



IRONHEAD COMMERCE CENTER

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

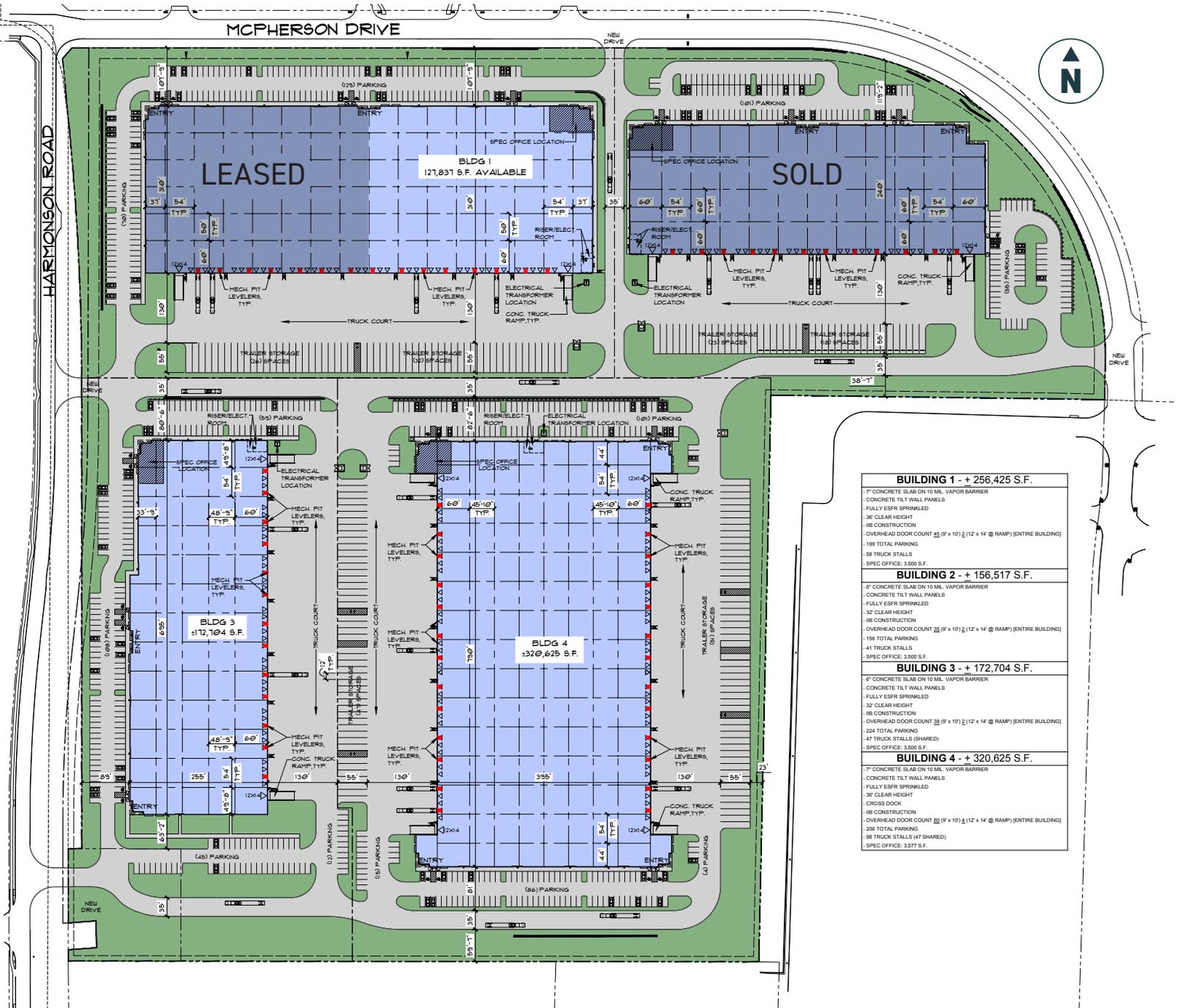
11863 Harmonson Rd, Northlake, TX 76247





IRONHEAD COMMERCE CENTER

SITE PLAN



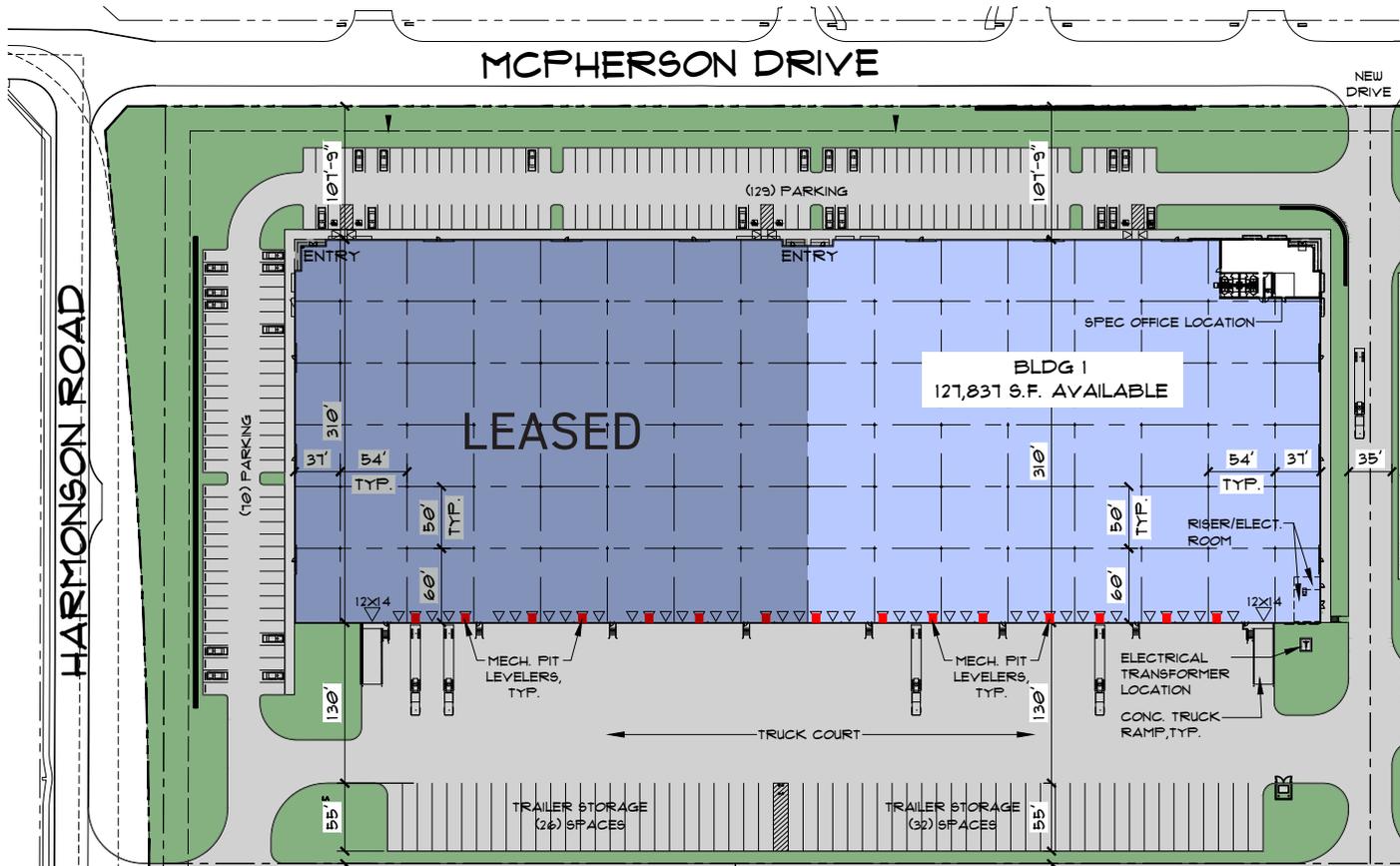
<p>BUILDING 1 - + 256,425 S.F.</p> <ul style="list-style-type: none"> 7" CONCRETE SLAB ON 10 ML VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY ESFR SPRINKLED 36' CLEAR HEIGHT IB CONSTRUCTION OVERHEAD DOOR COUNT 25 (7 x 10) 2 (12' x 14' @ RAMP) (ENTIRE BUILDING) 199 TOTAL PARKING 58 TRUCK STALLS SPEC OFFICE: 3,800 S.F.
<p>BUILDING 2 - + 156,517 S.F.</p> <ul style="list-style-type: none"> 6" CONCRETE SLAB ON 10 ML VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY ESFR SPRINKLED 32' CLEAR HEIGHT IB CONSTRUCTION OVERHEAD DOOR COUNT 25 (7 x 10) 2 (12' x 14' @ RAMP) (ENTIRE BUILDING) 156 TOTAL PARKING 41 TRUCK STALLS SPEC OFFICE: 3,800 S.F.
<p>BUILDING 3 - + 172,704 S.F.</p> <ul style="list-style-type: none"> 6" CONCRETE SLAB ON 10 ML VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY ESFR SPRINKLED 32' CLEAR HEIGHT IB CONSTRUCTION OVERHEAD DOOR COUNT 25 (7 x 10) 2 (12' x 14' @ RAMP) (ENTIRE BUILDING) 224 TOTAL PARKING 47 TRUCK STALLS (5 SHARED) SPEC OFFICE: 3,300 S.F.
<p>BUILDING 4 - + 320,625 S.F.</p> <ul style="list-style-type: none"> 7" CONCRETE SLAB ON 10 ML VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY ESFR SPRINKLED 36' CLEAR HEIGHT CROSS DOCK IB CONSTRUCTION OVERHEAD DOOR COUNT 25 (7 x 10) 2 (12' x 14' @ RAMP) (ENTIRE BUILDING) 206 TOTAL PARKING 98 TRUCK STALLS (47 SHARED) SPEC OFFICE: 3,077 S.F.

FORREST COOK | FORREST.COOK@STREAMREALTY.COM | 817.877.1310

JEFF REIN | JEFF.REIN@STREAMREALTY.COM | 817.877.1309

CONNOR LAND | CONNOR.LAND@STREAMREALTY.COM | 817.396.5235

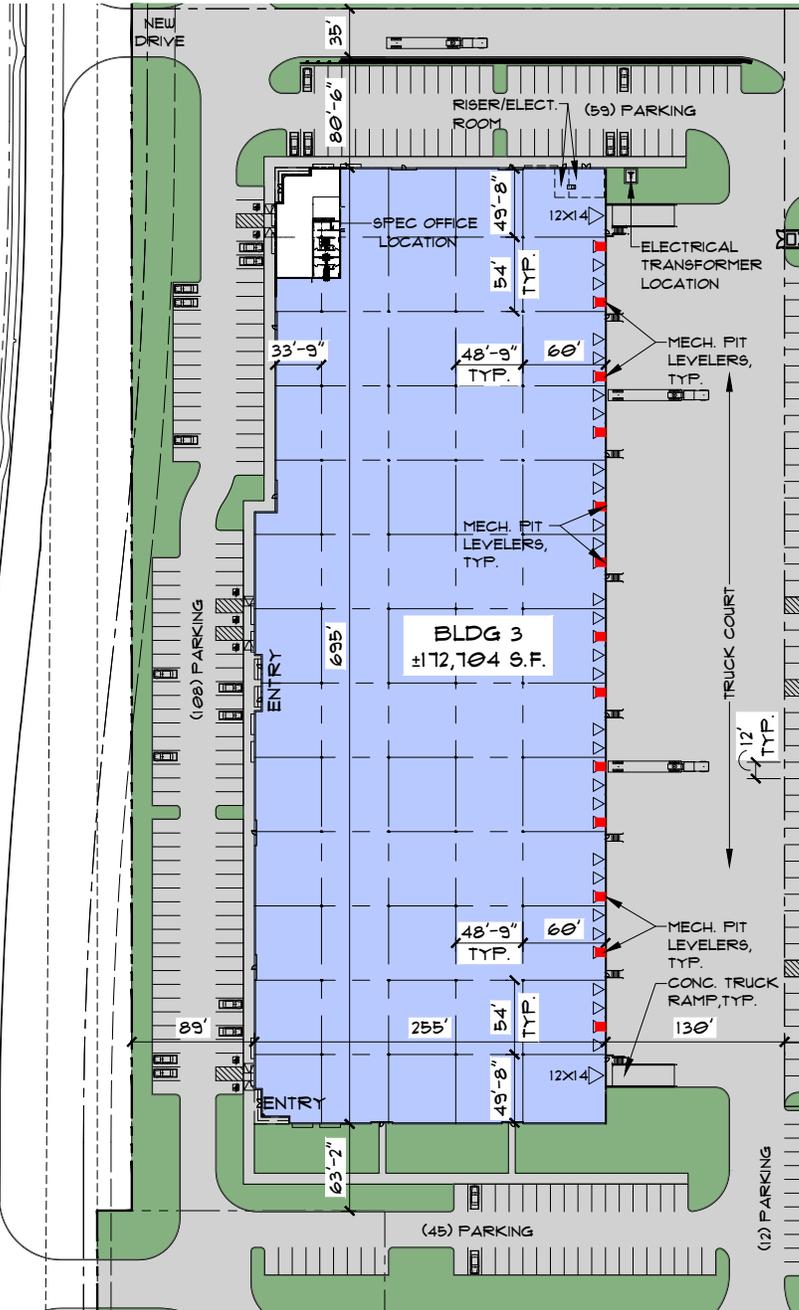




BUILDING 1

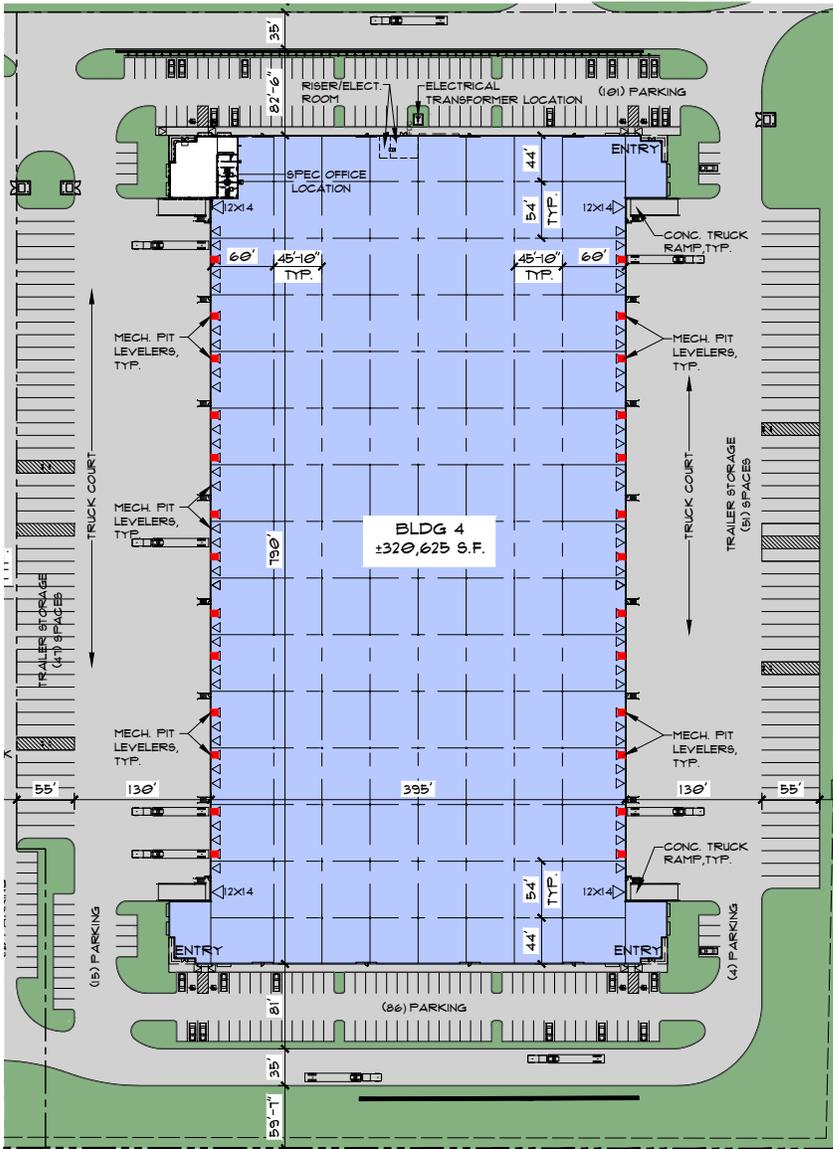
RBA:	127,837 SF
Divisible:	60,000 SF
Spec Office:	3,500
Building Dimensions:	310' x 830'
DH Doors:	(23) 9' X 10' OH Doors
Pit Levelers:	(8) 35K lb. Mechanical Pit Levelers
Oversized Doors:	(1) 12' X 14' OH Door w/ Ramps
Column Spacing:	54' W x 50' D
Speed Bay:	60'

Clear Height:	36'
Car Parks:	99
Trailer Parks:	29
Truck Court Depth:	185'
Building Configuration:	Rear Load
Slab:	7"
Roof & Insulation:	45 MIL - R9
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



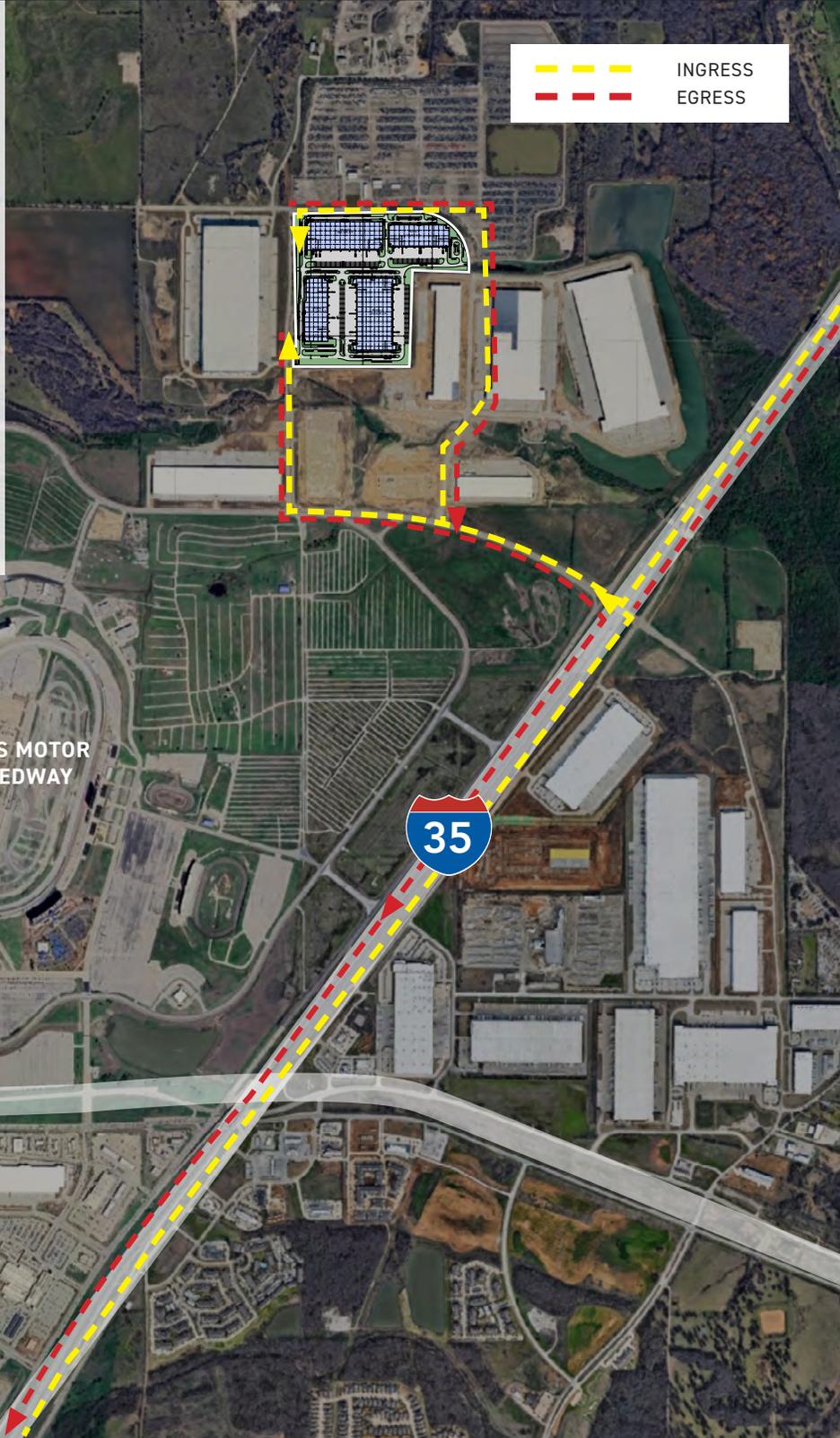
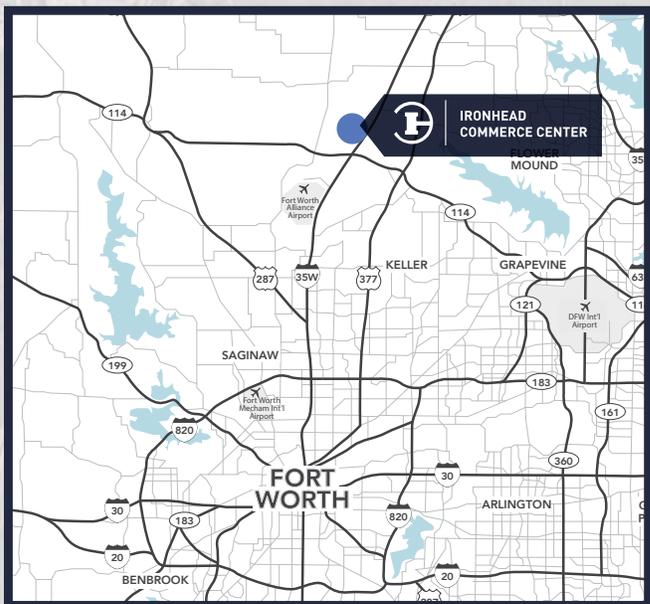
BUILDING 4

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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IRONHEAD COMMERCE CENTER

DRIVE DISTANCES / AMENITIES



DRIVE DISTANCES:

ALLIANCE AIRPORT: 6 MILES	I-35W: 1 MILE
BNSF INTERMODAL: 6 MILES	HWY 114: 2 MILES
DFW INTL AIRPORT: 20 MILES	LOOP 820: 15 MILES
FORT WORTH CBD: 22 MILES	I-30: 22 MILES
DALLAS CBD: 38 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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