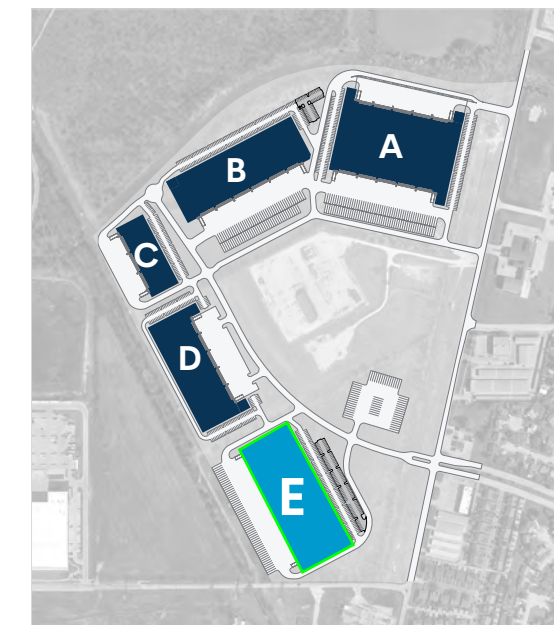
**137**  
Auto Parking  
4 EV Charging Stations



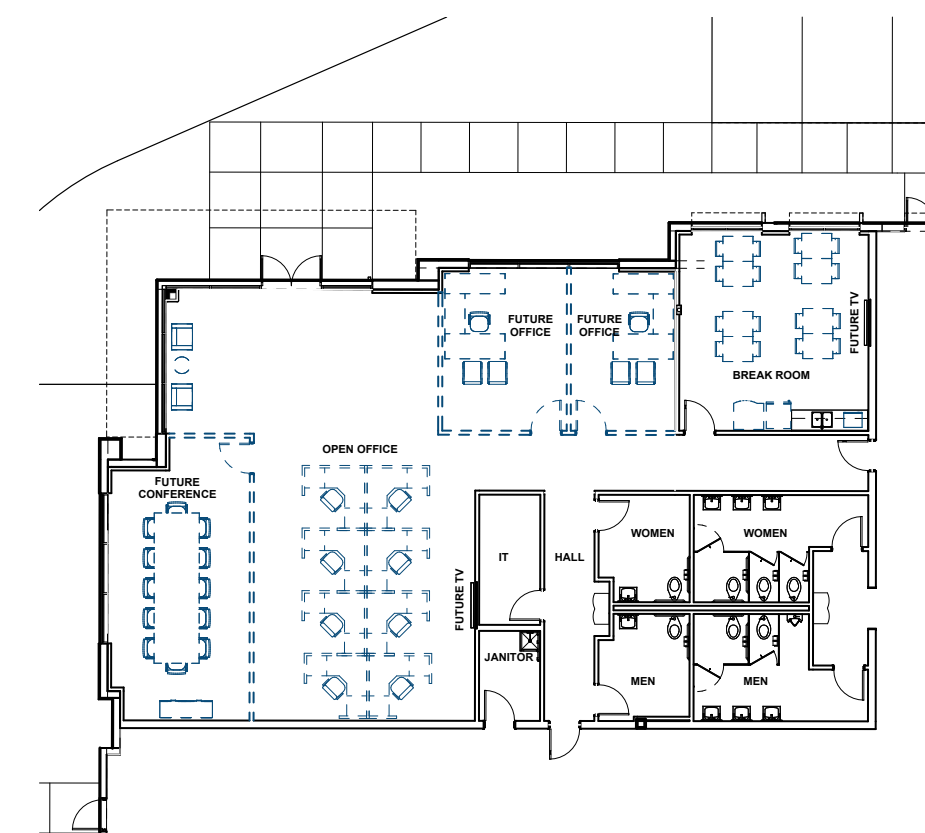
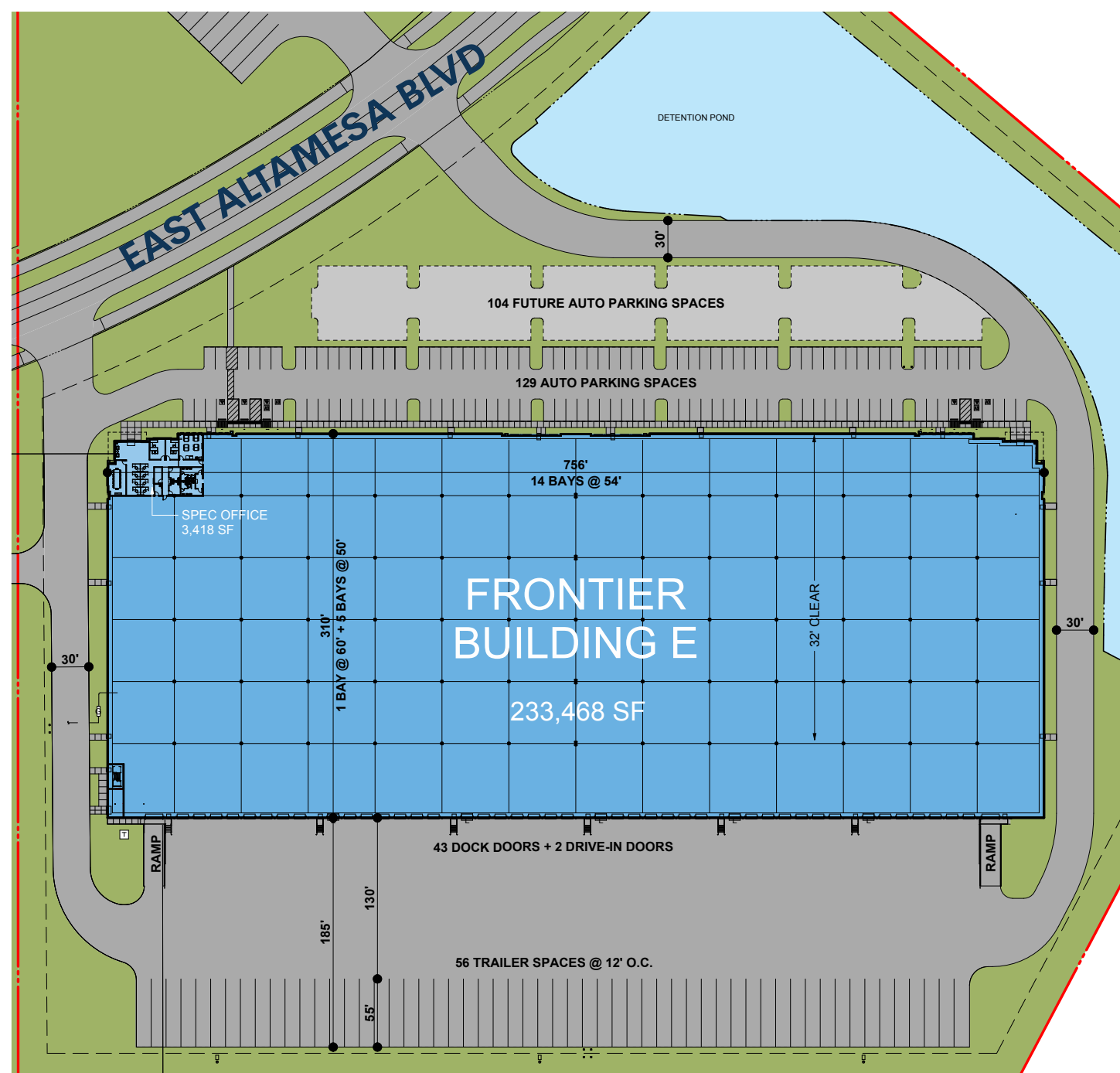
**5.54 AC**  
Additional Paved/  
Striped Lot  
57 Trailer Spots



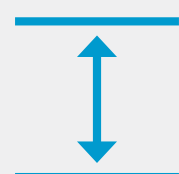
# Building E Specifications



Building Size	233,468 sq. ft.
Available	233,468 sq. ft. (100,000 sq. ft. minimum divisible)
Office Space	3,417 sq. ft.
Clear Height	32'
Dimensions	310' X 756'
Column Spacing	50' x 54' (60' speed bays)
Dock Doors	43 (9' x 10') doors
Drive-ins	2 (14' x 16') doors
Format	Rear-load
Trailer Parking	56 stalls
Automobile Parking	129, expandable to 233 spaces (4 EV chargers)
Sprinklers	ESFR
Lighting	Motion Sensored LED (30 FC)
Power	2,500 amp tap can



**3,418 SF**  
Spec Office



**32'**  
Clear Height



**43**  
Dock Doors  
2 Drive-In Ramps



**129**  
Auto Parking  
(Expandable to 233)  
4 EV Charging Stations



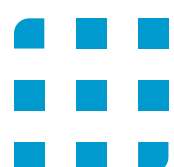
**56**  
Trailer Parking

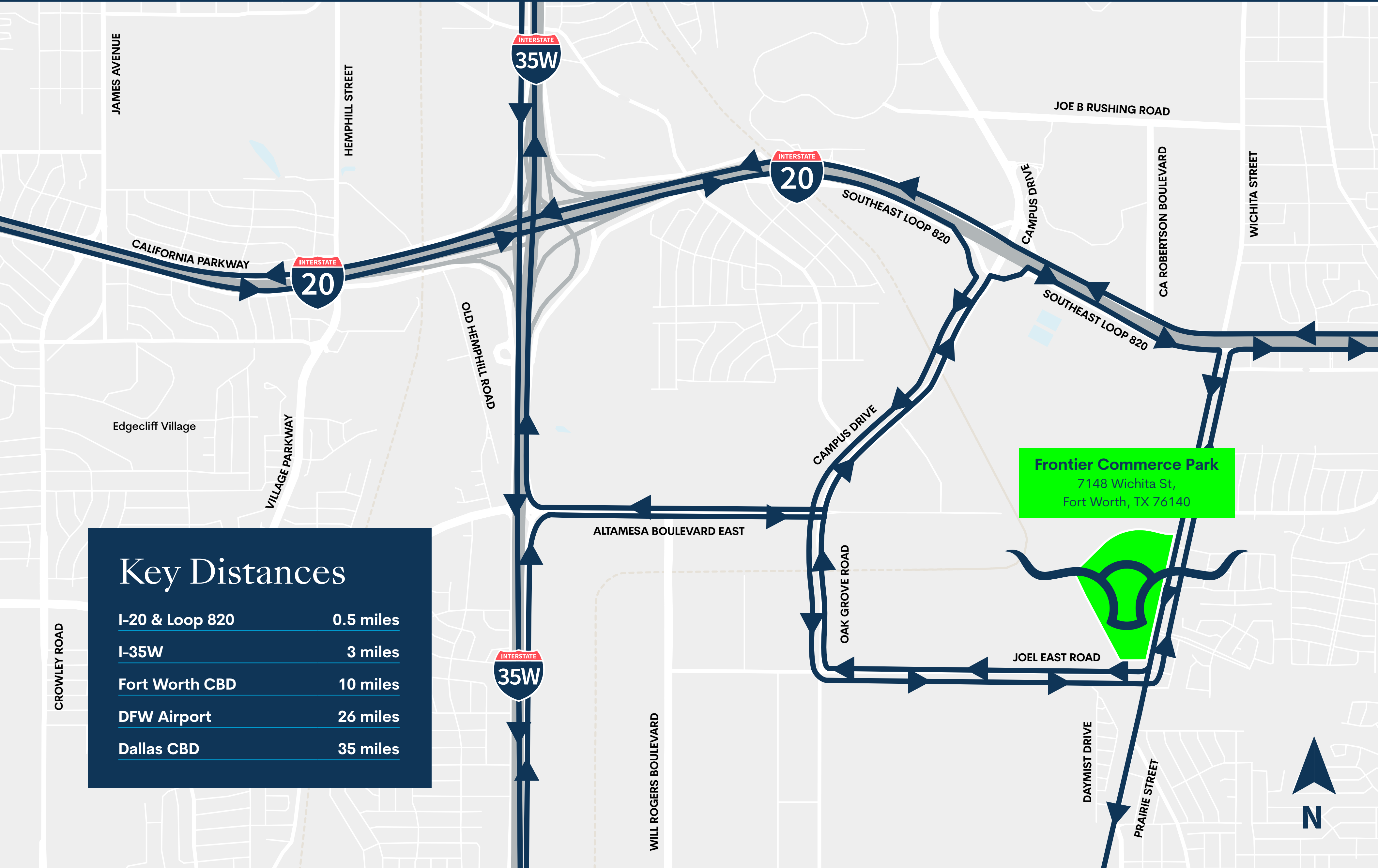
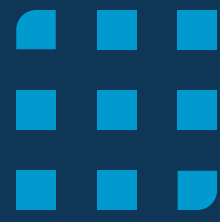


**5.54 AC**  
Additional Paved/Striped  
Lot  
57 Trailer Spots



**HVAC Ready**  
R-30 Insulation







WHO WE ARE

# More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

180M+

square feet of logistics space

611+

warehouse, distribution and cold storage properties

91M+

square foot development pipeline



### Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions.



### Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



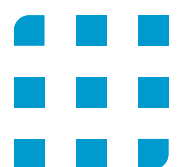
### The Brookfield advantage

Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



### Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.



# Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features  
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Clerestory windows optimizing natural light, creating a healthier working environment

## 100% LEED

Certified or higher on new development

## Up to 75%

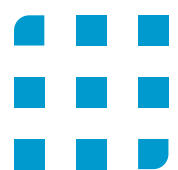
Reduction in utility costs due to efficient design

## Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction



# Sustainability





# FRONTIER

COMMERCE PARK

7148 WICHITA ST,  
FORT WORTH, TX 76140



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