



WEST WORTH
COMMERCE CENTER

FOR LEASE

CLASS A INDUSTRIAL PARK | 991,038 SF TOTAL AVAILABLE
CHAPIN ROAD & ALEMEDA STREET • FORT WORTH, TEXAS 76126



OWNED & DEVELOPED BY



ARES
INDUSTRIAL
MANAGEMENT

LEASED & MANAGED BY

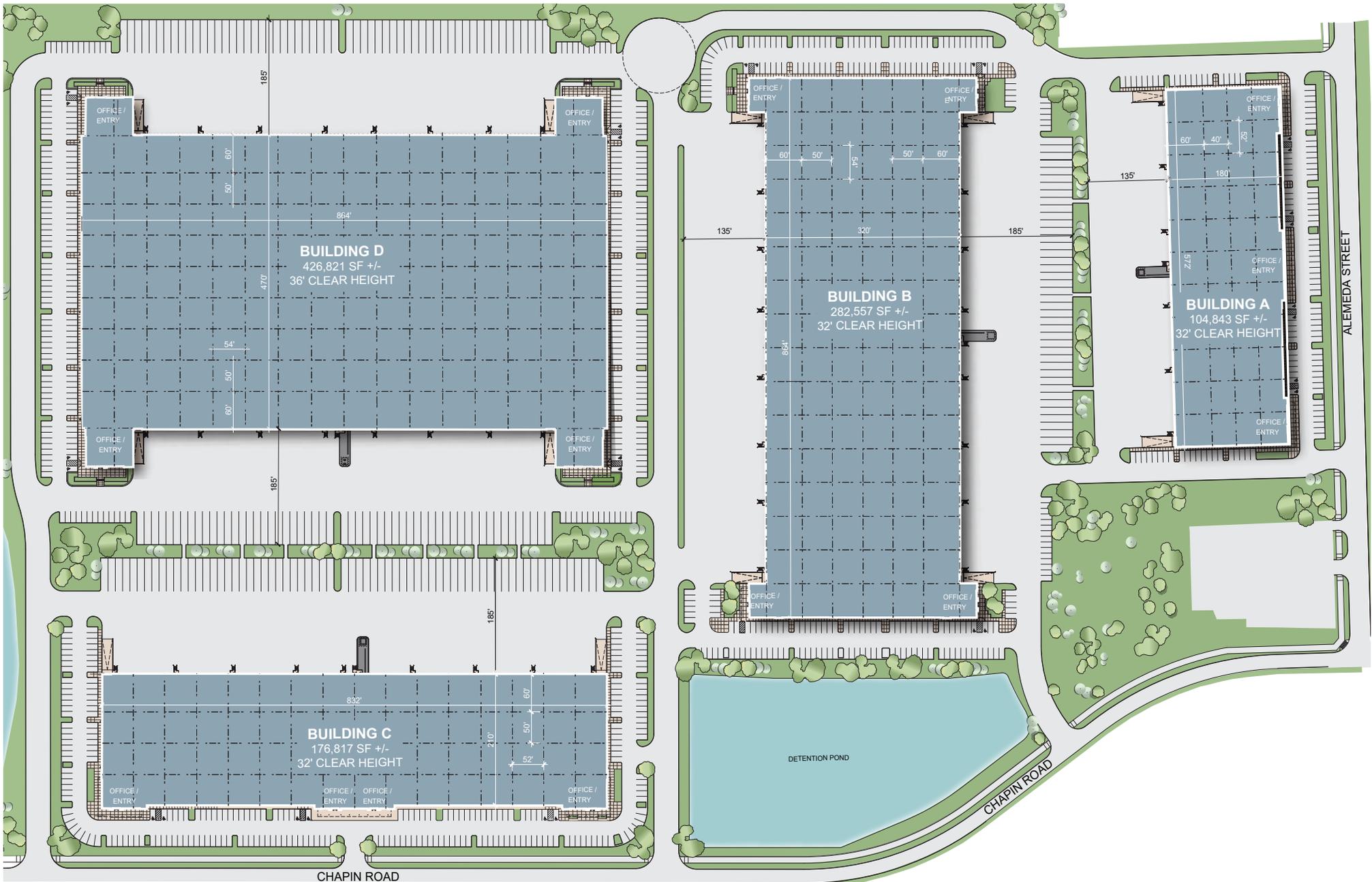


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WEST WORTH COMMERCE CENTER

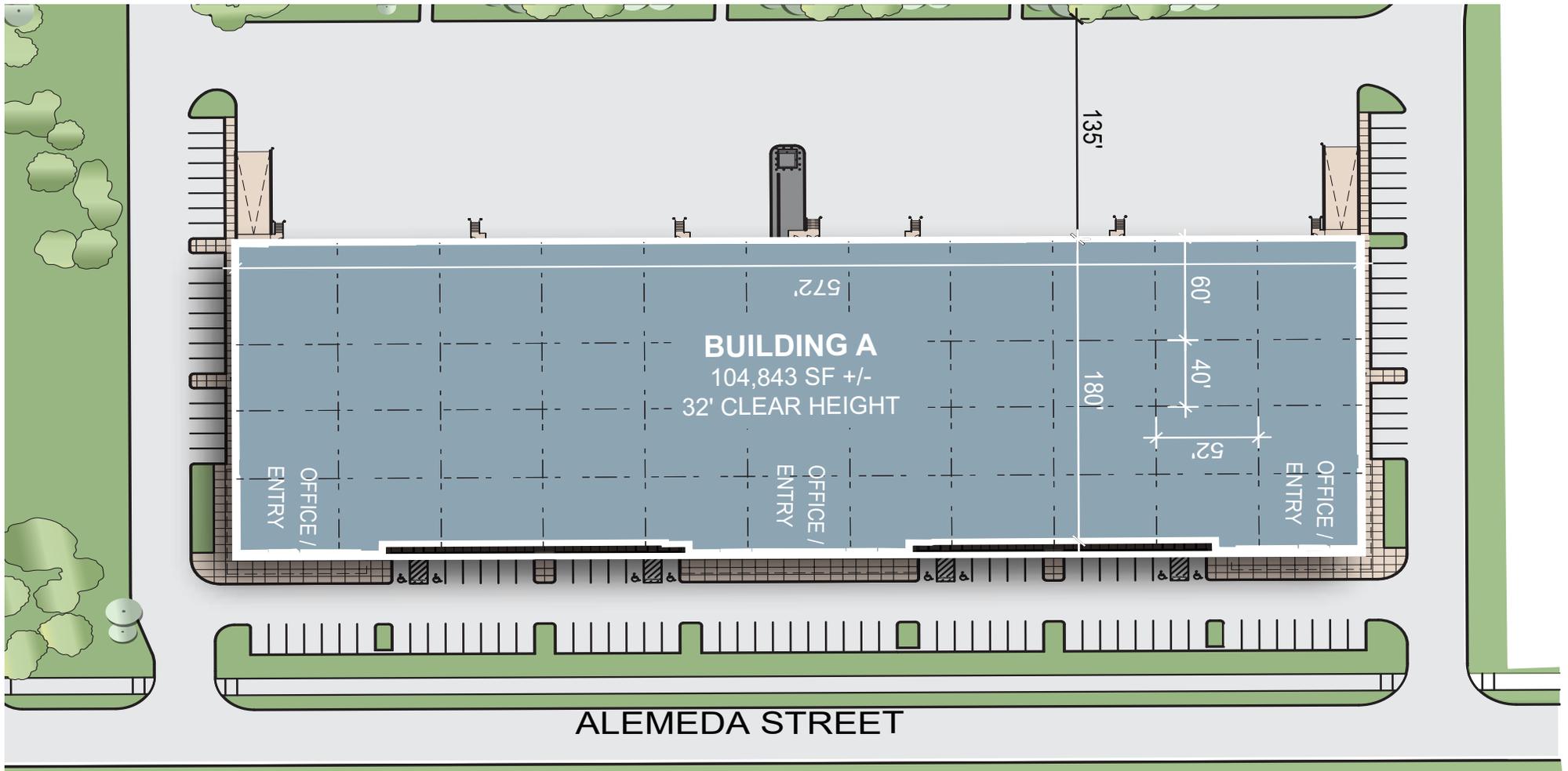
SITE PLAN



**BUILDING A
SPECS**

104,843 SF

- Divisible to 28,080 SF
- Spec office 2,854 SF
- 750KVA / 2000 Amp Tap Can
- 32' clear height
- Rear-load configuration
- 124 car parks
- 135' truck court
- 180' building depth
- 30 dock doors – 9' x 10'
- Two (2) drive-in ramps – 14' x 16'
- 52' x 40' column spacing
- 60' staging bays
- 6" reinforced slabs
- 60 mil TPO roofing
- R-25 insulation
- LED lighting throughout
- ESFR sprinkler system

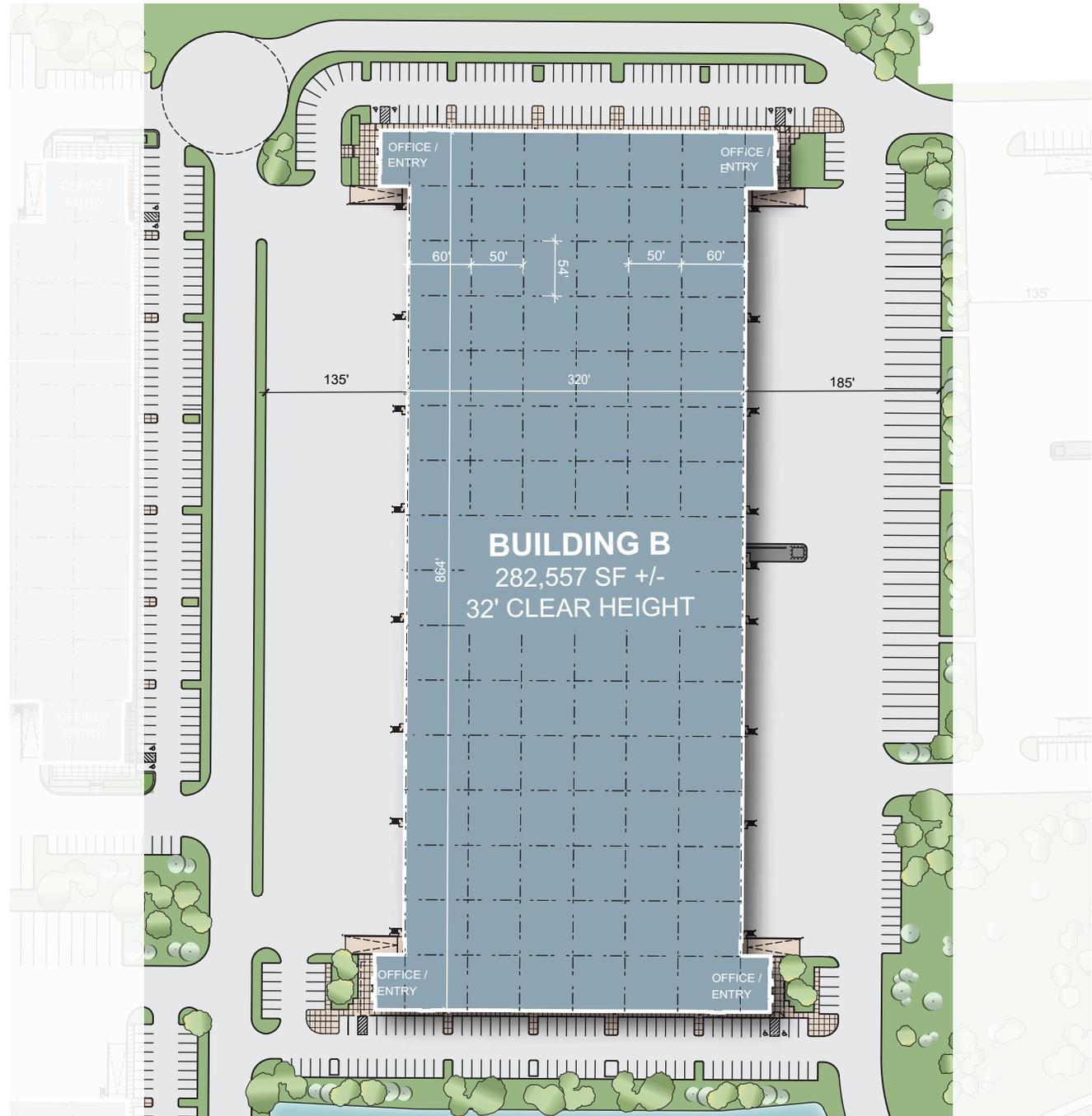




BUILDING B SPECS

282,557 SF

- Divisible to 70,639 SF
- Spec office 2,647 SF
- 2000KVA / 3000 Amp Tap Can
- 32' clear height
- Cross-dock configuration
- 234 car parks
- 42 trailer parks
- 135' – 185' truck court
- 320' building depth
- 102 dock doors – 9' x 10'
- Four (4) drive-in ramps – 14' x 16'
- 54' x 50' column spacing
- 60' staging bays
- 6" reinforced slabs
- 60 mil TPO roofing
- LED lighting throughout
- ESFR sprinkler system
- Ability to fully secure truck courts for up to 4 tenants

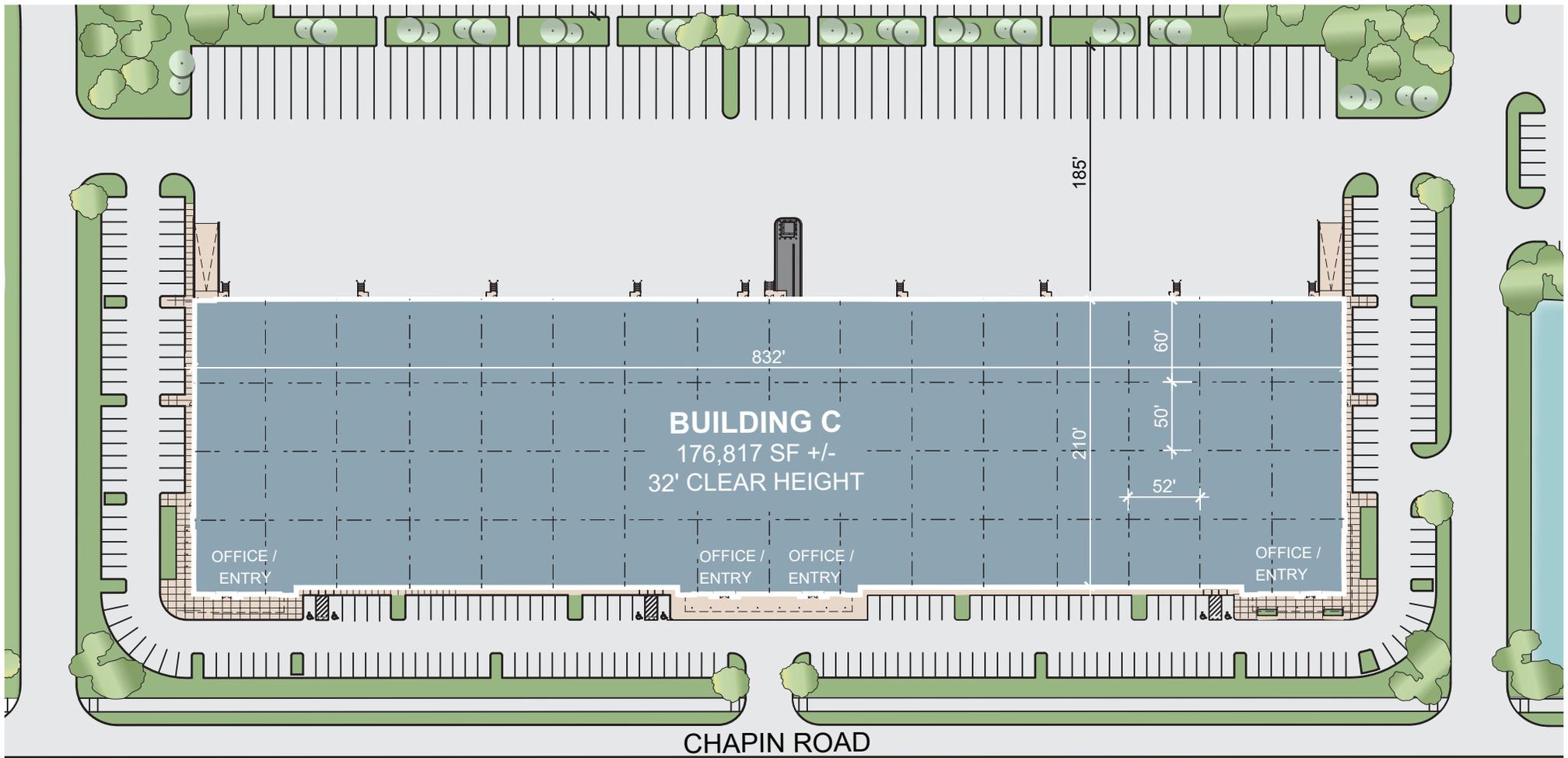




BUILDING C
SPECS

176,817 SF

- Divisible to 33,479 SF
- Spec office 3,346 SF
- 1500KVA / 2000 Amp Tap Can
- 32' clear height
- Rear-load configuration
- 242 car parks
- 68 trailer parks
- 185' truck court
- 210' building depth
- 48 dock doors – 9' x 10'
- 2 drive-in ramps – 14' x 16'
- 52' x 50' column spacing
- 60' staging bays
- 6" reinforced slabs
- 60 mil TPO roofing
- LED lighting throughout
- ESFR sprinkler system

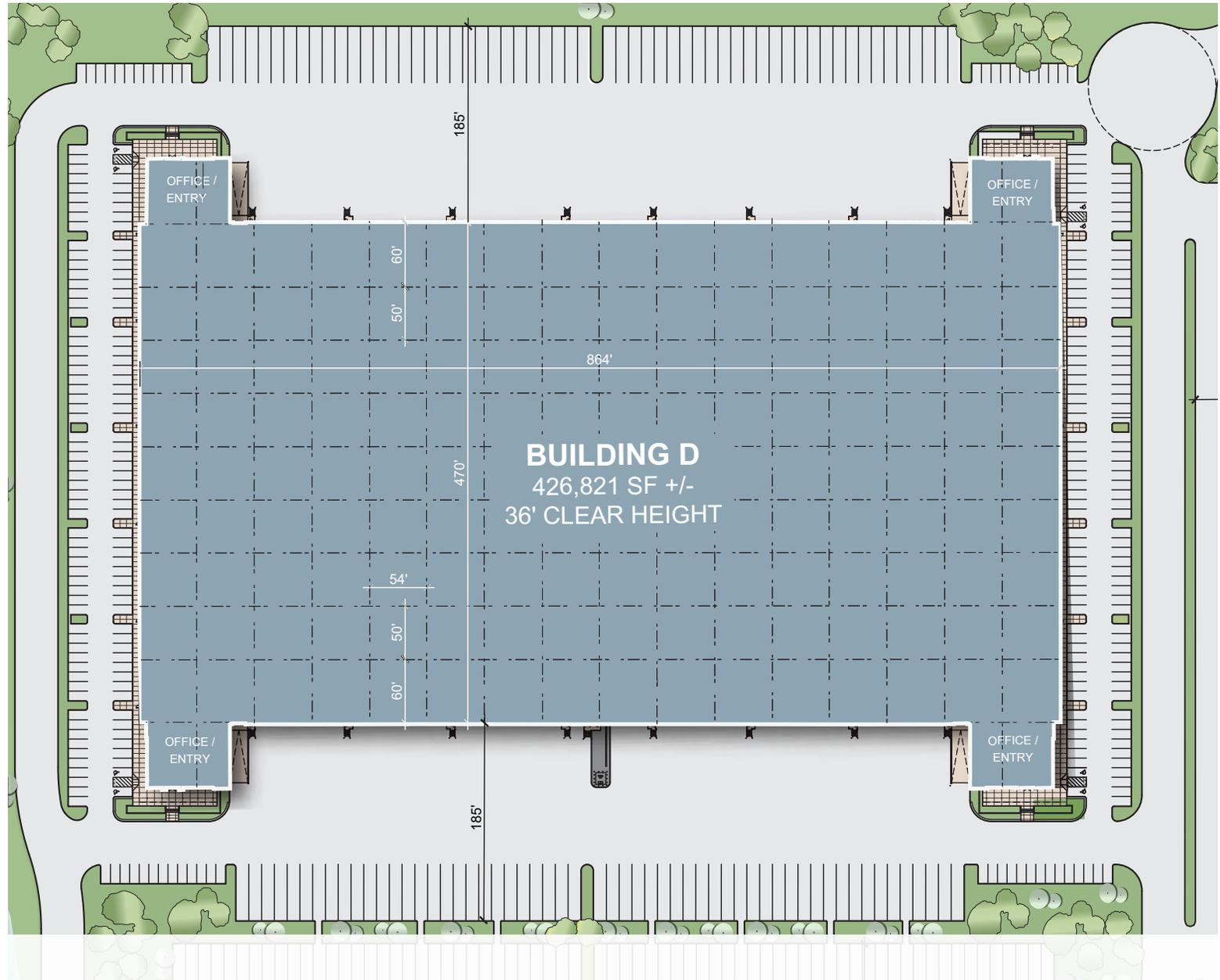




BUILDING D
SPECS

426,821 SF

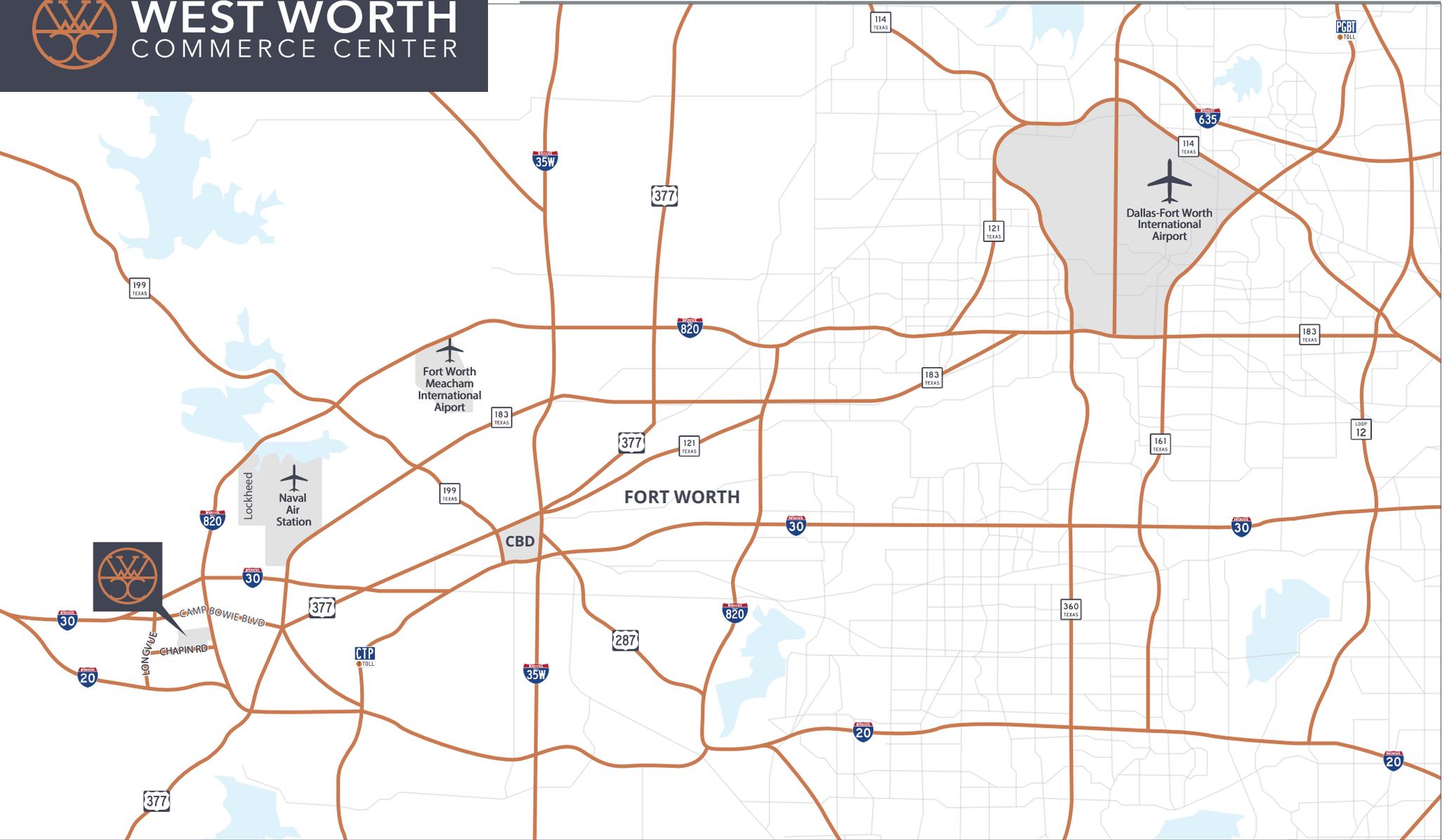
- Divisible to 95,888 SF
- Spec office 4,406 SF
- 2500KVA / 3000 Amp Tap Can / Conduit installed for an additional 2500KVA transformer
- 36' clear height
- Cross-dock configuration
- 294 car parks
- 114 trailer parks
- 185' truck court
- 470' building depth
- 94 dock doors – 9' x 10'
- (4) drive-in ramps – 14' x 16'
- 54' x 50' column spacing
- 60' staging bays
- 7" reinforced slabs
- 60 mil TPO roofing
- LED lighting throughout
- ESFR sprinkler system
- Ability to fully secure truck courts for up to 4 tenants





WEST WORTH COMMERCE CENTER

DRIVING DISTANCES



< 1

MILE TO
I-820 & I-30

3.7

MILES TO
BENBROOK

6

MILES TO
CHISHOLM TRAIL
PARKWAY

11

MILES TO
DOWNTOWN
FORT WORTH

12

MILES TO
I-35W

13

MILES TO
MEACHAM INTERNATIONAL
AIRPORT

26

MILES TO
ALLIANCE & BNSF
INTERMODAL

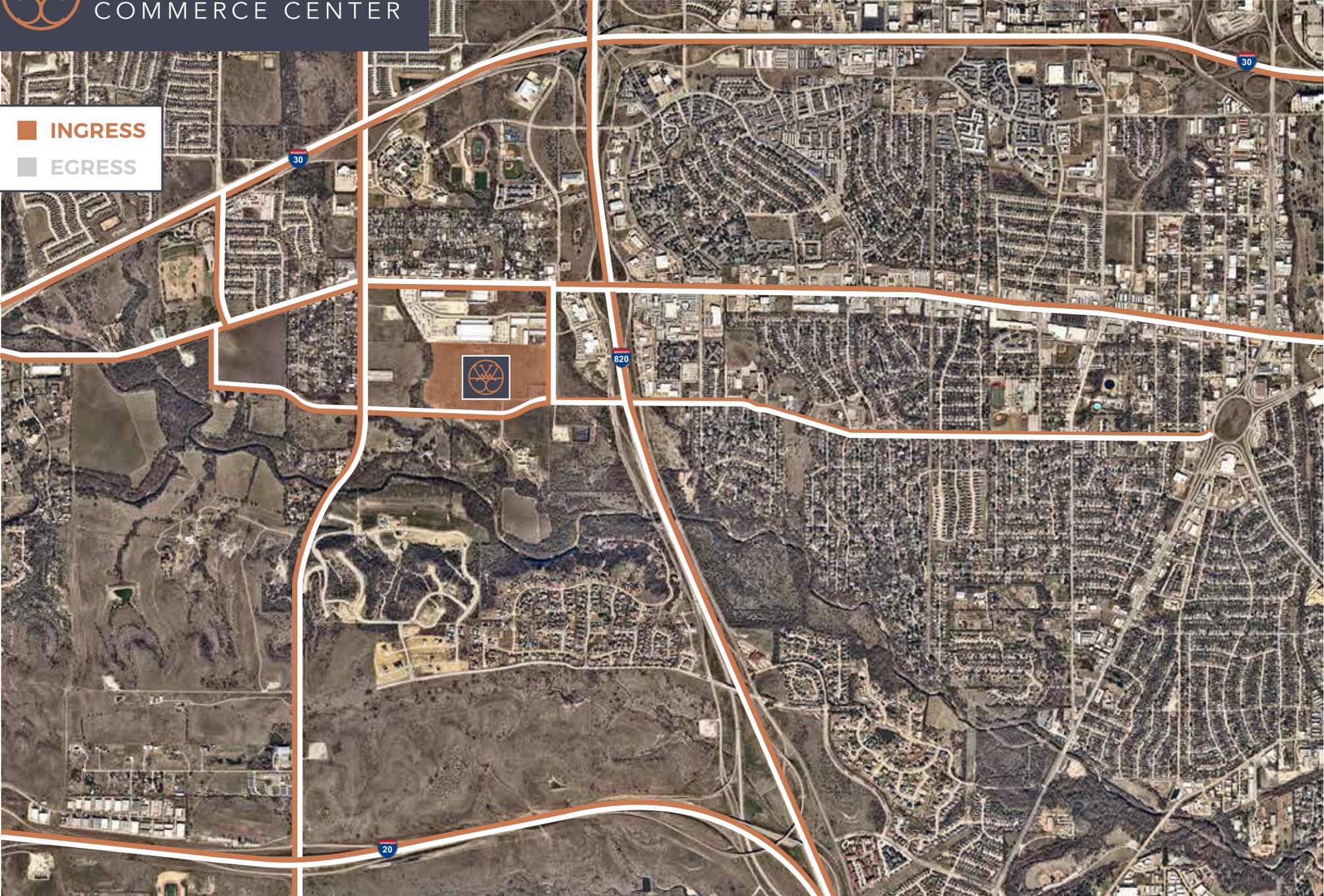
33

MILES TO
DFW AIRPORT

 WEST WORTH
COMMERCE CENTER

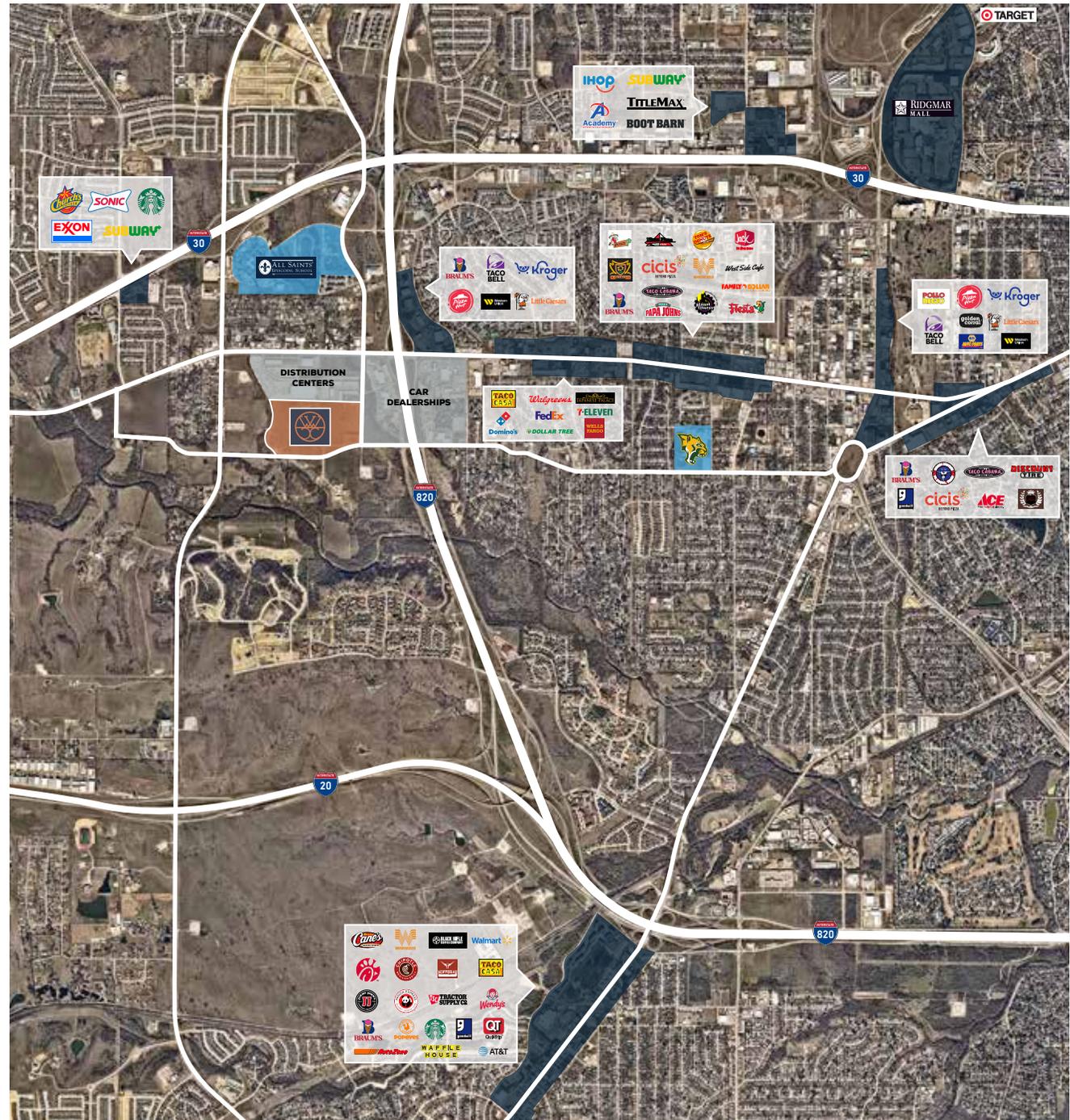
 INGRESS

 EGRESS



SITE STRENGTHS

- Class A industrial park totaling 991,038 SF
- Options ranging from 26,210 SF – 426,821 SF
- Exceptional power
- State of the art building amenities
- Dedicated roads, queuing lanes and circulation drives
- Ability to secure building perimeters
- Corporate tenant mix
- Multiple tenant flight to quality opportunities
- West Fort Worth housing growth – 20,000 homes platted within 8 miles
- Proximity to Interstates 20 & 30
- Proximity to executive and labor population
- Proximity to retail amenities
- Robust labor force





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Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone