

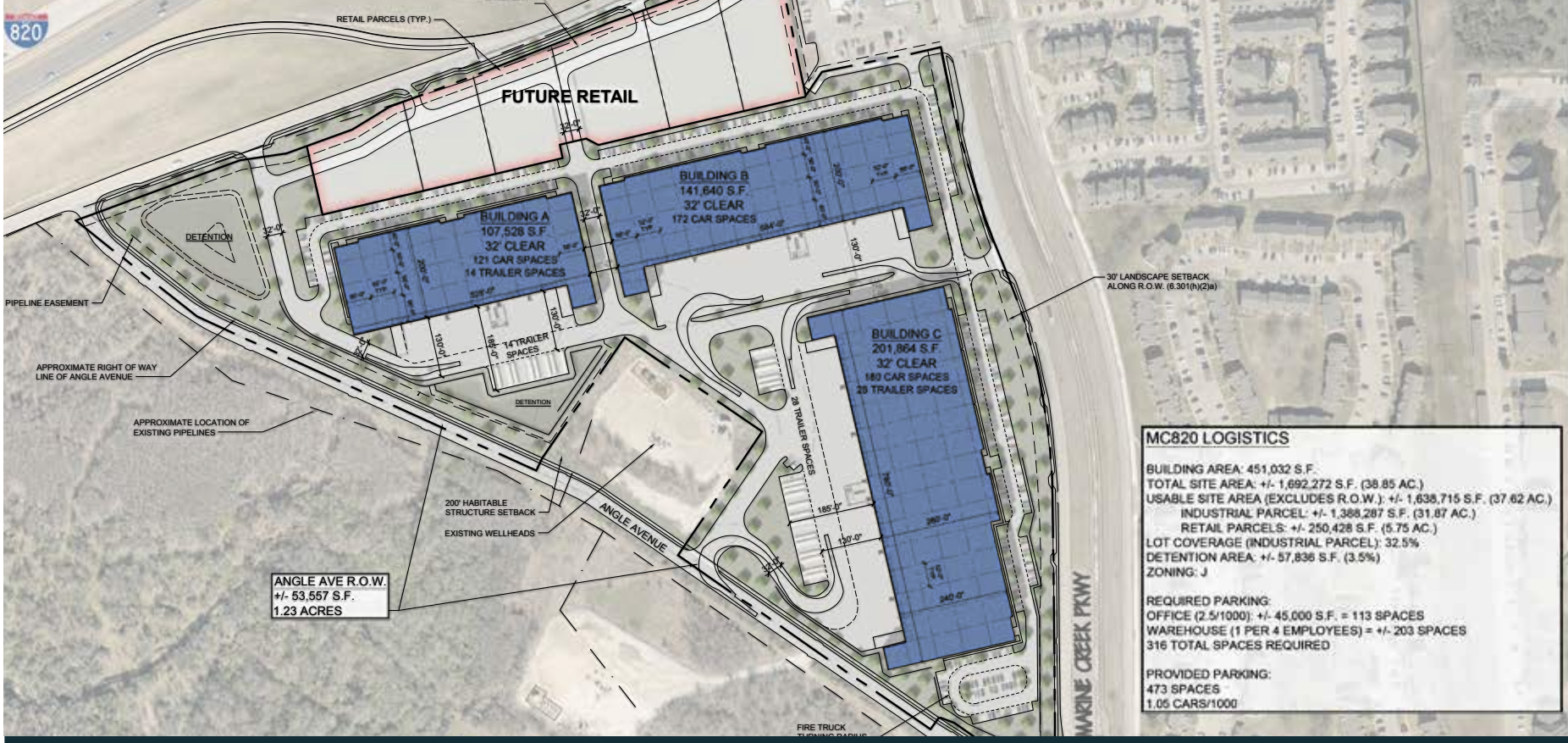


MC820, totaling 451,032 square feet, features three state-of-the-art buildings offering all the Class A amenities today's users desire. Located in North Fort Worth Meacham Airport Submarket's premier industrial corridor, MC820 boasts unbeatable freeway frontage and unparalleled exposure, with immediate access to Loop 820 and just minutes from Interstate 35W. This strategic location not only enhances logistics and transportation efficiency but also places tenants near a vibrant array of retail and dining options, making it ideal for both employees and clients. Additionally, the surrounding area offers affordable housing and a strong labor force, ensuring businesses have access to the talent they need to thrive. Elevate your operations in a dynamic park setting that combines functionality and convenience, all in the heart of one of Texas's fastest-growing cities!



MARINE CREEK PARKWAY



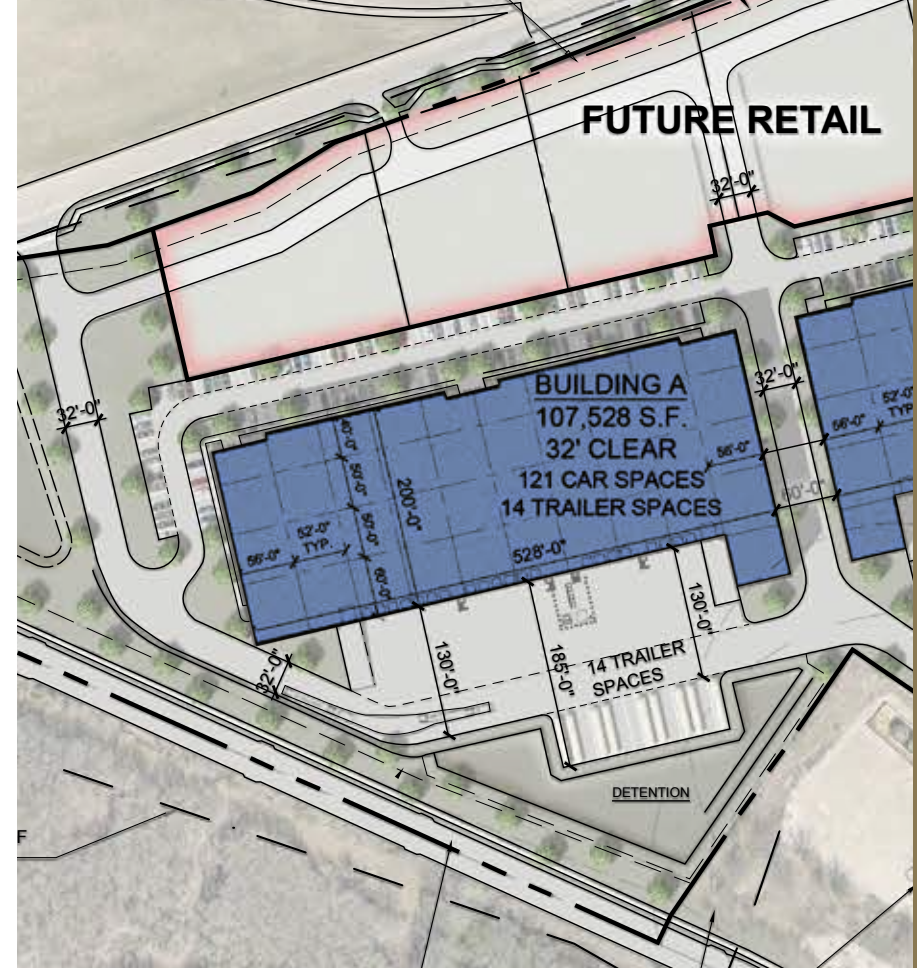


SITE INFORMATION	
Site size	38.85 AC
Number of buildings	3
Rentable building area	451,032 SF
Building configuration	Rear-Load
Zoning	J-Medium Industrial
Auto parking	473
Trailer parking	42



MC820

LOGISTICS



BUILDING A ANGLE AVENUE | FORT WORTH, TEXAS

BUILDING SPECS

Building size:	107,528 SF	Truck court depth:	185'/130'
Divisible to:	31,200 SF	Trailer parking:	14
Configuration:	Rear-load	Automobile parking:	121
Building dimensions:	528' x 200'	Exterior dock doors:	21 - 9' x 10'
Clear height:	32'-0"	Drive-in doors:	2 - 12' x 14'
Column spacing:	52' x 50'	Electrical service:	3,000 Amps 277/480V 2,000 AMPS
Speed bay depth:	60'-0"		

LEASED BY



DEVELOPED BY



DESIGNED & BUILT BY

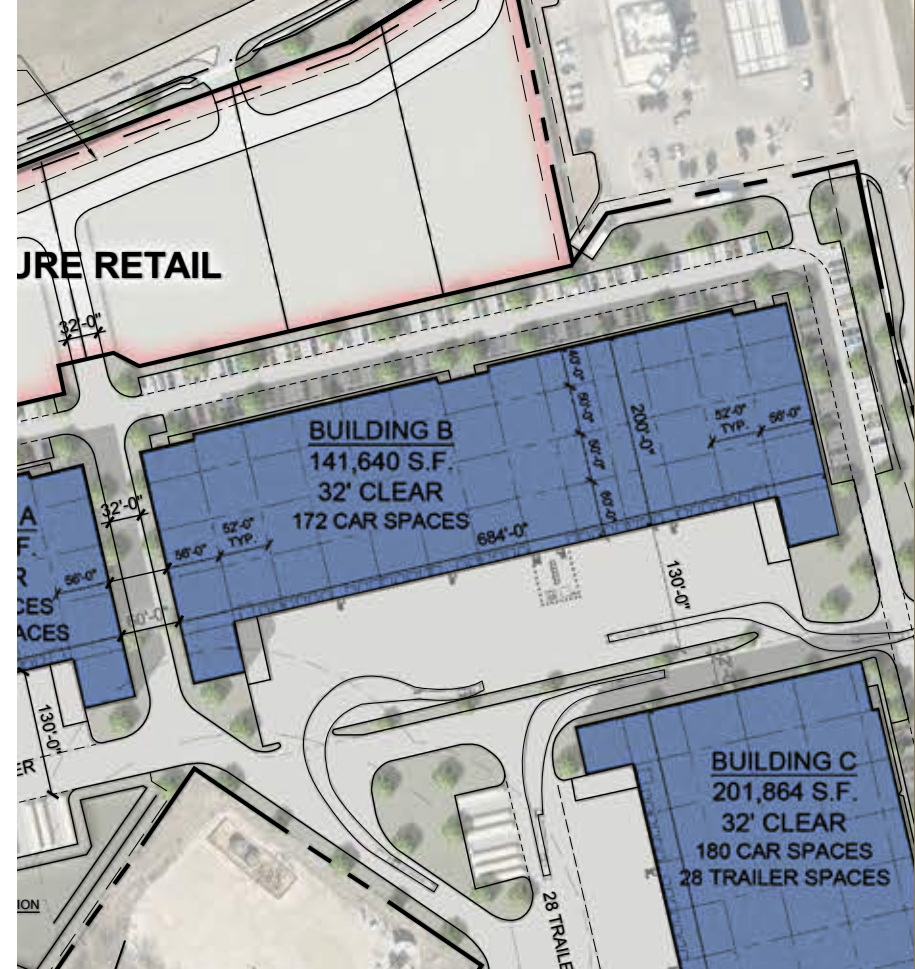


FOR LEASING INFORMATION

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MC820

LOGISTICS



BUILDING B FRONTIER STREET | FORT WORTH, TEXAS

BUILDING SPECS

Building size:	141,640 SF	Truck court depth:	130'
Divisible to:	31,200 SF	Trailer parking:	0
Configuration:	Rear-load	Automobile parking:	172
Building dimensions:	684' x 200'	Exterior dock doors:	34 - 9' x 10'
Clear height:	32'-0"	Drive-in doors:	2 - 12' x 14'
Column spacing:	52' x 50'	Electrical service:	3,000 Amps 277/480V 2,000 AMPS
Speed bay depth:	60'-0"		

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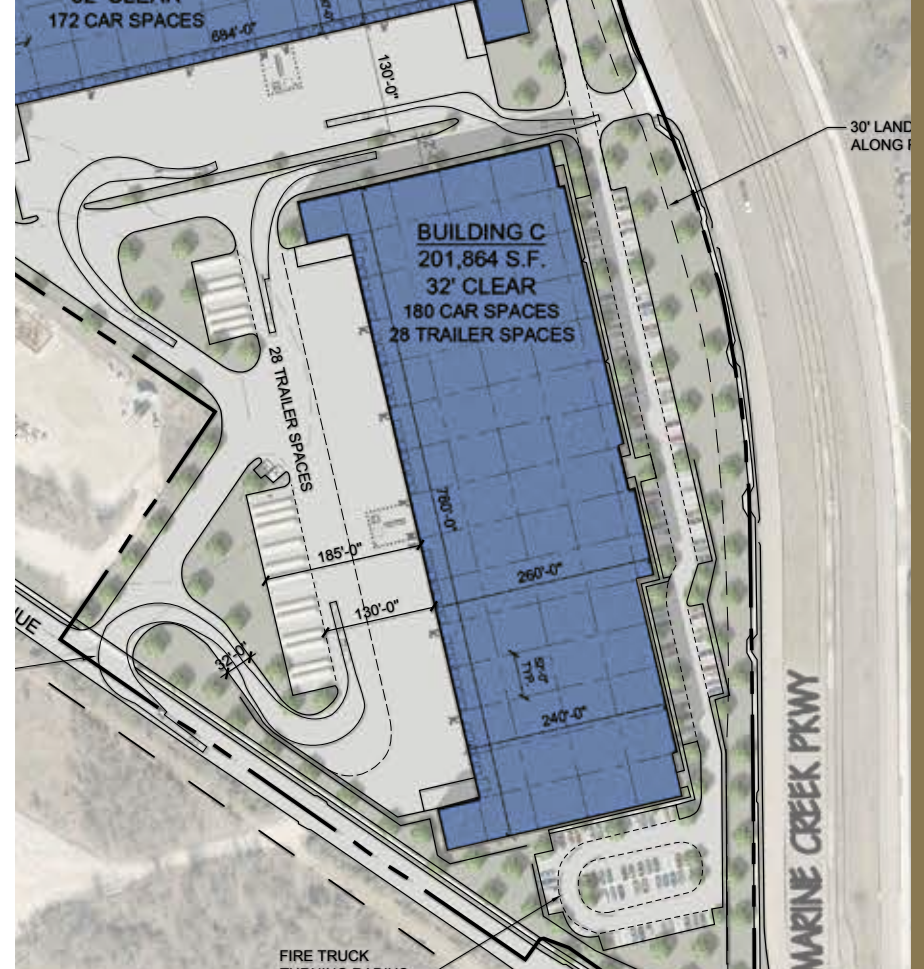


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MC820

LOGISTICS



BUILDING C MARINE CREEK PARKWAY | FORT WORTH, TEXAS

BUILDING SPECS

Building size:	201,864 SF	Truck court depth:	185'/130'
Divisible to:	37,440 SF	Trailer parking:	28
Configuration:	Rear-load	Automobile parking:	180
Building dimensions:	780' x 260'/240'	Exterior dock doors:	39 - 9' x 10'
Clear height:	32'-0"	Drive-in doors:	2 - 12' x 14'
Column spacing:	52' x 60'	Electrical service:	3,000 Amps 277/480V 2,000 AMPMS
Speed bay depth:	60'-0"		

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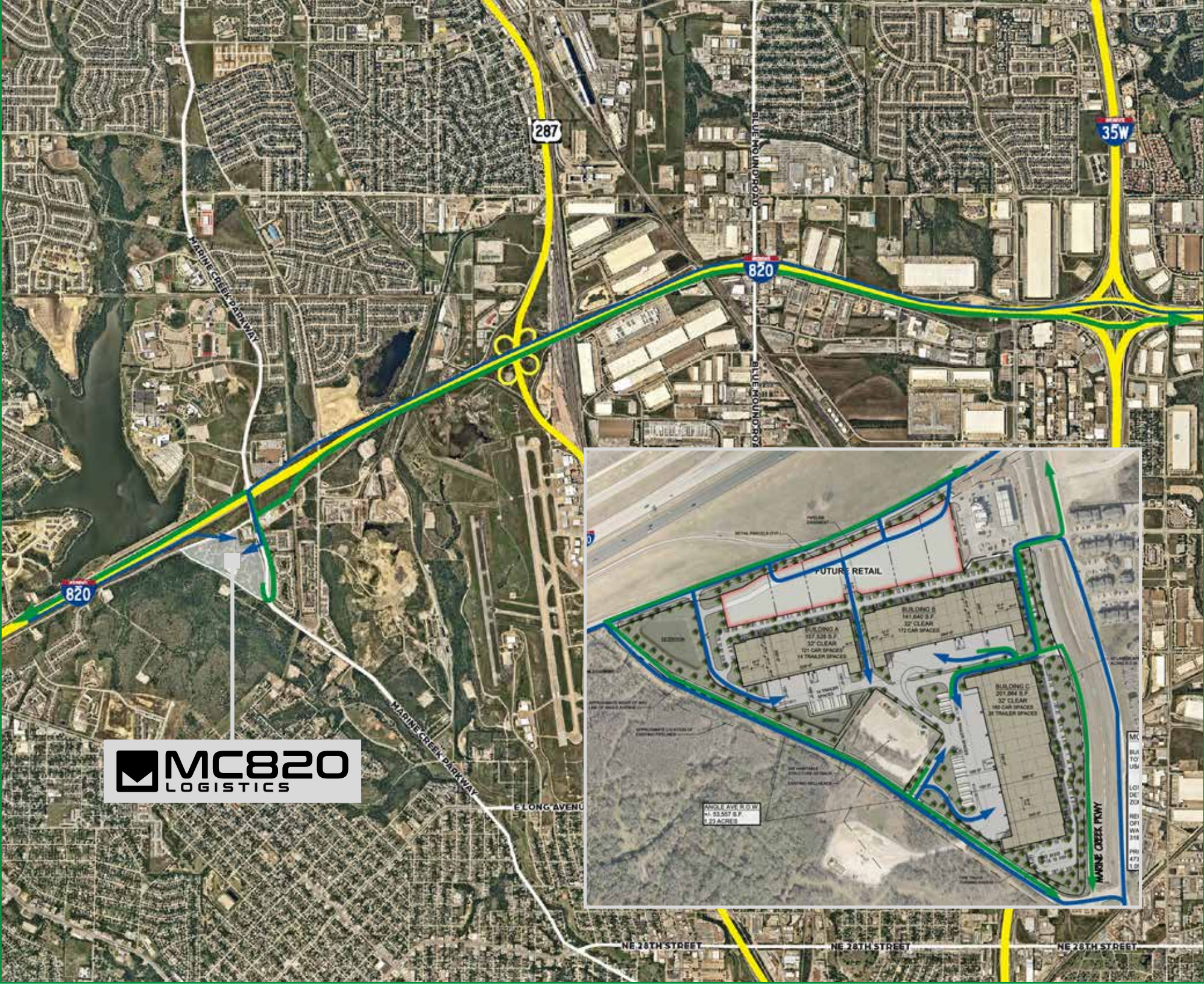
- 5.0 miles to Fort Worth CBD
- 32 miles to Dallas CBD



- 1.3 miles to Meacham International Airport
- 14 from Fort Worth Alliance Airport
- 18.5 miles from Dallas/Fort Worth International Airport



- Loop 820 Frontage at Marine Creek
- 4.7 miles to I-35W
- 8.2 miles to I-30
- 12 miles to I-20
- 19 miles to TX-360



MC820
LOGISTICS



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This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

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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.**

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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