

Brookfield Properties

**7000 WICHITA
FORT WORTH, TX**



Property Details

962,660 sf
AVAILABLE

200+ total
DOCK POSITIONS

Build-to-suit
OFFICE AREA

150+
TRAILER PARKS

Up to 36'
CLEAR HEIGHT

12
DRIVE IN RAMPS

Features

**Master planned Class A Business
Park**

Triple Freeport Tax Exemption

Excellent access

Robust blue collar labor base

**Close proximity to amenities,
including hotels and restaurants**

**Significant nearby corporate
neighbors**



WHO WE ARE

More than a landlord. A partner.

As an operator of logistics properties on five continents, we have an unmatched perspective on what sits at the crossroads of innovation and distribution. It's this insight that gives us the ability to deliver time and again hubs of commerce that connect people and goods sustainably and efficiently.

74M+

square feet of logistics space

550+

warehouse, distribution and cold storage properties

90M+

square foot development pipeline



Tailored to your needs

No matter your requirements, we build to the highest standards, delivering novel, efficiency-focused solutions



Making sustainability a reality

Sustainability isn't just a buzzword. It's a commitment to be carbon neutral by 2050 advanced by a breadth of initiatives including LEED-certified design, solar-ready roofs, and low carbon building materials.



The Brookfield advantage

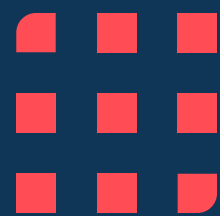
Our Brookfield global network offers a wealth of advantages – from investments in emerging technologies to sustainable solutions and infrastructure synergies.



Culture of innovation

We foster a culture of innovation to identify and implement technologies that continuously improve our facilities – with a focus on efficiency and safety.





0.5 MILE
from I-20 & Loop 820



3 MILES
to I-35W



10 MILES
to Fort Worth CBD



26 MILES
to DFW Airport



35 MILES
to Dallas CBD

BUILDING A

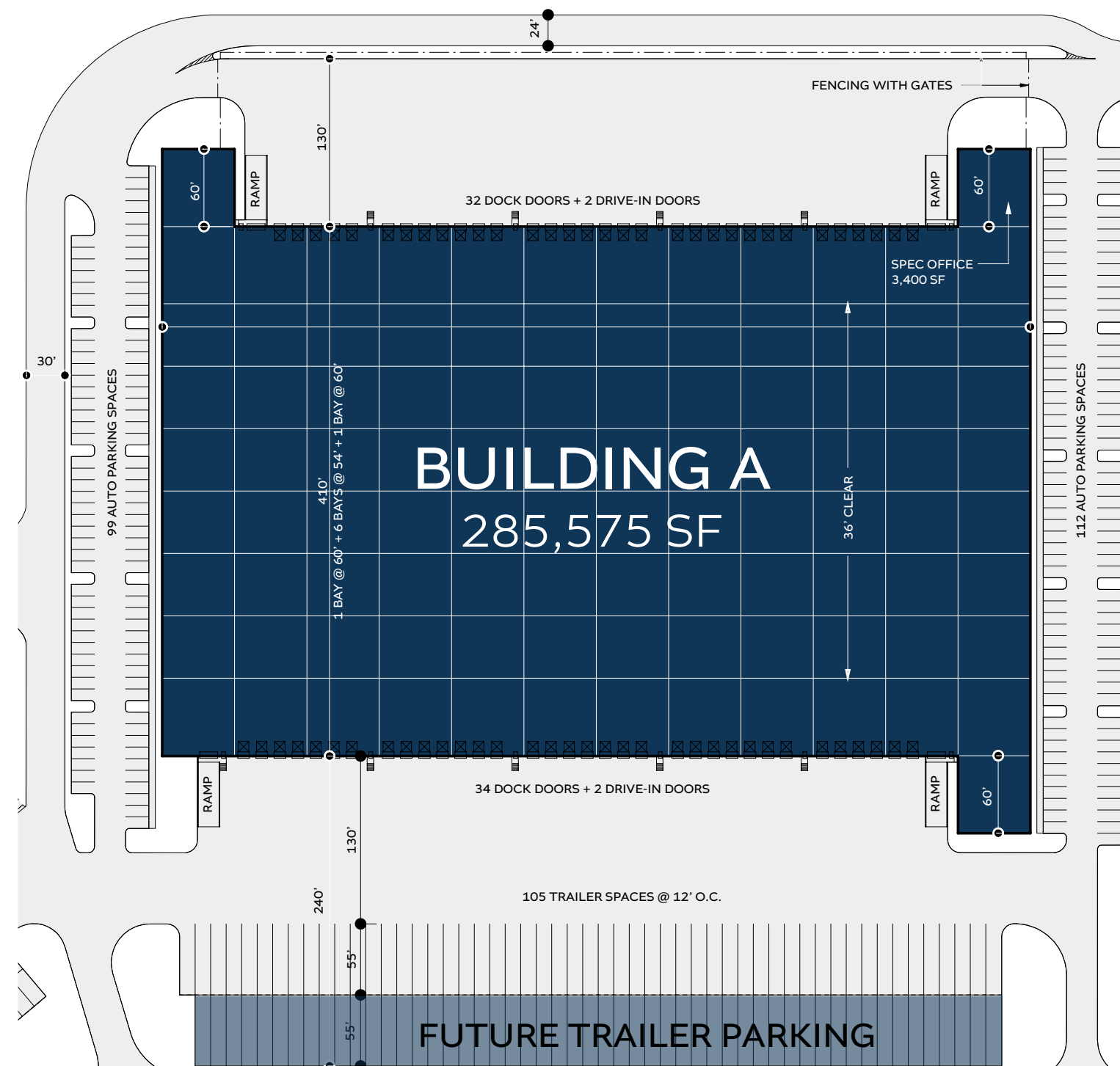
BUILDING E

BUILDING D

BUILDING C

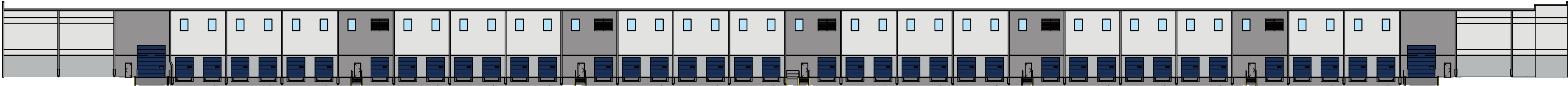
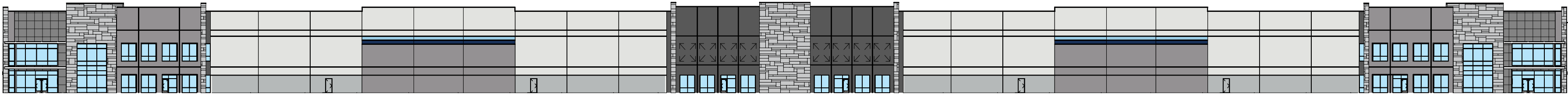
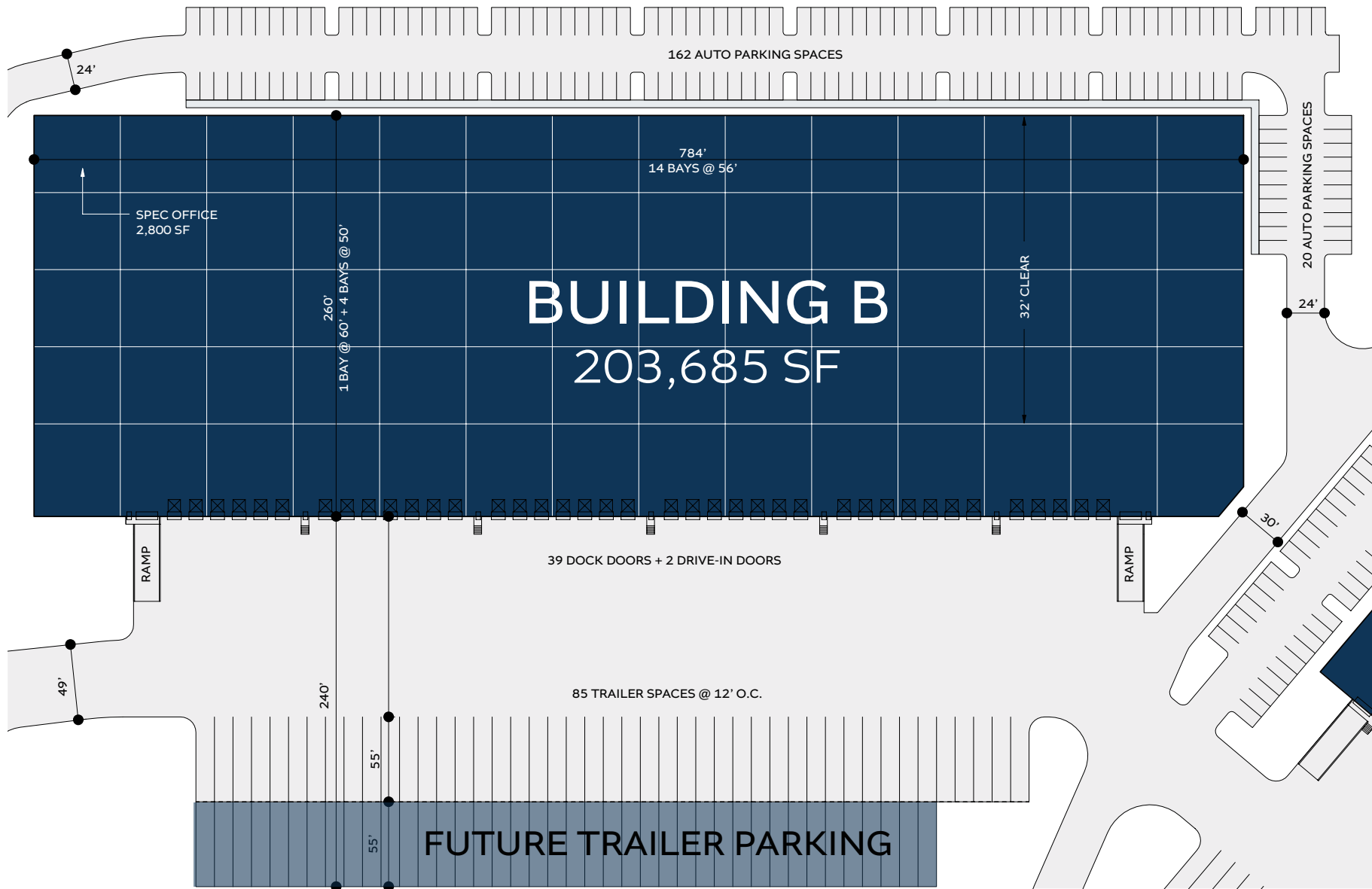
BUILDING B

Building Size	285,575 sq. ft.
Spec Office Space	3,400 sq. ft.
Clear Height	36'
Dock Positions	66
Drive-ins	4
Trailer Parks	53 (expandable to 105)
Automobile Parking	211 spaces



Building B Specifications

Building Size	203,685 sq. ft.
Spec Office Space	2,800 sq. ft.
Clear Height	32'
Dock Positions	39
Drive-ins	2
Trailer Parks	45 (expandable to 85)
Automobile Parking	182 spaces



32'
Clear
Height

182
Auto
Parking

45
Trailer
Parks

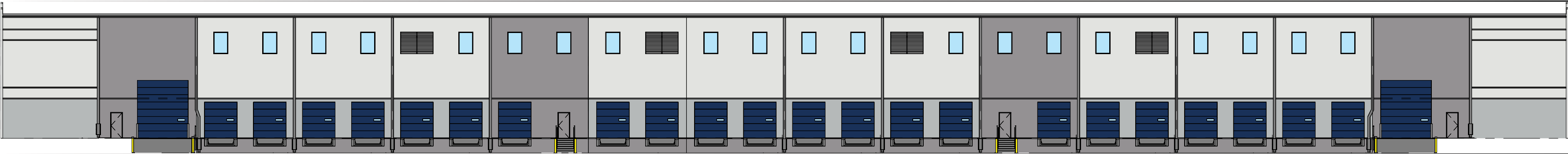
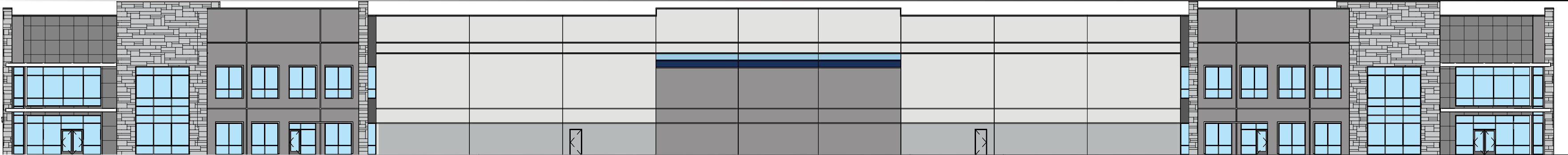
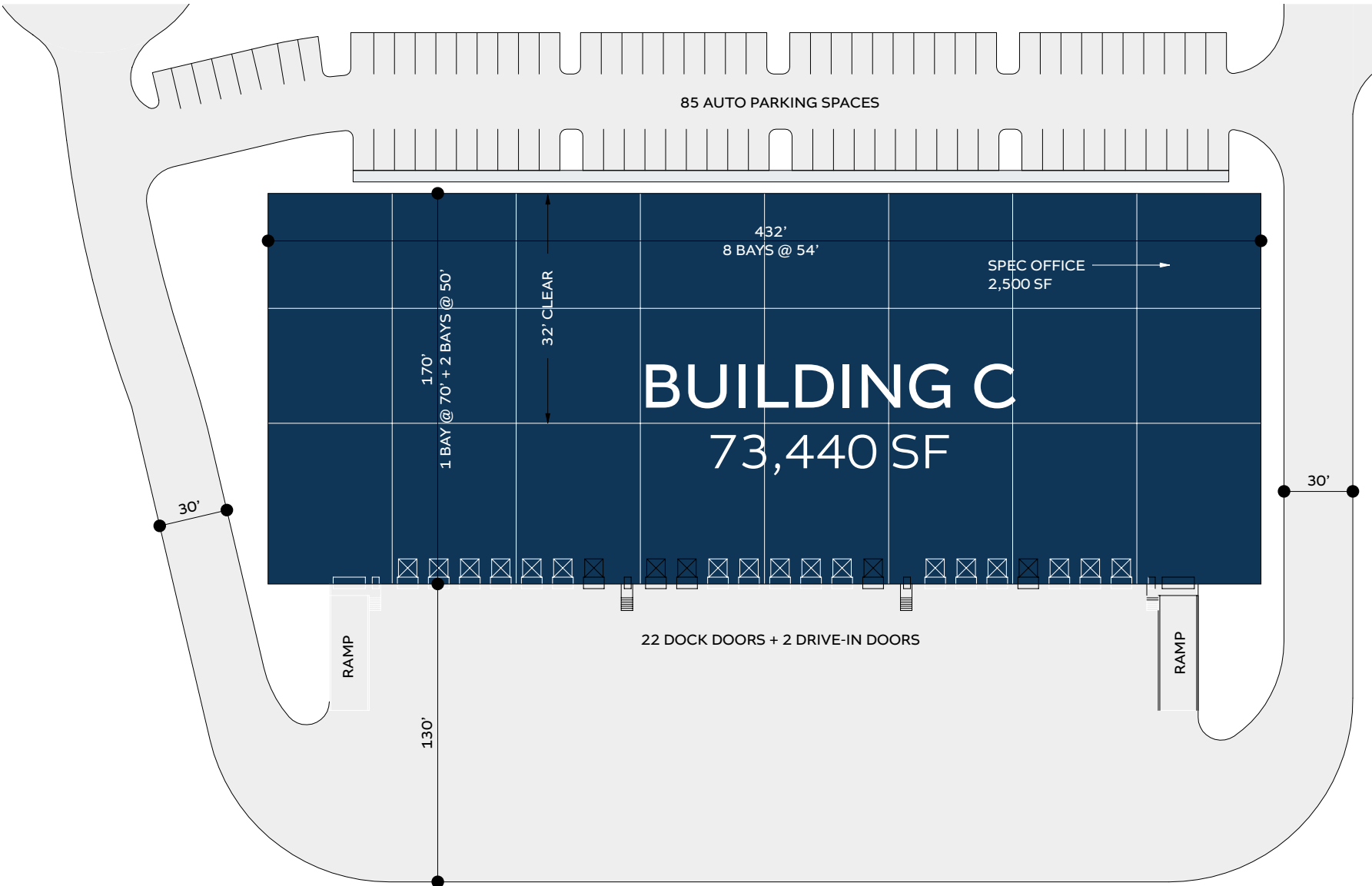
39
Dock
Positions

2
Drive-In
Ramps



Building C Specifications

Building Size	73,440 sq. ft.
Spec Office Space	2,500 sq. ft.
Clear Height	32'
Dock Positions	22
Drive-ins	2
Automobile Parking	85 spaces



32'
Clear
Height

85
Auto
Parking

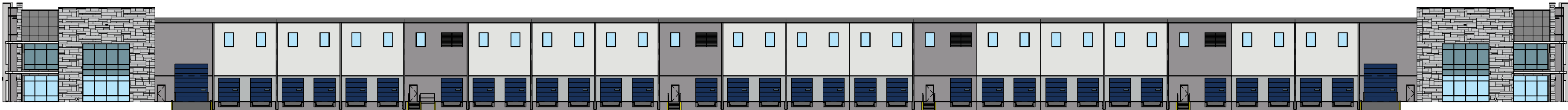
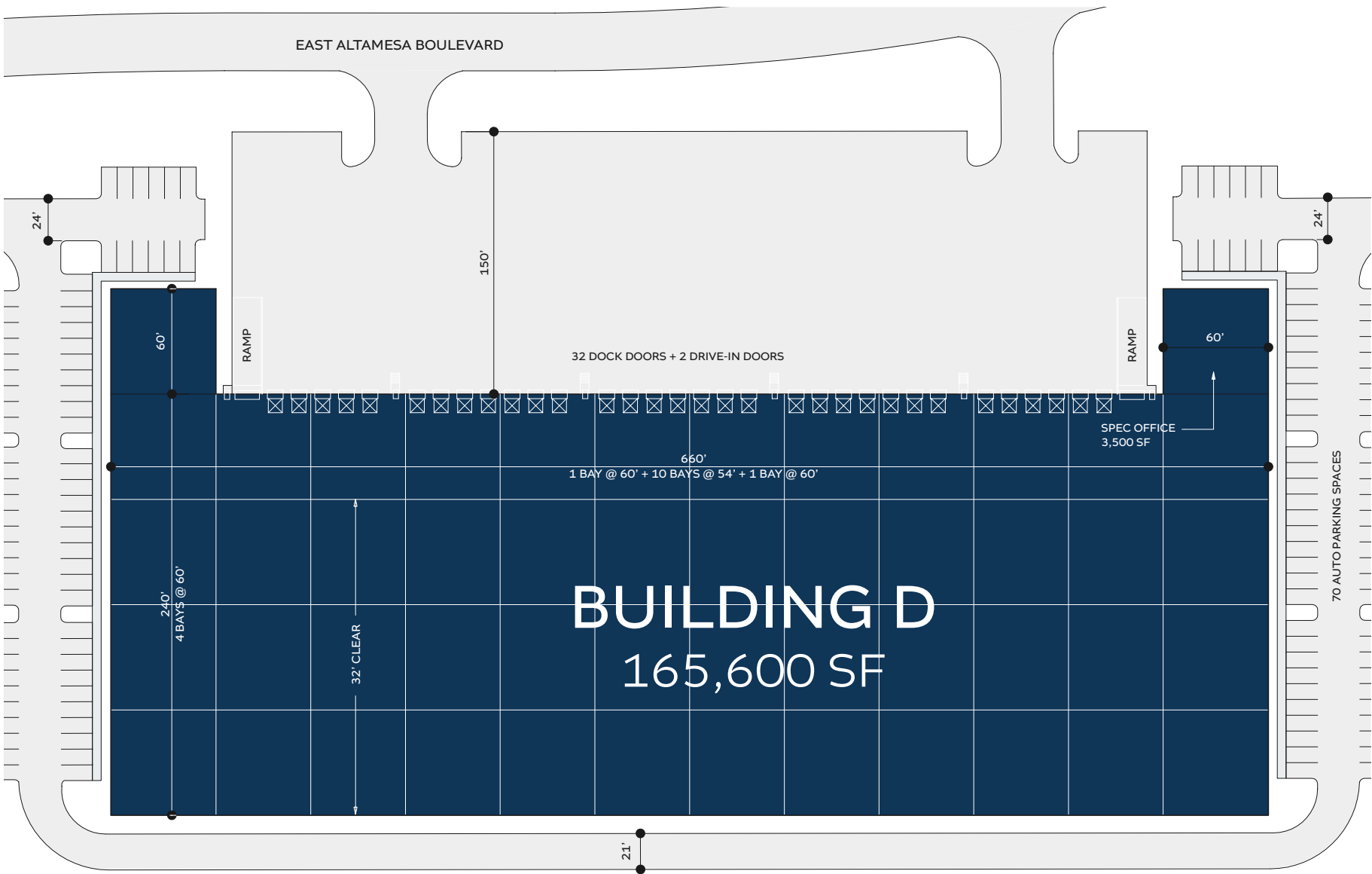
22
Dock
Positions

2
Drive-In
Ramps

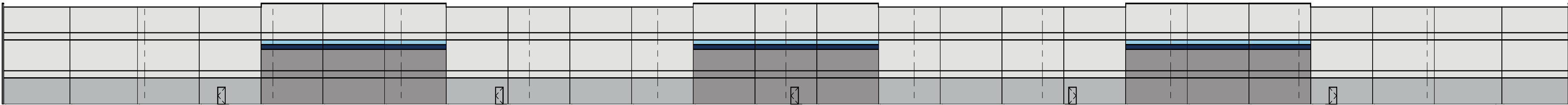


Building D Specifications

Building Size	165,600 sq. ft.
Spec Office Space	3,500 sq. ft.
Clear Height	32'
Dock Positions	32
Drive-ins	2
Automobile Parking	141 spaces



EAST ELEVATION



WEST ELEVATION

 **32'**
Clear Height

 **141**
Auto Parking

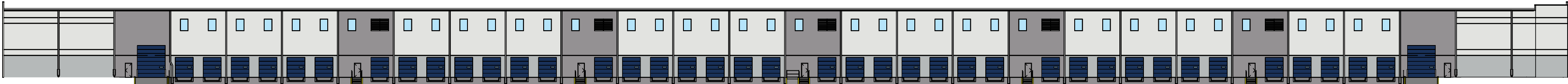
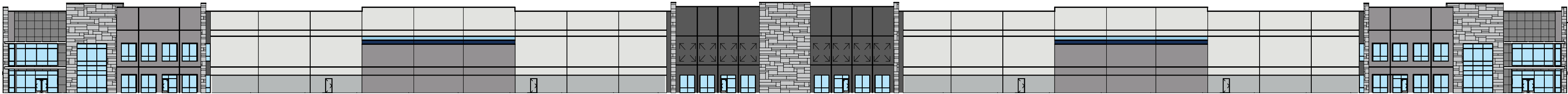
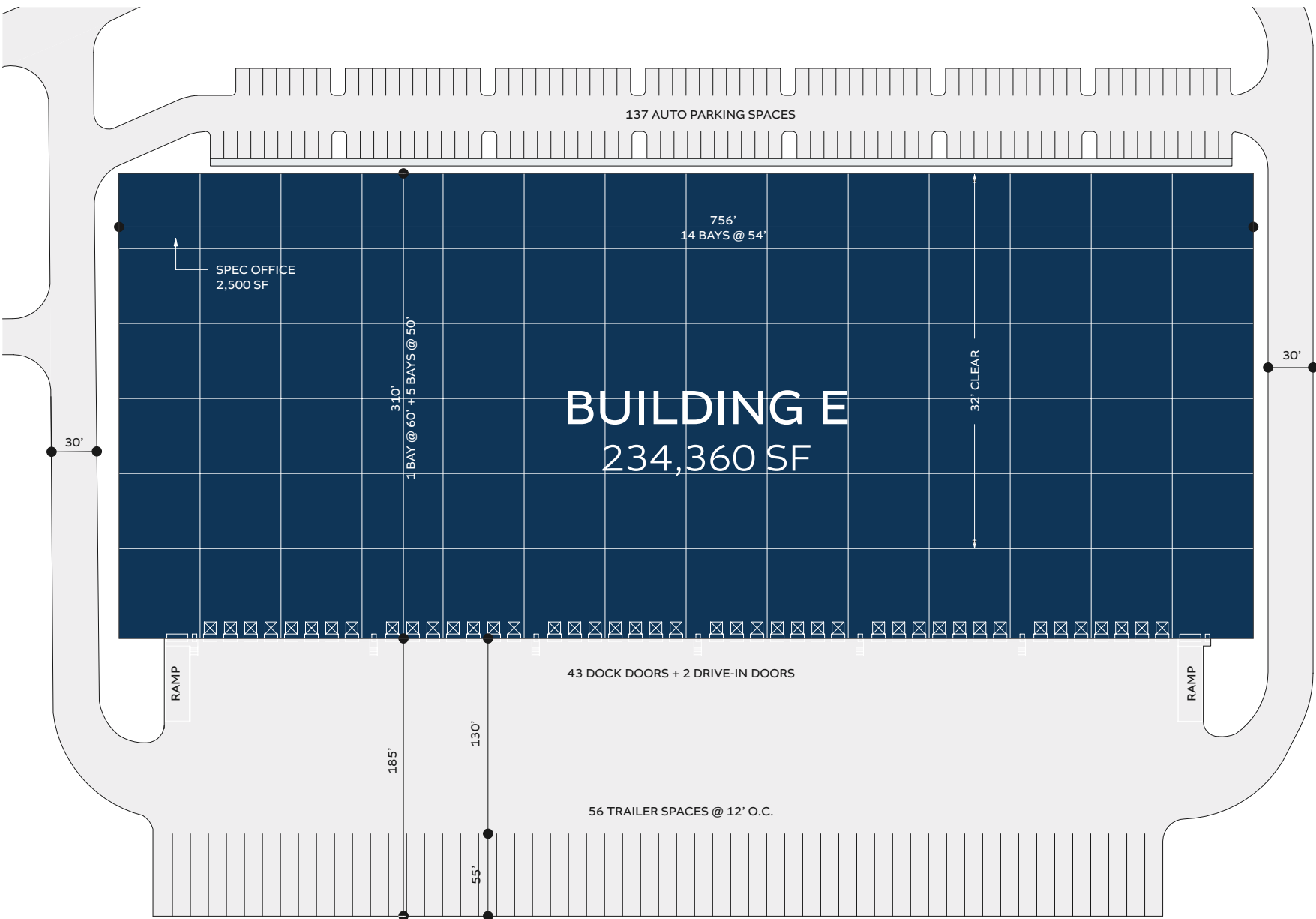
 **32**
Dock Positions

 **2**
Drive-In Ramps



Building E Specifications

Building Size	234,360 sq. ft.
Spec Office Space	2,500 sq. ft.
Clear Height	32'
Dock Positions	43
Drive-ins	2
Trailer Parks	56
Automobile Parking	137 spaces



32'
Clear
Height

137
Auto
Parking

56
Trailer
Parks

43
Dock
Positions

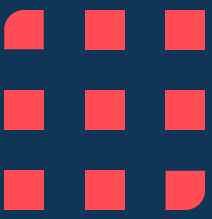
2
Drive-In
Ramps





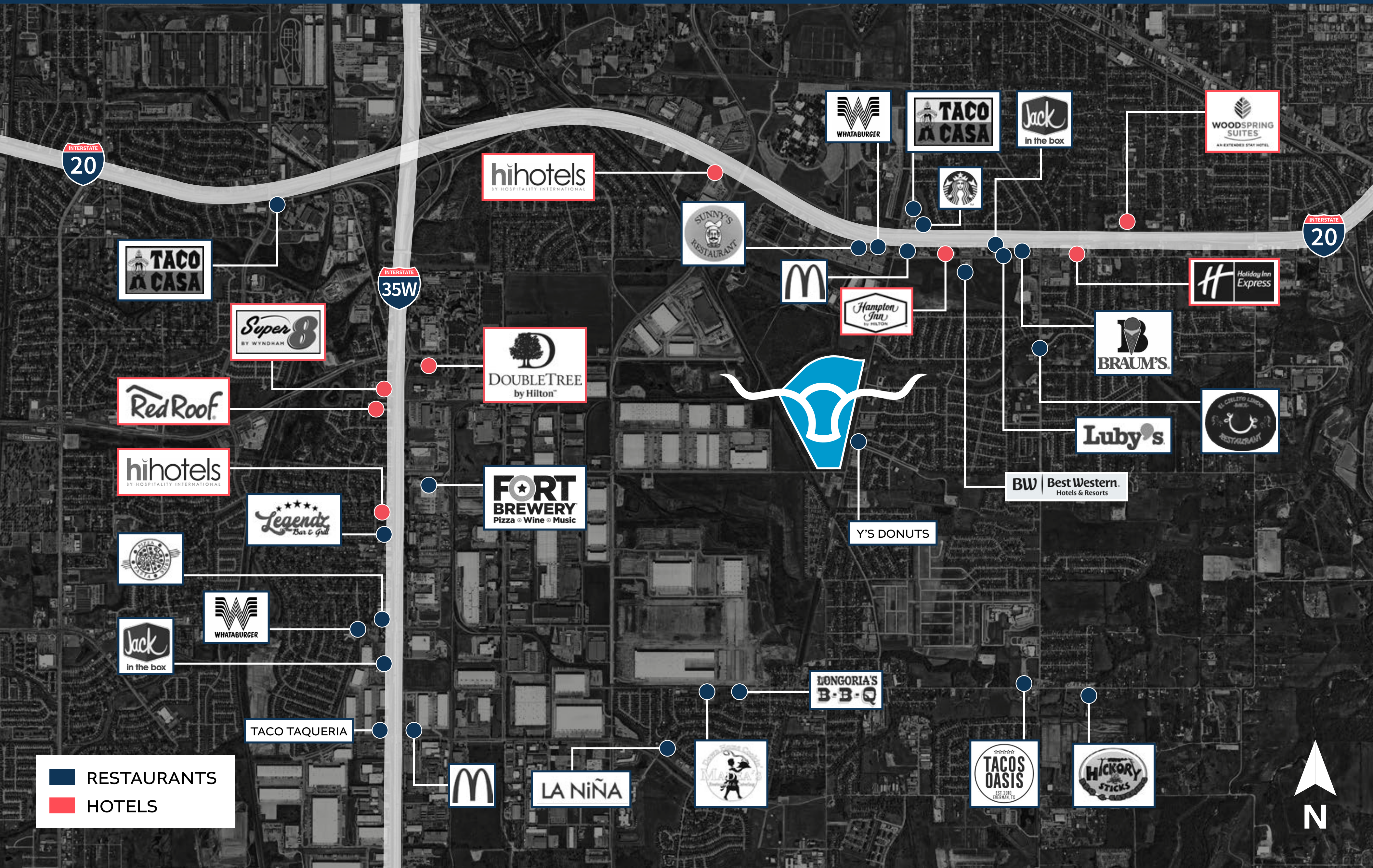
Brookfield
Properties

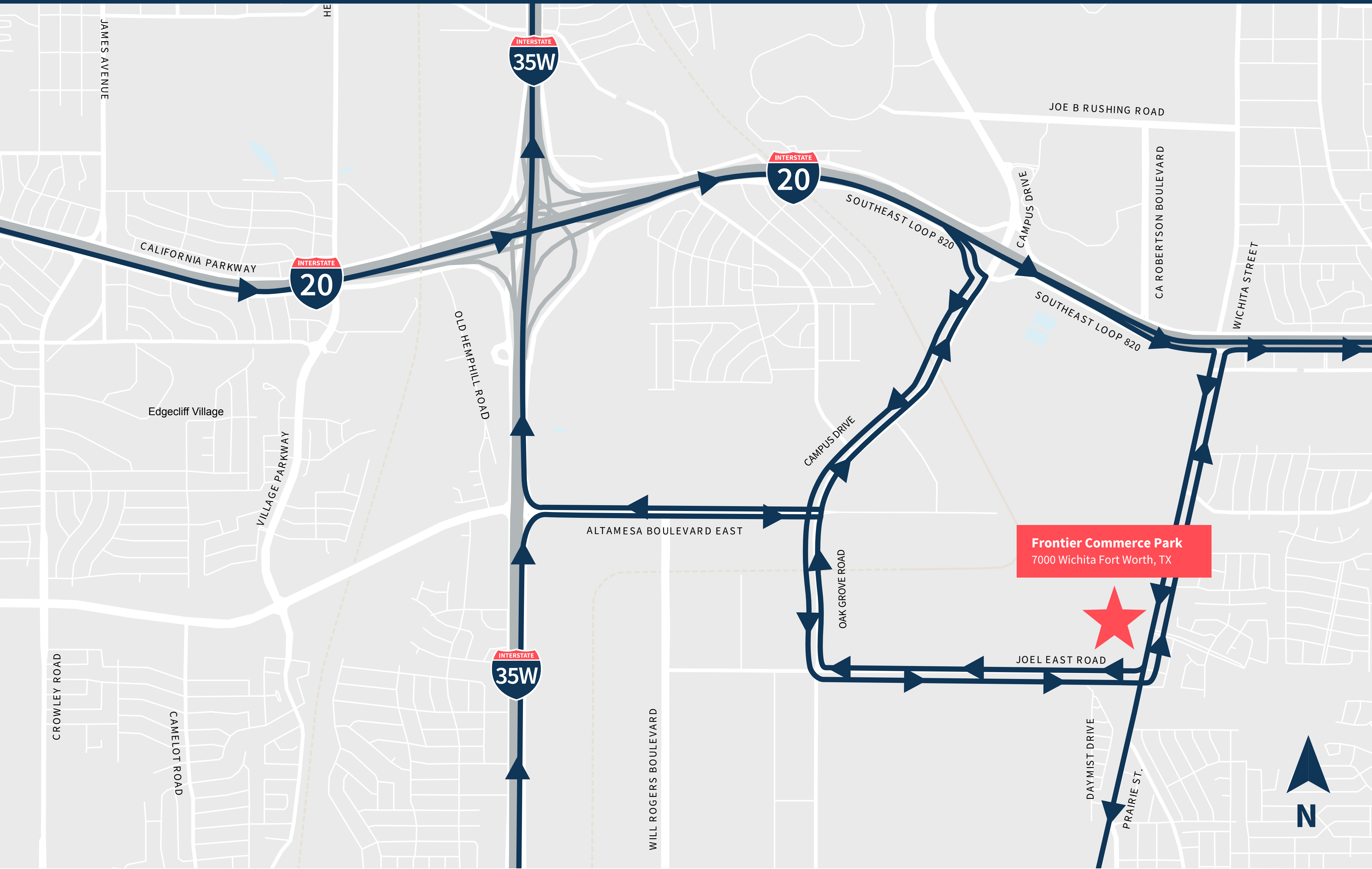
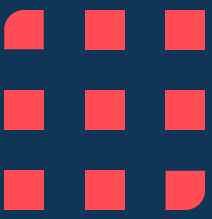




Nearby Amenities

Brookfield Properties





Innovation that benefits operators

We are shaping the future of global trade with properties optimized for efficiency and designed to enhance the safety of anyone working on or in them. In doing so, our tenants benefit from:

- Up to 75% reduction in utility costs from energy-efficient design features
LED lights, robust insulation, and white roof technology
- Electric vehicle charging stations
- Safer vertical access design to lower the risk of severe injury from falls
- Building to WELL standards
- Clerestory windows optimizing natural light, creating a healthier
working environment

100% LEED

Certified or higher on new development

Up to 75%

Reduction in utility costs due to efficient design

Net Zero by 2050

Brookfield Properties's commitment to carbon emissions reduction





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