

BLAZING TRAIL

LOGISTICS CENTER



Bldg. 2 - 3000 Mark IV Parkway, Fort Worth, TX 76106

Bldg. 3 - 4101 North Freeway, Fort Worth, TX 76106

Bldg. 4 - 4049 North Freeway, Fort Worth, TX 76106

Bldg. 5 - 2900 Mark IV Parkway, Fort Worth, TX 76106

PHASE I - 4 BUILDINGS
TOTALING 656,340 SF

INDUSTRIAL DEVELOPMENT



PROJECT OVERVIEW

BLAZING TRAIL LOGISTICS CENTER IS A TWO PHASED INDUSTRIAL DEVELOPMENT TOTALING 1,420,180 SF.

THE NEW OFFICE WAREHOUSE AND LOGISTICS CENTER WILL BE EQUIPPED WITH:

- ESRF SPRINKLER SYSTEMS
- INTERIOR ROOF DRAINS THAT DISCHARGE INTO TRUCK COURT
- WHITEBOXED
- 16 DOCK DOORS WITH 35,000 LB CAPACITY PIT LEVELERS & SEALS
- BLDG 2 AND 3 - R-9 INSULATION ROOFS
- BLDG 4 AND 5 - R25 INSULATION ROOFS
- RAMPS AT EACH END OF THE TRUCK COURTS WITH 12' X 14' OVERHEAD DOORS
- RAIL CAPABLE
- FULL VAPOR BARRIER AND MORE....



NEW CONSTRUCTION DELIVERING
Q4 2023



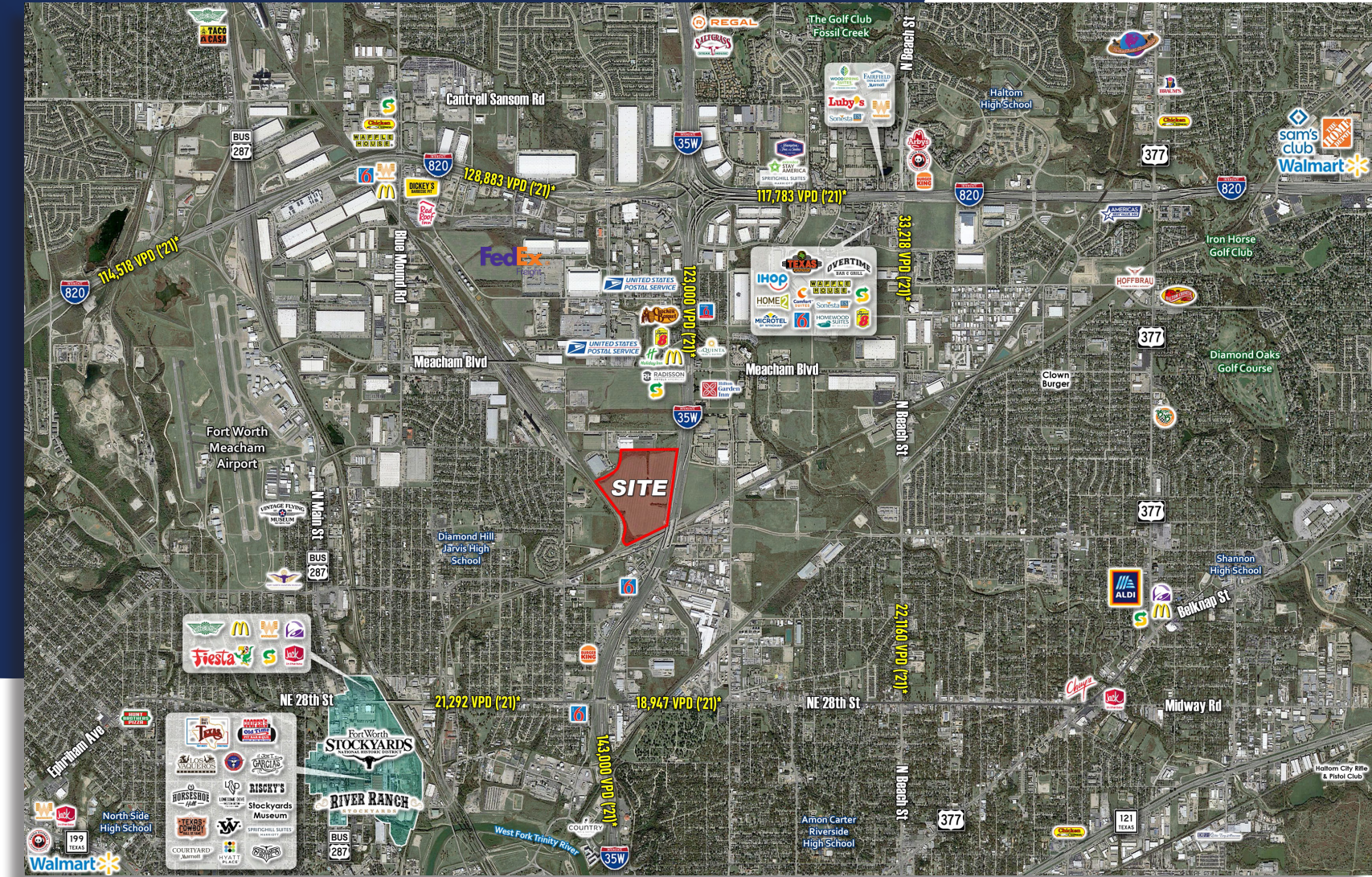
OFFICE / WAREHOUSE
DISTRIBUTION,
LIGHT ASSEMBLY AND FUFILLMENT USES



EASY ACCESS TO MAIN DFW
HIGHWAYS



CLOSE PROXIMITY TO MANY RESTAURANTS
AND AMENITIES



ADJACENT TO FEDEX FREIGHT FACILITY - 2 MILES

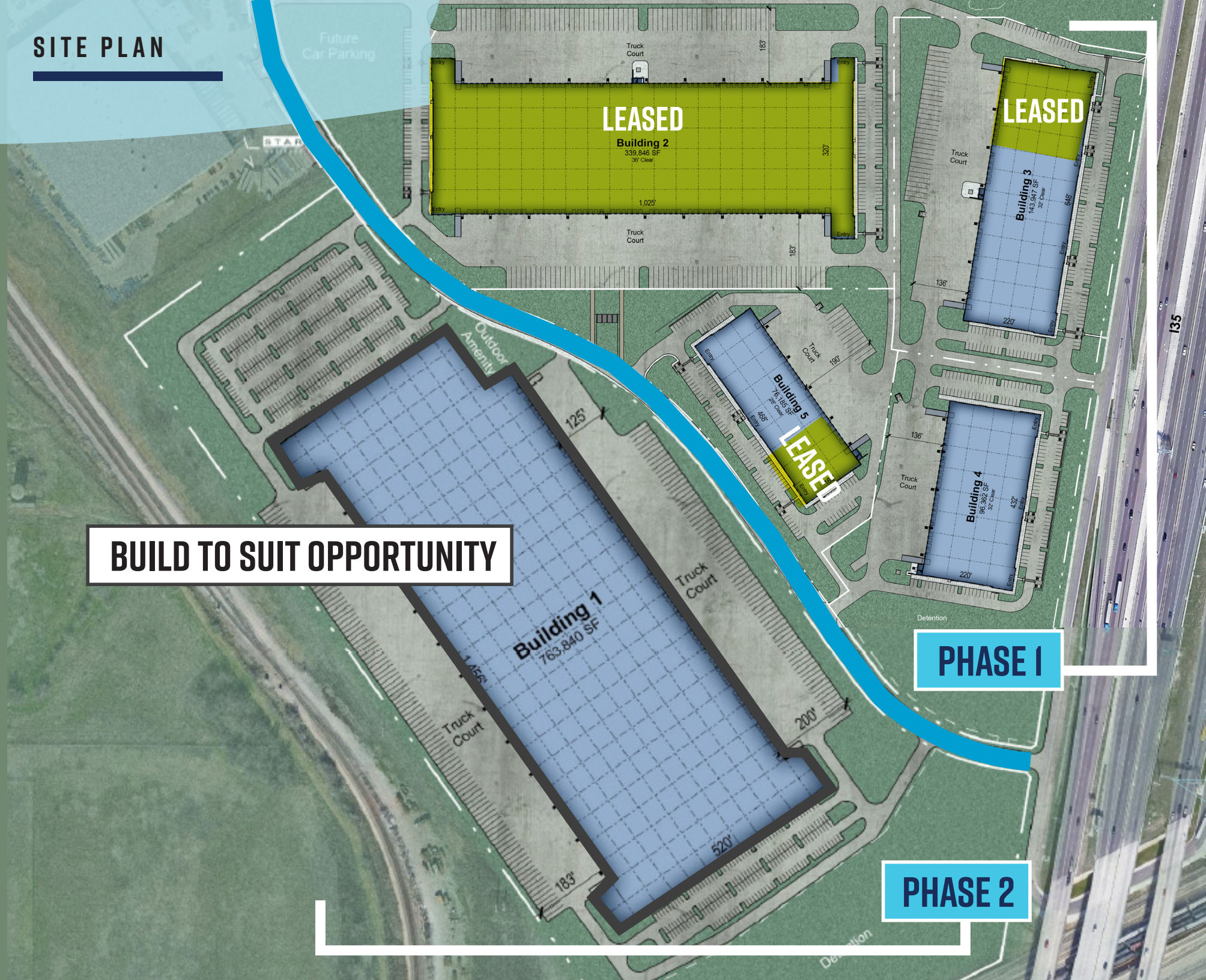
DISTANCE TO BNSF INTERMODAL - 13 MILES

DISTANCE TO DFW AIRPORT SOUTH ENTRANCE - 19 MILES

DISTANCE TO DOWNTOWN FORT WORTH - 6 MILES

DISTANCE TO ALLIANCE AIRPORT - 12 MILES

SITE PLAN



BUILD TO SUIT OPPORTUNITY

PHASE 1

PHASE 2



BUILDING 1

Address	
Size	BTS UP TO 763,840
Divisible	
Clear Height	40'
Sprinkler	ESFR
Bay Depth	520'
Truck Court Depth	125' - 200'
Loading	CROSS DOCK
Overhead Doors	(135) 9' X 10' DH (4) 12' WIDE CONCRETE RAMPS AT 12' X 14' OH DOORS
Parking Spaces	624
Trailer Parking	175



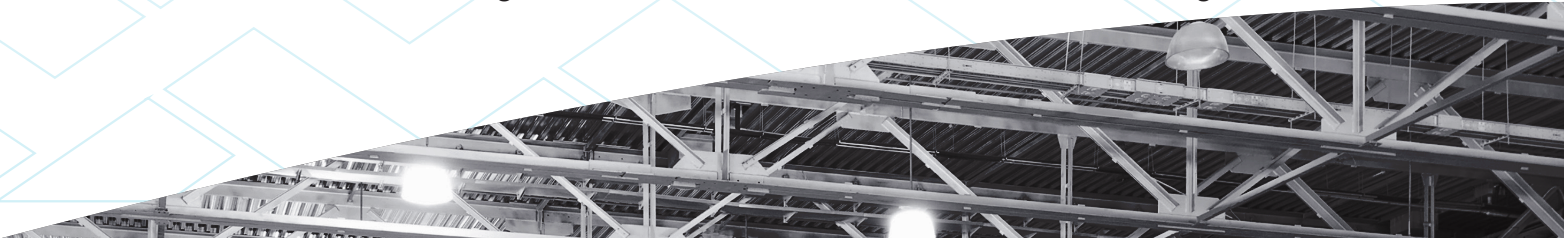
BUILDING 2

Address	3000 MARK IV PARKWAY, FORT WORTH, TX 76106
Size	339,846 SF
Divisible	± 85,582
Clear Height	36'
Sprinkler	ESFR
Bay Depth	320'
Truck Court Depth	130'-183'
Loading	CROSS DOCK
Overhead Doors	(108) 9' X 10' DH (4) 12' WIDE CONCRETE RAMPS AT 12' X 14' OH DOORS
Parking Spaces	133
Trailer Parking	141



BUILDING 3

Address	4101 NORTH FREEWAY, FORT WORTH, TX 76106
Size	143,947 SF
Divisible	± 23,760
Clear Height	32'
Sprinkler	ESFR
Bay Depth	220'
Truck Court Depth	135'-190'
Loading	FRONT PARK / REAR LOAD
Overhead Doors	(34) 9' X 10' DH (2) 12' WIDE CONCRETE RAMPS AT 12' X 14' OH DOORS
Parking Spaces	167
Trailer Parking	32





BUILDING 4

Address 4049 NORTH FREEWAY, FORT WORTH, TX 76106

Size 96,362 SF

Divisible ± 23,760

Clear Height 32'

Sprinkler ESFR

Bay Depth 220'

Truck Court Depth 135'

Loading FRONT PARK / REAR LOAD

Overhead Doors (2) 9' X 10' DH (2) 12' WIDE CONCRETE RAMPS AT 12' X 14' OH DOORS

Parking Spaces 140

Trailer Parking N/A



BUILDING 5

Address 2900 MARK IV PARKWAY, FORT WORTH, TX

Size 76,185 SF

Divisible ± 17,293

Clear Height 28'

Sprinkler ESFR

Bay Depth 160'

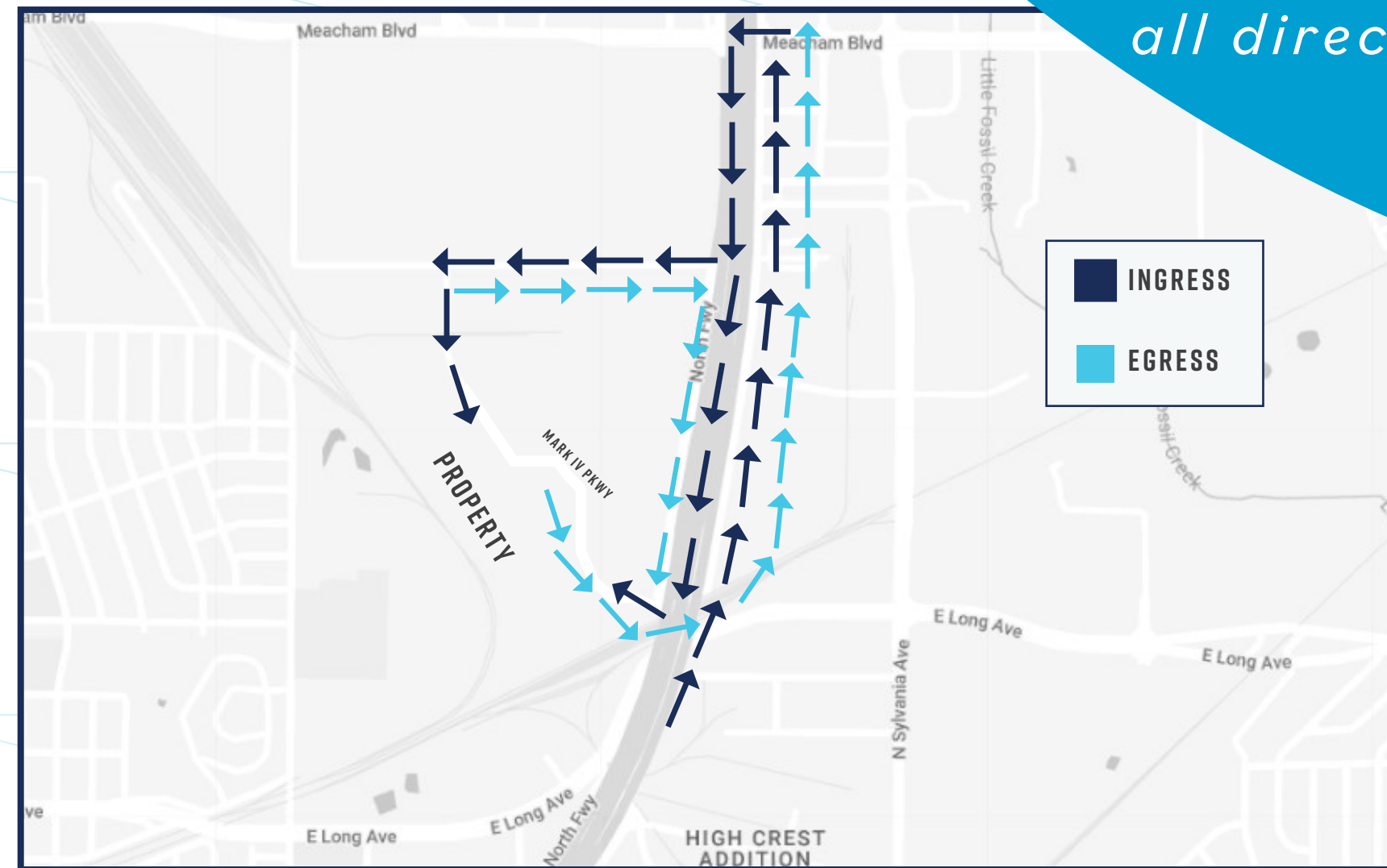
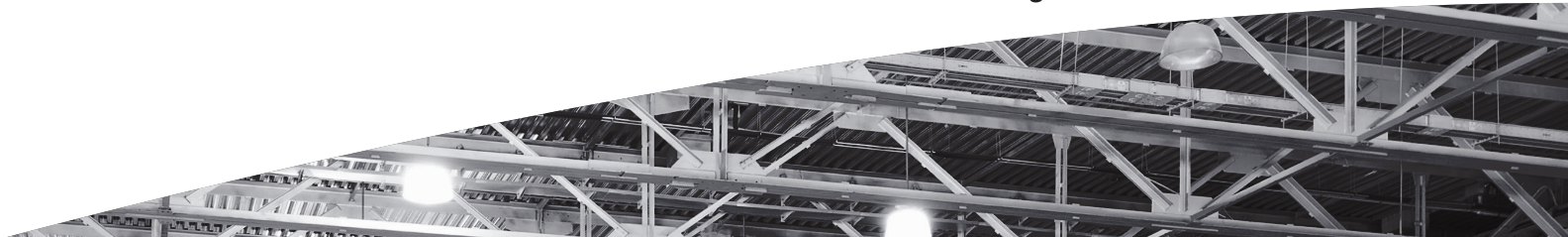
Truck Court Depth 135'-190'

Loading FRONT PARK / REAR LOAD

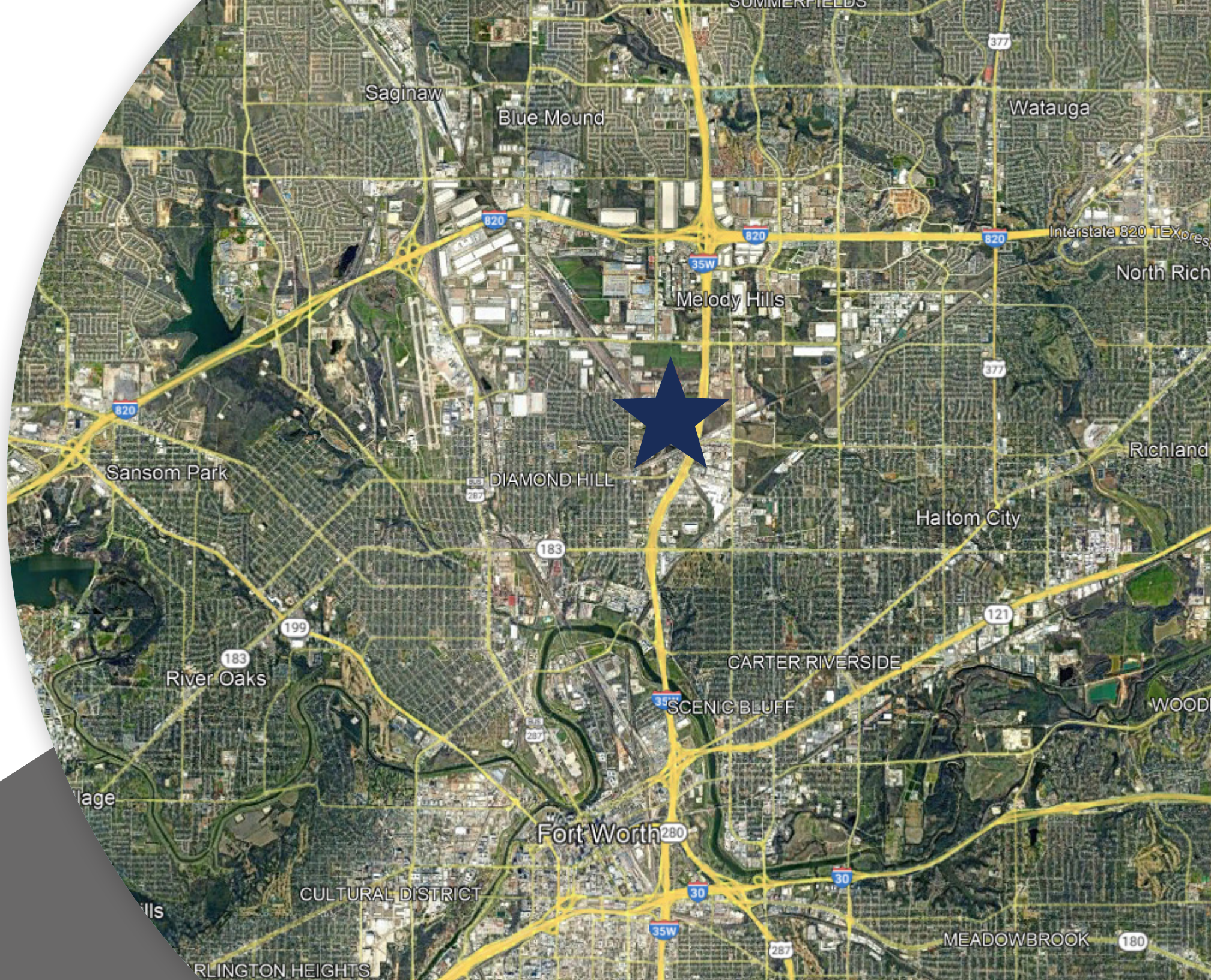
Overhead Doors (2) 9' X 10' DH (2) 12' WIDE CONCRETE RAMPS AT 12' X 14' OH DOORS

Parking Spaces 123

Trailer Parking 12



Easy access in all directions



For more information on leasing opportunities, contact:

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BLAZING TRAIL LOGISTICS CENTER



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Lincoln