



IRONHEAD COMMERCE CENTER

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

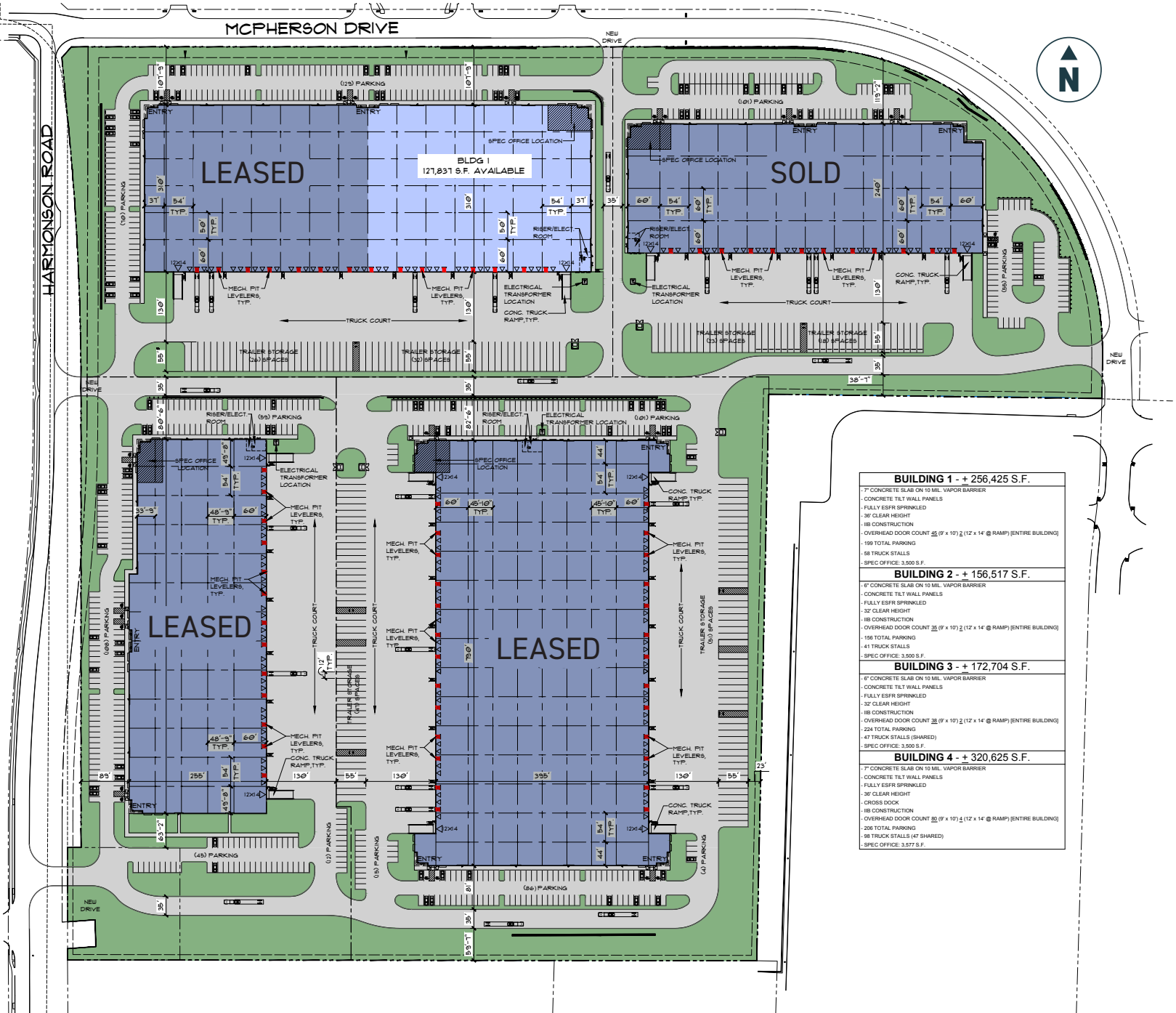
11863 Harmonson Rd, Northlake, TX 76247





IRONHEAD COMMERCE CENTER

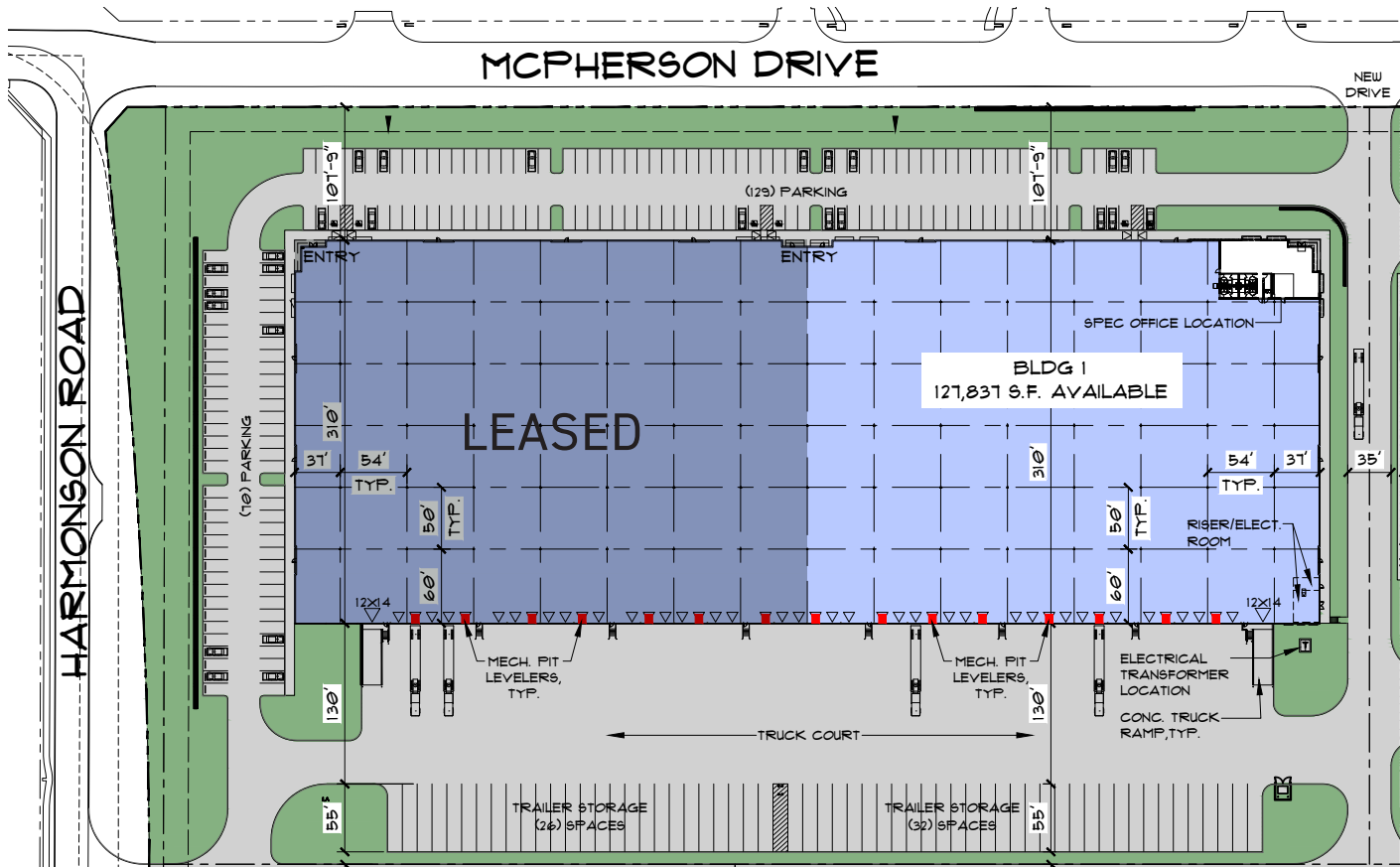
SITE PLAN



BUILDING 1 - + 256,425 S.F.
- 7" CONCRETE SLABS ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 36' CLEAR HEIGHT
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 25 @ 10' x 12' (12' x 14' @ RAMP) (ENTIRE BUILDING)
- 199 TOTAL PARKING
- 58 TRUCK STALLS
- SPEC OFFICE: 3,300 S.F.
BUILDING 2 - + 156,517 S.F.
- 4" CONCRETE SLABS ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 32' CLEAR HEIGHT
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 35 @ 10' x 12' (12' x 14' @ RAMP) (ENTIRE BUILDING)
- 156 TOTAL PARKING
- 41 TRUCK STALLS
- SPEC OFFICE: 3,300 S.F.
BUILDING 3 - + 172,704 S.F.
- 4" CONCRETE SLABS ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 32' CLEAR HEIGHT
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 35 @ 10' x 12' (12' x 14' @ RAMP) (ENTIRE BUILDING)
- 234 TOTAL PARKING
- 47 TRUCK STALLS (SHARED)
- SPEC OFFICE: 3,300 S.F.
BUILDING 4 - + 320,625 S.F.
- 7" CONCRETE SLABS ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 36' CLEAR HEIGHT
- CROSS DOCK
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 20 @ 10' x 12' (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
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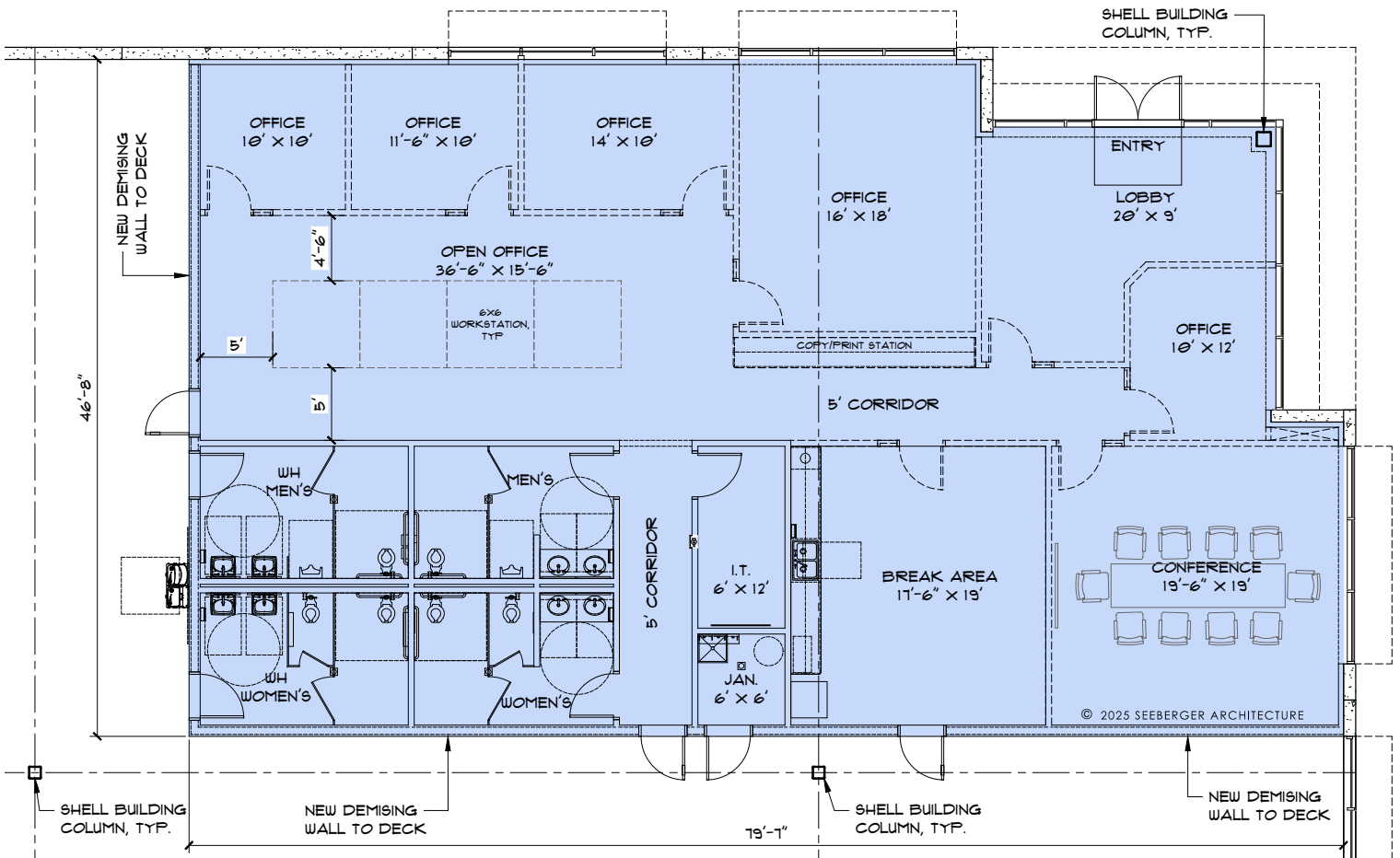


BUILDING 1 – 3701 McPherson Dr

RBA:	127,837 SF	Clear Height:	36'
Divisible:	60,000 SF	Car Parks:	99
Spec Office:	3,500	Trailer Parks:	29
Building Dimensions:	310' x 830'	Truck Court Depth:	185'
DH Doors:	(23) 9' X 10' OH Doors	Building Configuration:	Rear Load
Pit Levelers:	(8) 35K lb. Mechanical Pit Levelers	Slab:	7"
Oversized Doors:	(1) 12' X 14' OH Door w/ Ramps	Roof & Insulation:	45 MIL - R9
Column Spacing:	54' W x 50' D	Sprinkler:	ESFR
Speed Bay:	60'	Power:	1,000 kVA transformer w/ 2,500 amp tap can



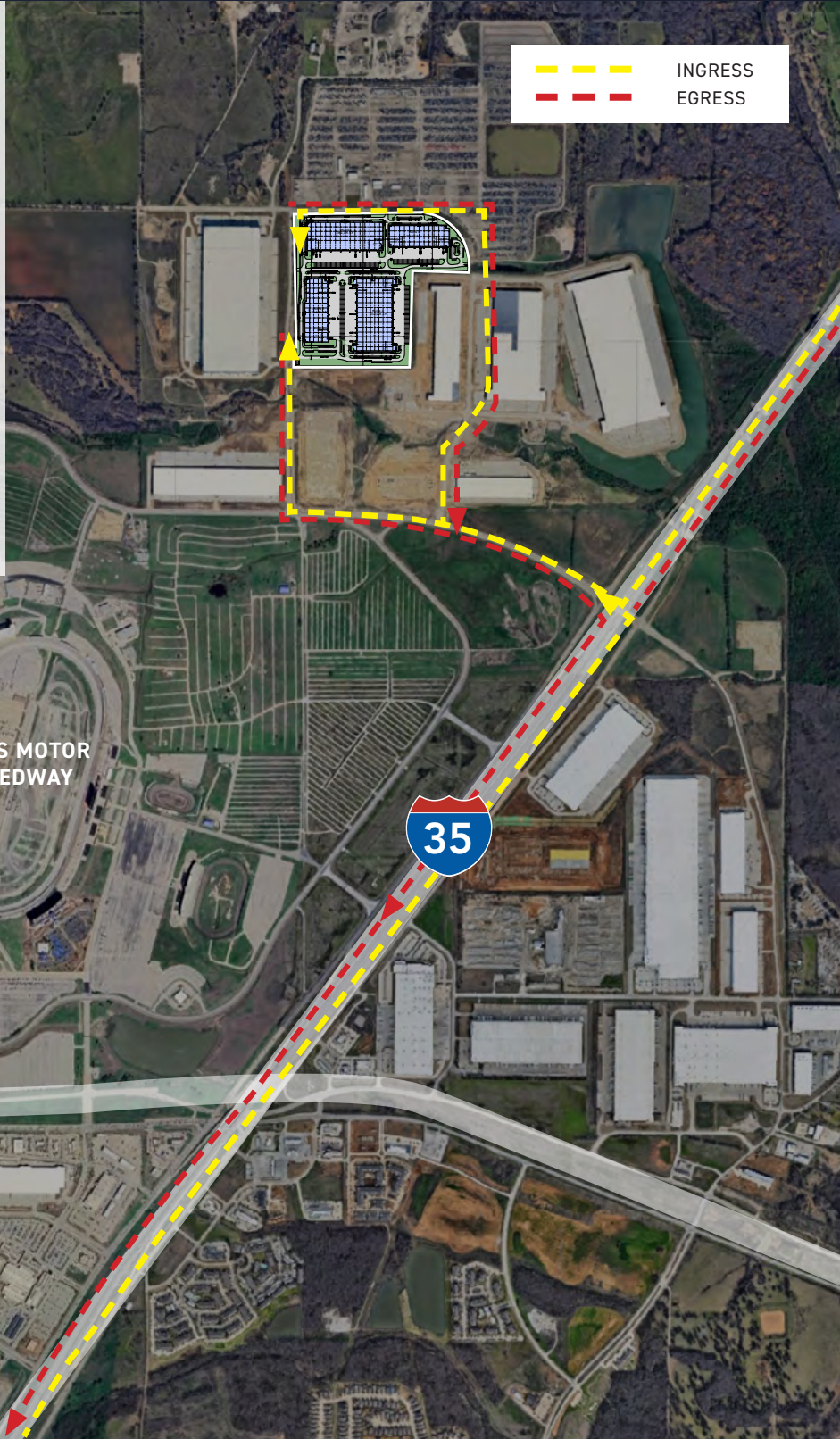
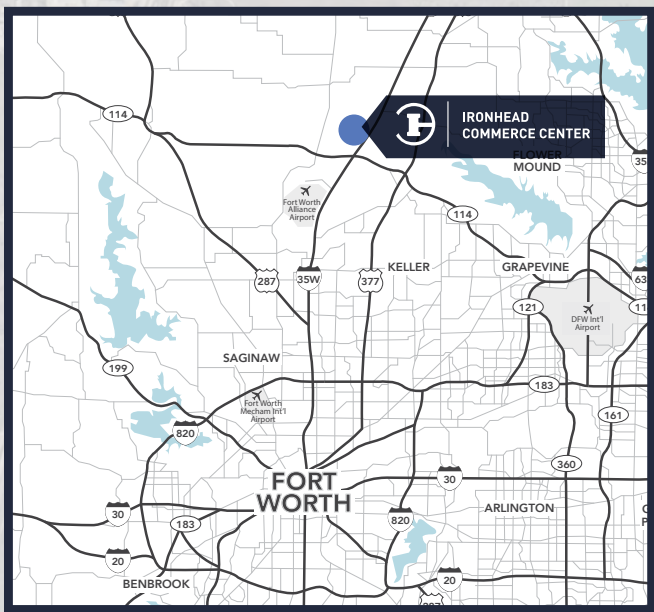
BUILDING 1 – 3701 McPherson Dr
Spec Office Plan





IRONHEAD COMMERCE CENTER

INGRESS / EGRESS



114
TEXAS

35

TEXAS MOTOR
SPEEDWAY

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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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