

**BUILD-TO-SUIT OPPORTUNITY**

±95-acre Class-A temperature-controlled  
BNSF Premier Transload planned development

# RAIL-SERVED INDUSTRIAL CAMPUS ON THE **BNSF** NETWORK

AT MARK IV PARKWAY, FORT WORTH, TX

**CUSHMAN &  
WAKEFIELD**

  
**BridgeCap  
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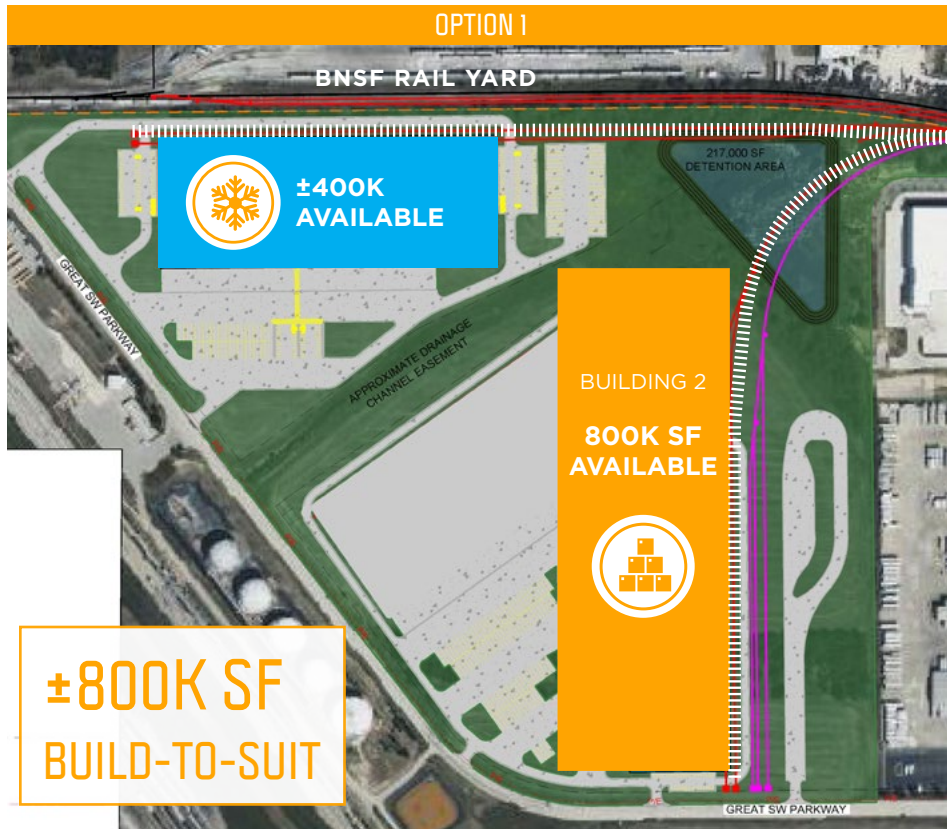
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# PROPERTY HIGHLIGHTS



±1.2 MILLION SF

Rail-served industrial campus on the BNSF network



Up to 400,000 SF  
REFRIGERATOR/  
FREEZER



Up to 800,000 SF  
RAIL-SERVED  
WAREHOUSE



Flexible building  
sizes, significant  
rail car storage &  
utility capacity

# BUILDING DATA



## **FREEZER/COOLER FACILITY**

Building Size	±400,000 SF
Divisible To	±200,000 SF
Warehouse Temperature	-20°F to 50°F
Refrigeration System	Tenant Controlled Modular Installation
Clear Height	40'
Rail Dock Depth	34'
Loading Bay Depth	60'
Dock Levelers	Vertical Storing



## **DRY STORAGE**

Building Size	Up to 800,000 SF
Divisible To	±250,000 SF
Warehouse Temperature	55°F to 75°F
HVAC System	Air Rotation Units (stor) Rooftop Units (dock)
Rail Dock Depth	34'
Loading Bay Depth	60'
Dock Levelers	Vertical Storing



# UNBEATABLE ACCESS & CONNECTIVITY



820

BNSF RAIL YARD

MARK IV PKWY

GREAT SW PKWY

35W

MEACHAM BLVD

BNSF RAILWAY



Adjacent to BNSF's North Rail Yard



Immediate access to I-35W & Loop 820

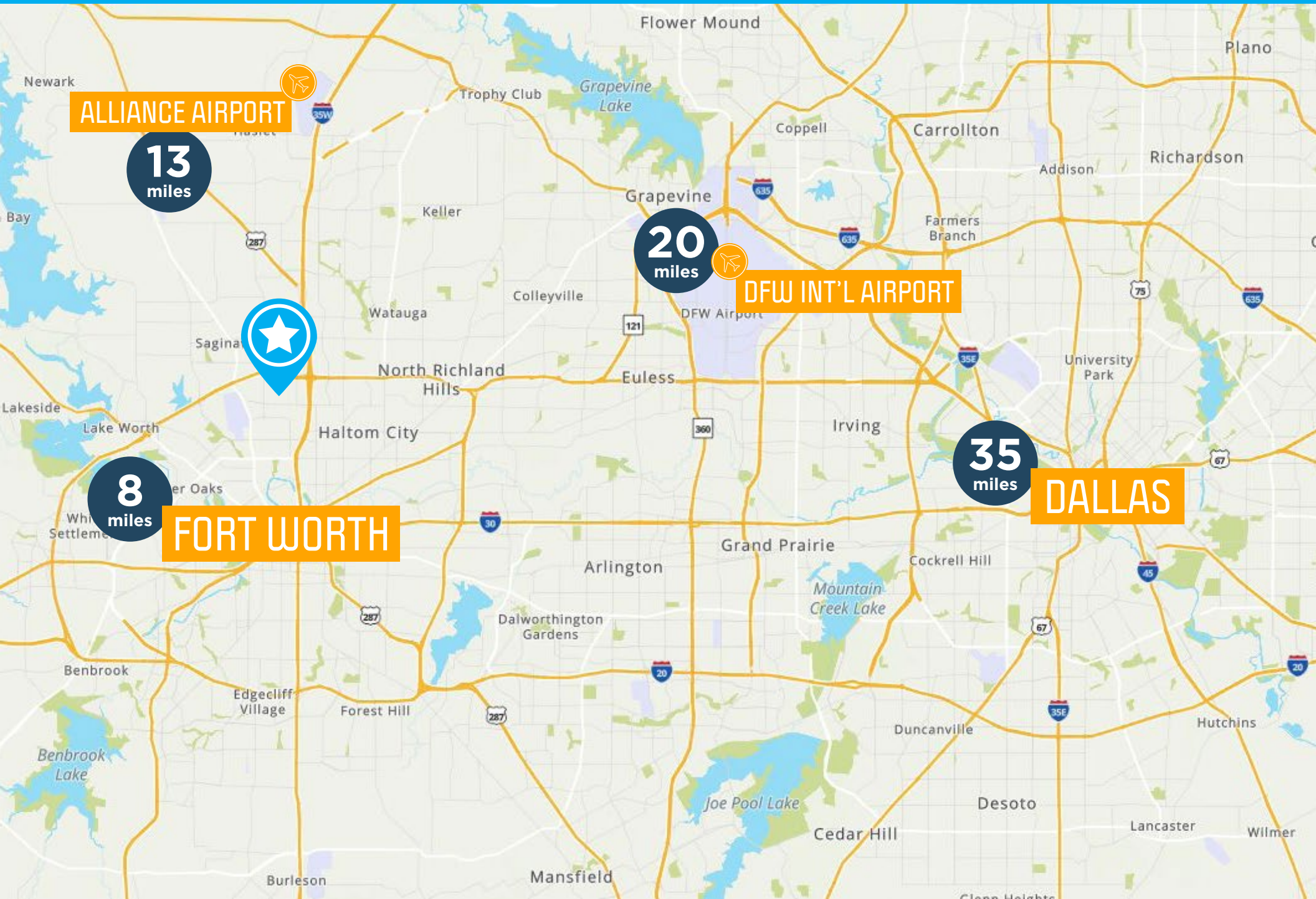


Near major bus routes

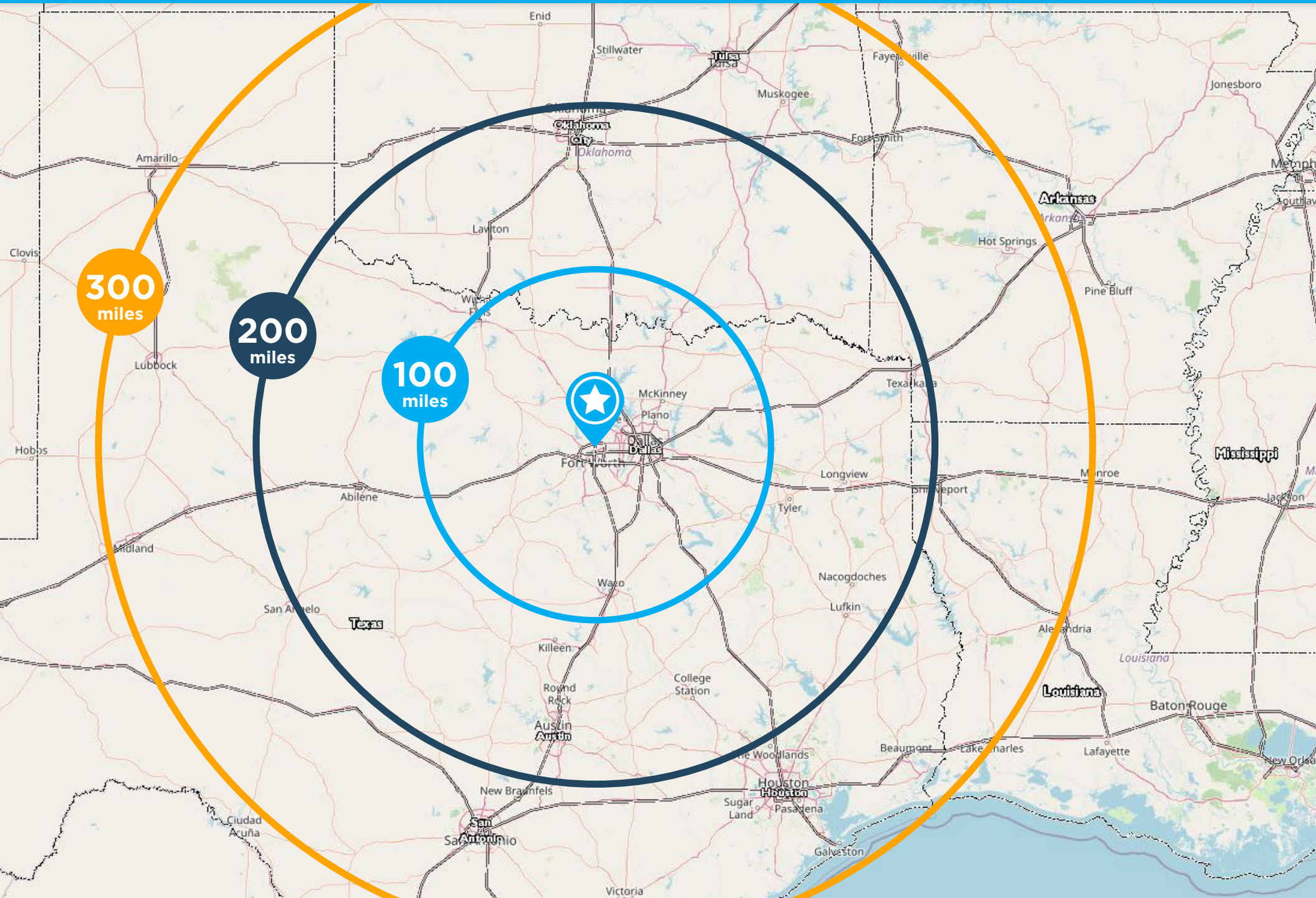




# MARK IV PARKWAY, FORT WORTH, TX



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# BNSF NETWORK MAP

 [CLICK TO DOWNLOAD](#)





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