

BLAZING TRAIL LOGISTICS CENTER



Phase II

188,926 - 280,275 SF



Leasing Information:

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

Michael Peinado
214.354.1668
mpeinado@lpc.com

Gil Stroube
214.632.7430
gstroube@lpc.com

Doak Dozier
682.429.3606
ddozier@lpc.com

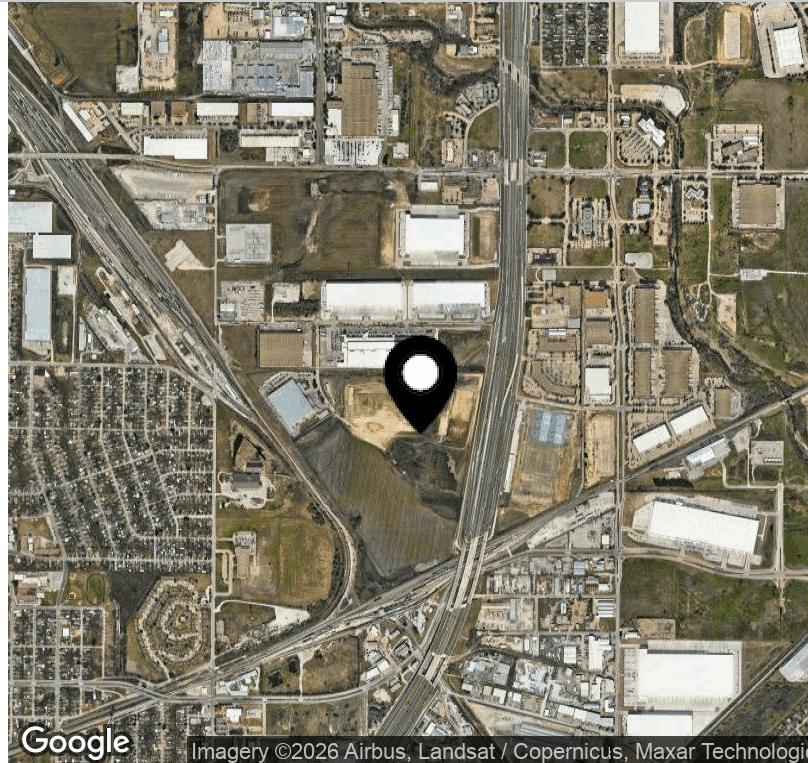
Michael Peinado Jr.
214.435.8887
mpeinadojr@lpc.com

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

Lincoln

www.lpc.com

BLAZING TRAIL LOGISTICS CENTER



PROPERTY HIGHLIGHTS

- New construction in Fort Worth, TX
- Phase II to be delivered December 2026
- I-35W Frontage
- 19 miles from DFW airport
- 6 miles from downtown Fort Worth
- Close proximity to many restaurants and amenities

Blazing Trail Logistics Center is a two phased industrial development in Fort Worth, TX totaling 1,420,180 SF.

PHASE II

Building 1 from 110,249 SF to 220,497 SF Available
Building 6 from 34,650 SF to 188,926 SF Available
Building 7 from 140,138 SF to 280,275 SF Available

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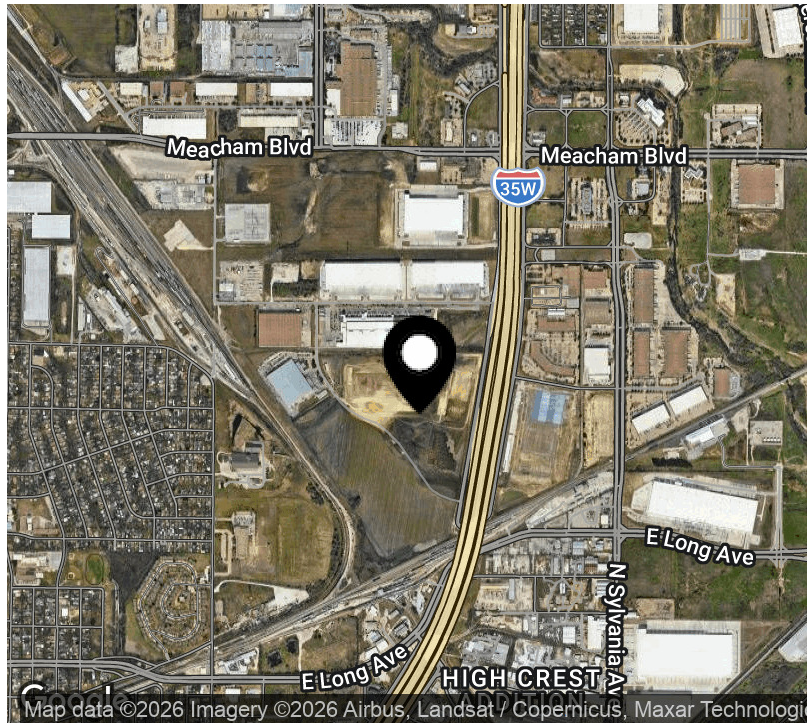
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BLAZING TRAIL LOGISTICS CENTER PHASE II

2801, 2825 and 2901 Mark IV Parkway | Ft. Worth, TX

Industrial For Lease

188,926 - 280,275 SF



Property Highlights

- New construction in Fort Worth, TX
- Phase II to be delivered December 2026
- I-35W Frontage
- 19 miles from DFW airport
- 6 miles from downtown Fort Worth
- Close proximity to many restaurants and amenities

Property Overview

Blazing Trail Logistics Center is a two phased industrial development in Fort Worth, TX totaling 1,420,180 SF.

Availabilities	SF	Lease Rate	Date Available
2901 Mark IV Parkway (Building 1)	220,497 SF	Negotiable	September 2026
2801 Mark IV Parkway (Building 6)	188,926 SF	Negotiable	September 2026
2825 Mark IV Parkway (Building 7)	280,275 SF	Negotiable	September 2026

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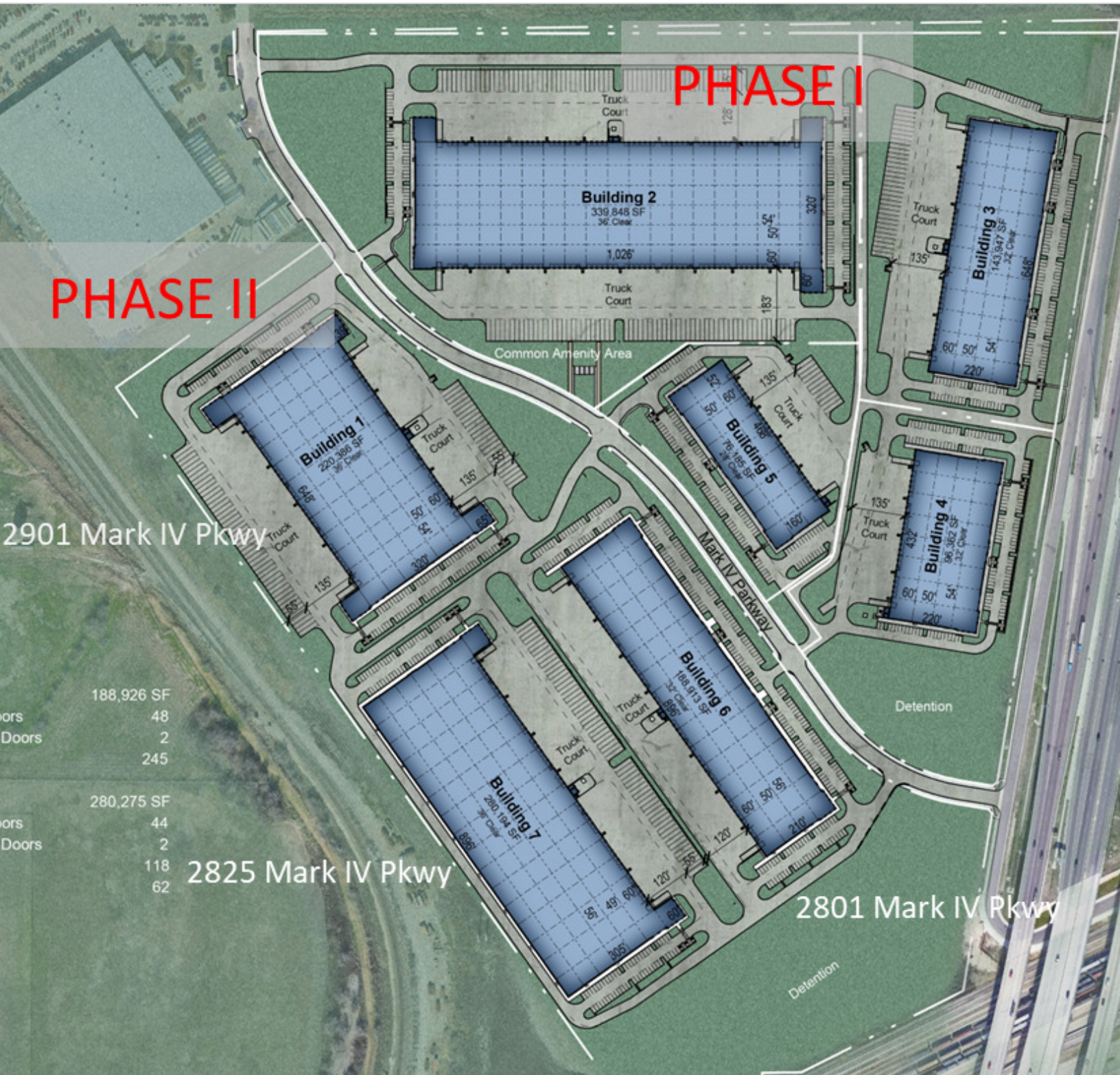
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BLAZING TRAIL LOGISTICS CENTER

Master Plan



2901 Mark IV Pkwy

2825 Mark IV Pkwy

2801 Mark IV Pkwy

188,926 SF	48
Doors	2
	245
280,275 SF	44
Doors	2
	118
	62

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Lincoln

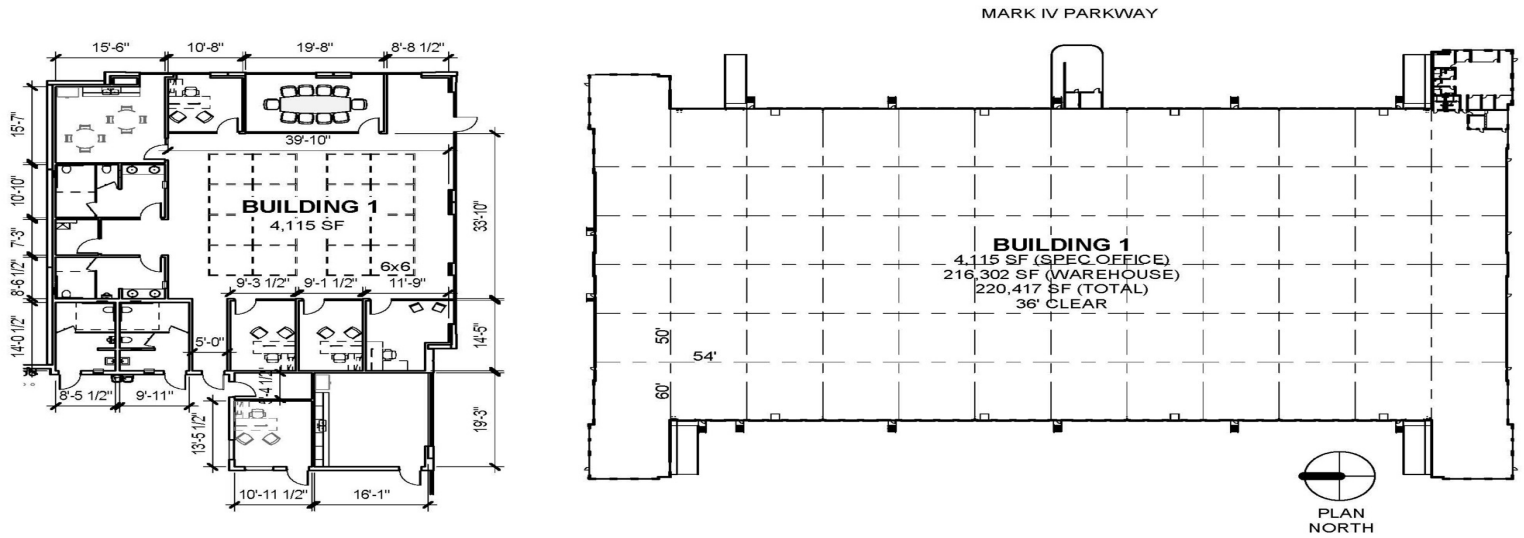


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ARCHITECTS**

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BLAZING TRAILS PHASE 2

BUILDING 1
FORT WORTH, TX



Building	Size	Lease Rate	Description
2901 Mark IV Parkway (Building 1)	220,497 SF	Negotiable	Cross dock loading 36' Clear Height R25 Roof installation 63 Dock High Doors 4 Drive in Ramps 72 Trailer Storage Spaces 156 Parking Spaces 15 mil vapor barrier throughout slab 8 7'x8' 40 lb capacity levelers and seals Interior tilt wall panels painted white

Tom Kuhlmann 214.502.4985 tkuhlmann@lpc.com	Michael Peinado 214.354.1668 mpeinado@lpc.com	Gil Stroube 214.632.7430 gstroube@lpc.com	Doak Dozier 682.429.3606 ddozier@lpc.com	Michael Peinado Jr. 214.435.8887 mpeinadojr@lpc.com
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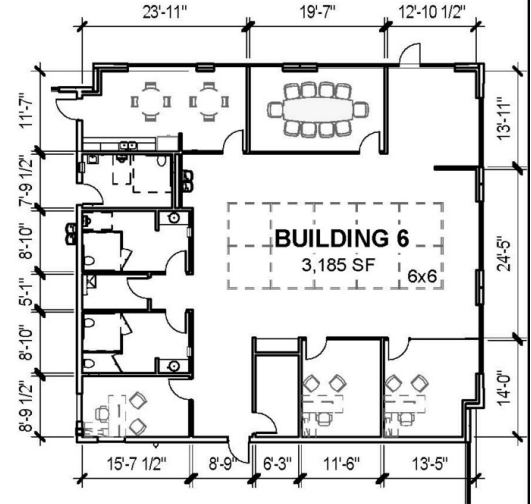
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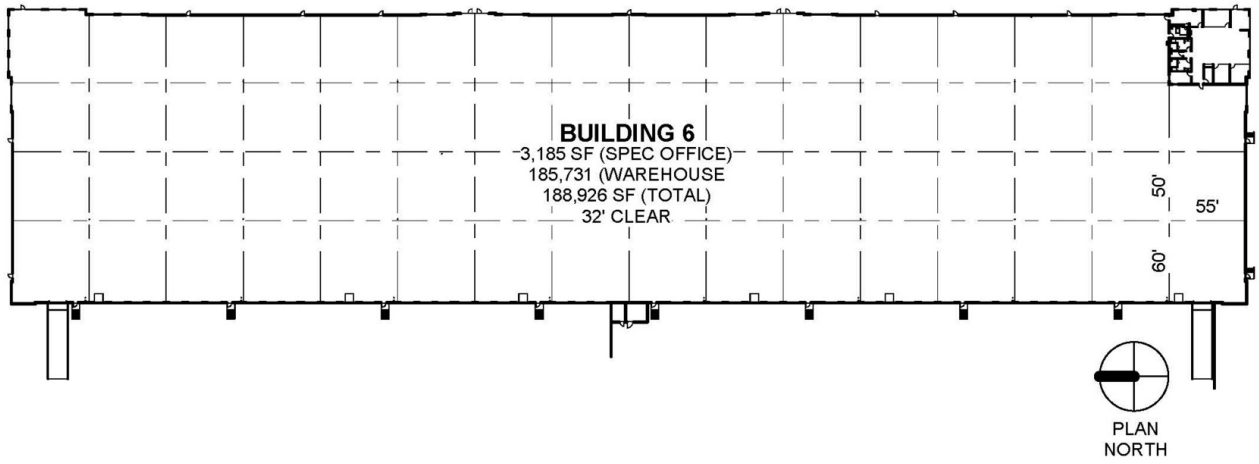
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BLAZING TRAILS PHASE 2

BUILDING 6
FORT WORTH, TX



MARK IV PARKWAY



Suite	Size	Lease Rate	Description
2801 Mark IV Parkway (Building 6)	188,926 SF	Negotiable	Rear load building 32' Clear Height R25 Roof installation 51 Dock High Doors 2 Drive in Ramps 120 Trailer Storage Spaces 267 Parking Spaces 15 mil vapor barrier throughout slab 6 7'x8' 40 lb capacity levelers and seals Interior tilt wall panels painted white

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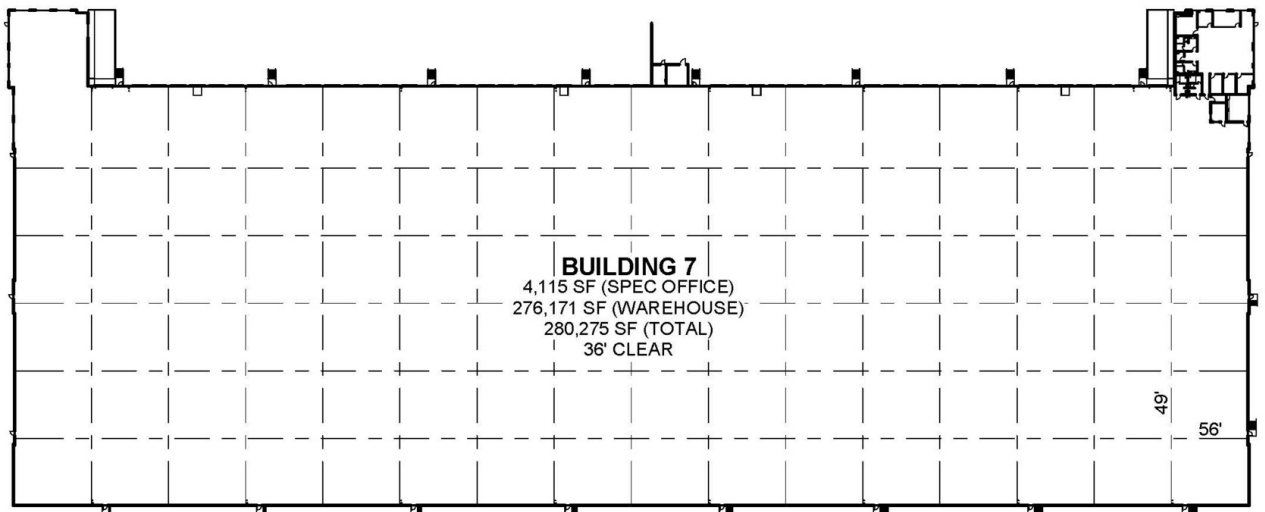
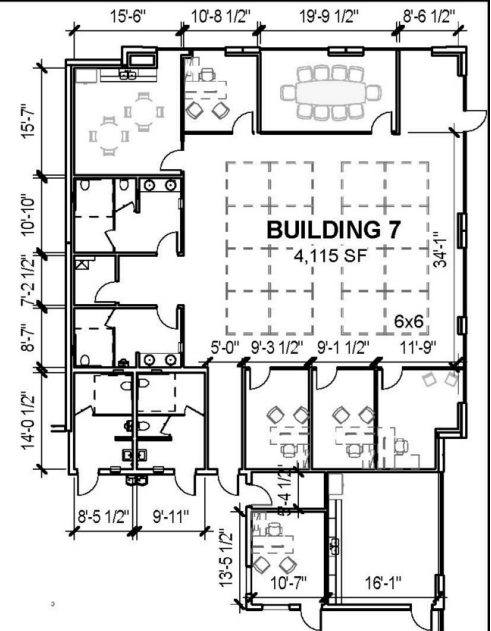
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BLAZING TRAILS PHASE 2

BUILDING 7
FORT WORTH, TX



PLAN
NORTH

Suite	Size	Lease Rate	Description
2825 Mark IV Parkway (Building 7)	280,275 SF	Negotiable	Front load building 36' Clear Height R25 Roof installation 47 Dock High Doors 2 Drive in Ramps 64 Trailer Storage Spaces 132 Parking Spaces 15 mil vapor barrier throughout slab 4 7'x8' 40 lb capacity levelers and seals Interior tilt wall panels painted white

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Lincoln

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Additional Photos



Tom Kuhlmann
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Michael Peinado
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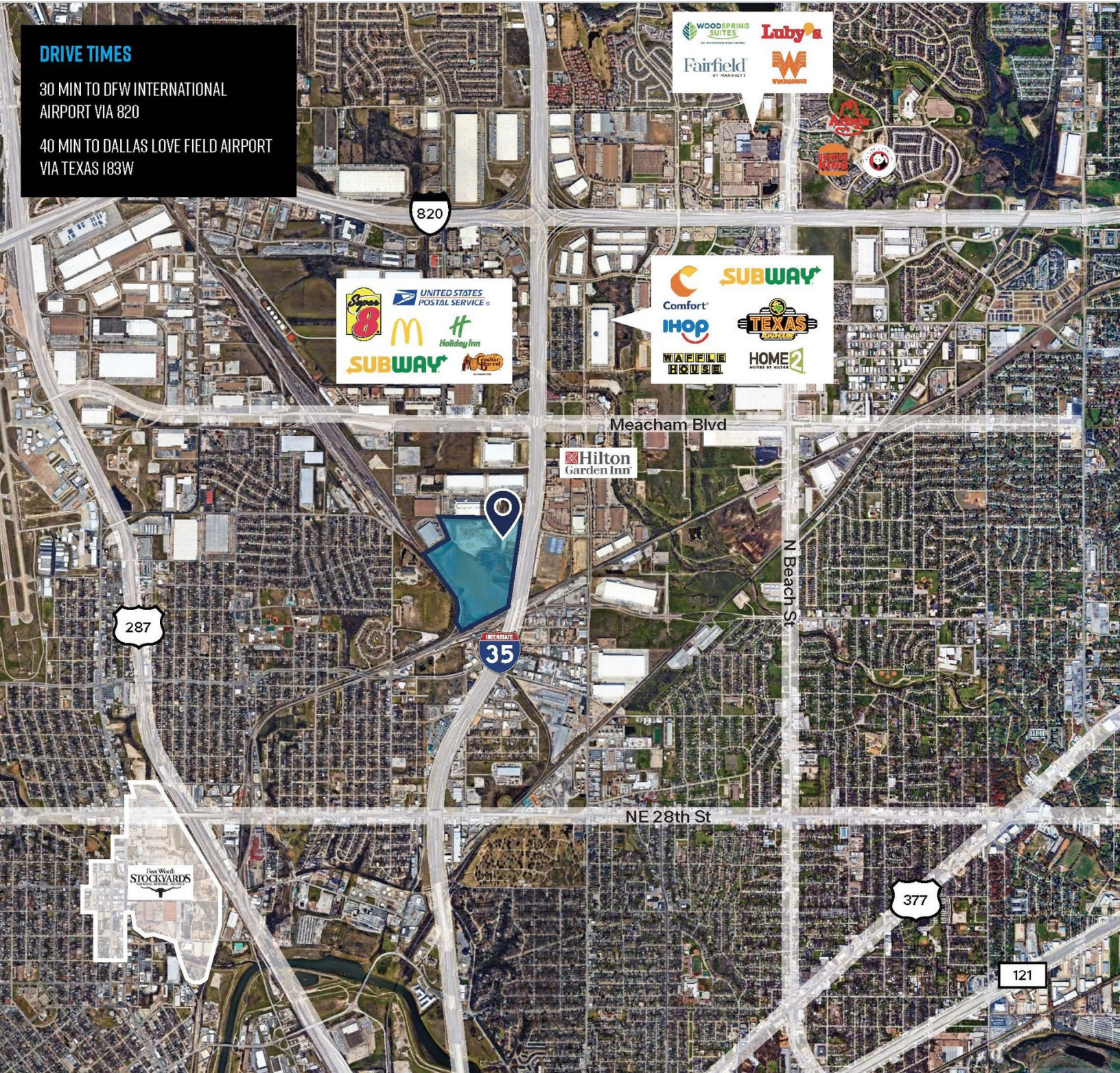
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BLAZING TRAIL LOGISTICS CENTER

DRIVE TIMES

30 MIN TO DFW INTERNATIONAL
AIRPORT VIA 820

40 MIN TO DALLAS LOVE FIELD AIRPORT
VIA TEXAS 183W



Tom Kuhlmann

214.502.4985
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Michael Peinado Jr.

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mpeinadojr@lpc.com

Lincoln



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Leasing Information:
214.740.3300

Tom Kuhlmann
214.502.4985
tkuhlmann@lpc.com

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214.354.1668
mpeinado@lpc.com

Gil Stroube
214.632.7430
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