



5555 N Beach Street, Fort Worth

Total Building SF	668,018 SF
Former Use	Office / Manufacturing / Lab / Warehouse
Lot	Approximately 50 acres
Submarket	North Fort Worth
County	Tarrant County
Location	Fossil Creek Business Park with accessibility to major freeway systems via I-35/W, I-820, SH-377, SH-183, SH-170, SH-121. 5555 Beach Street lies within the Northeast quadrant of major Interstates Northeast Loop 820 and IH-35W. One block and two stoplights from Loop 820, which easily merges into Interstate 35W, 5555 Beach Street affords commuters multiple routes for quick travel throughout area.
Ingress/Egress	Bordered by Beach Street, Fossil Vista Drive and Sandshell Drive, each with a dual point of ingress/egress and access to intersection with traffic signal
Parking Ratio	10/1,000
Zoning	Medium Industrial
Power	Dual Feed Redundant Power, Heavy Power Distributed throughout facility, Energy Management System
Generators	Onan 625KVA/500KW and Onan 500KVA/400KW
Lighting	Office - Three Bulb T-8 Fluorescent, Warehouse - Metal Halide
HVAC	100% HVAC--Chilled Water with Electric Heat, Three (3) Chillers--500 ton, 1300 ton, 1300 ton; AHU's located in Penthouse Mechanical Rooms; Compressed air available at 125 PSI
Life Safety	100% Fire-Sprinkled, Electric Fire Pump 1500 GPM, Diesel Fire Pump 1500 GPM with 250,000 gallon Water Storage Tank
Warehouse Doors	SWC - Ten (10) 8'x10' Docks with Levelers and one (1) Ramp SEC - Five (5) 8'x9' Docks and one (1) 12'x14' Dock with Leveler
Column Spacing	Warehouse - 40x40. Office - 30x40
Clear Height	Office - Varies between 9' and 12' Dropped Ceilings, Warehouse - Varies between 20' and 24' Clear Height
Truck Courts	SWC - 160'x181' and SEC - 120'x255'

CONTACT US

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TRANSPORTATION

- Meacham Airport (6 mi)
- Alliance Airport (12 mi)
- DFW International Airport (18 mi)

CORPORATE NEIGHBORS

- Bank of America (0.1 mi)
- Precision Rx (0.2 mi)
- Haggar Clothing Company (0.5 mi)
- Coca-Cola Bottling (1 mi)
- Dillard's Distribution (1.4 mi)
- Medtronic (1.5 mi)
- New Breed (2 mi)
- National Logistics (2.2 mi)
- Coors Distributing (3 mi)
- Trane (3.5 mi)
- Tyson Foods (4.6 mi)

ATTRACTIONS

- Amon Carter Museum
- Ballpark at Arlington
- Bass Performance Hall
- Bureau of Engraving & Printing
- Colonial Golf Tournament
- Cowboys Stadium
- Fort Worth Botanical Gardens
- Fort Worth Stockyards
- Fort Worth Zoo
- Kimball Art Museum
- Six Flags Over Texas
- Texas Motor Speedway

RESTAURANTS

- Schlotzsky's
- Arby's
- Taco Bueno
- Panda Express
- Braum's
- Denny's
- McDonald's
- Wendy's
- Chili's
- Macaroni Grill
- On the Border
- Saltgrass Steakhouse
- Whataburger
- Luby's Cafeteria
- Starbuck's
- Papa John's Pizza

GOLF COURSES

- Diamond Oaks Country Club
- Golf Club at Fossil Creek
- Iron Horse Golf course

SHOPPING

- Cabela's
- Historic Sundance Square
- North East Mall
- Southlake Town Square
- Watauga Town Crossing

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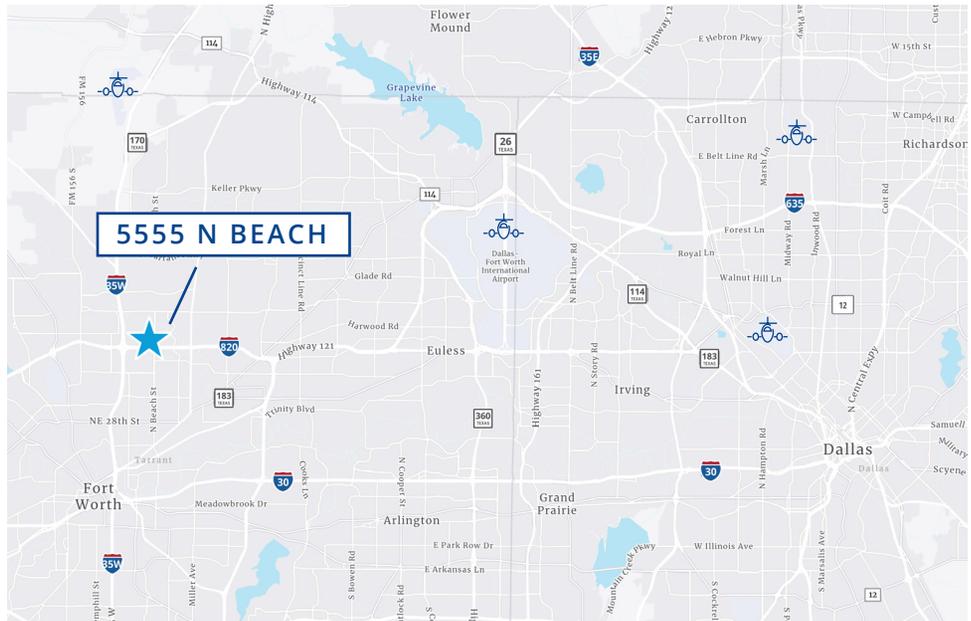


Address	5555 N Beach Street, Fort Worth, TX 76137
Location	Just north of the Fort Worth CBD at Interstate 820 and N Beach
Former Use	Utilized by Motorola for general office, conference and training facilities, lab, light manufacturing and warehouse
Site	50 Acres
Building Size	668,018 SF (expandable)
Parking	2,093 spaces (expandable)

Access Located in Fossil Creek Business Park, which offers exceptional accessibility to major freeway systems via I-35W, I-820, SH-377, SH-183, SH-170 and SH-121. One point of access from N Beach Street. Two points of access from Fossil Vista Drive

Power The current capacity is 5 MW, served underground, with dual redundant feeds from the Fossil Creek and Gemini substations which are located 2.43 miles and 3.36 miles from the Site. Additional power can be made readily available through Oncor. Heavy power is distributed throughout the Building with an energy management system

Life Safety	Onan 625KVA/500KW and Onan 500KVA/400KW generators
Fiber	Fiber located near the building: AboveNet, CenturyLink Metro, CenturyLink Metro Leased, Fiberlight and Time Warner Cable
Water	One of Fort Worth's most outstanding attributes is its water supply. The water infrastructure is 30 years ahead of projected demand
HVAC	100% HVAC. Chilled Water with Electric Heat; Three (3) Chillers—(500 ton, 1300 ton, 1300 ton); AHU's located in penthouse mechanical rooms



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