

# PROPOSED

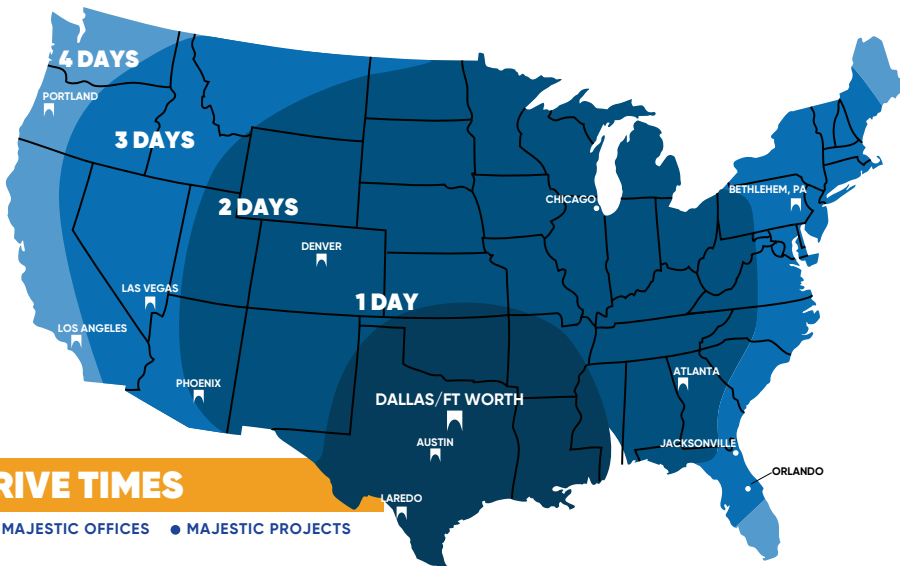
# MAJESTIC FORT WORTH SOUTH BUSINESS PARK EAST PHASE



**Building 14 - 151,533 SF**

**76-Acre Master-Planned Business Park**

**201 Striped Drive Fort Worth, TX 76140**



## DRIVE TIMES

MAJESTIC OFFICES MAJESTIC PROJECTS

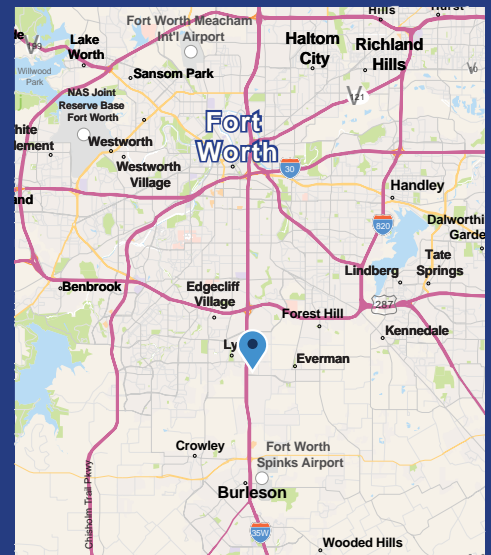
## CONTACT US

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131 East Exchange Avenue, Suite 212  
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**MAJESTIC**  
REALTY



## LOCATION FEATURES

- Direct Access Via I-35 W Near Risner Road
- 4 Miles South of I-20 and I-35 W Interchange
- Fort Worth & Western Railroad Service Available
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (Competitive Wages)

## POTENTIAL INCENTIVES

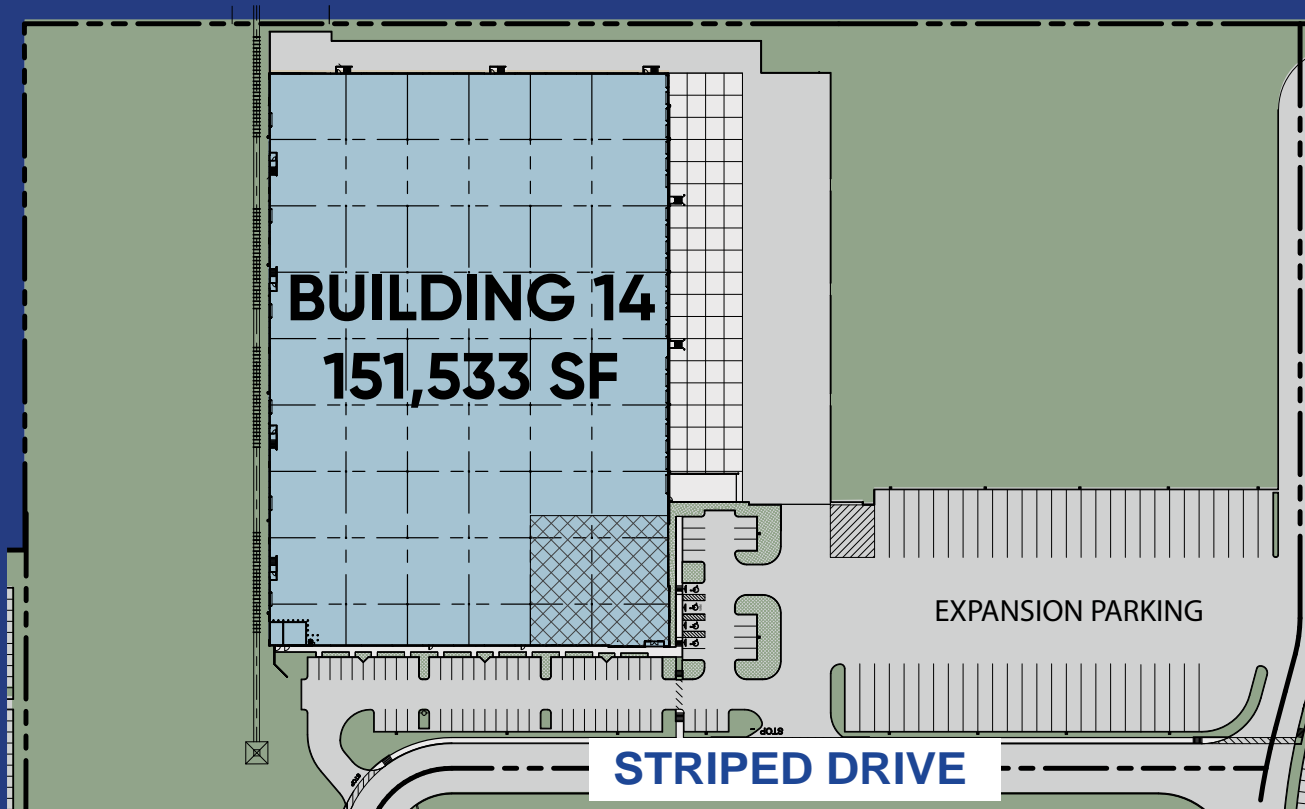
### STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

### LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone

# MAJESTIC FORT WORTH SOUTH BUSINESS PARK



## BUILDING 14 SPECIFICATIONS

- **Available:** 151,533 SF
- **Clear Height:** 36'
- **Bay Spacing:** 50' x 54' (Typical)
- **Auto Parking Positions:** 76
- **Trailer Positions:** 51 (Expandable)
- **Can be Rail Served:** Fort Worth & Western Railroad
- **Fire Sprinkler System:** ESFR
- **Loading:**
  - 22 Dock High Doors
  - 1 Ground Level Ramp
- **Abundant Fiber In Place**

## ABOUT MAJESTIC REALTY CO.

- 90M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 8.9M SF Presence in DFW (5 Business Parks)

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