

# For Lease

## ALLIANCE AREA OFFICE/INDUSTRIAL

5501 Alliance Gateway Fwy  
Fort Worth, TX 76177

**161,336 SF Available**



### Features

- Mezzanine area for executives (4,400 sf)
- On-site cafeteria (4,300 sf), multiple training rooms, large and small conference rooms
- Heavy power & parking infrastructure

### Building Facts

- 161,336 SF on 10.2 acres (divisible)
- Industrial space; would consider demoing office
- 100% HVAC, 31 RTU units (provides 600 tons of cooling)
- 26' clear minimum ceiling height
- ESFR System, (6) wet pipe systems, (2) pre-action systems
- (1) fire pump
- 11 loading dock doors
- 39' x 47' typical column spacing
- 4000A, 480/277-volt, 3 phase electrical service, 4W. +G, 65KA
- 650 parking spaces; Ratio of 4/1,000 (approximately 3.5 AC could be converted to trailer parking)

### Rental Rate

Call for pricing



### For information contact:

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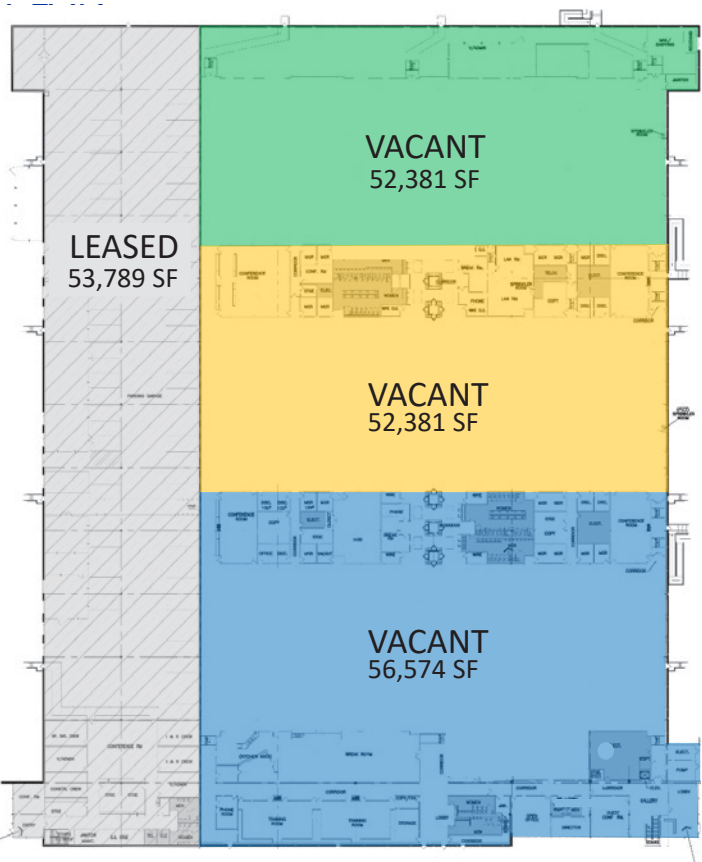
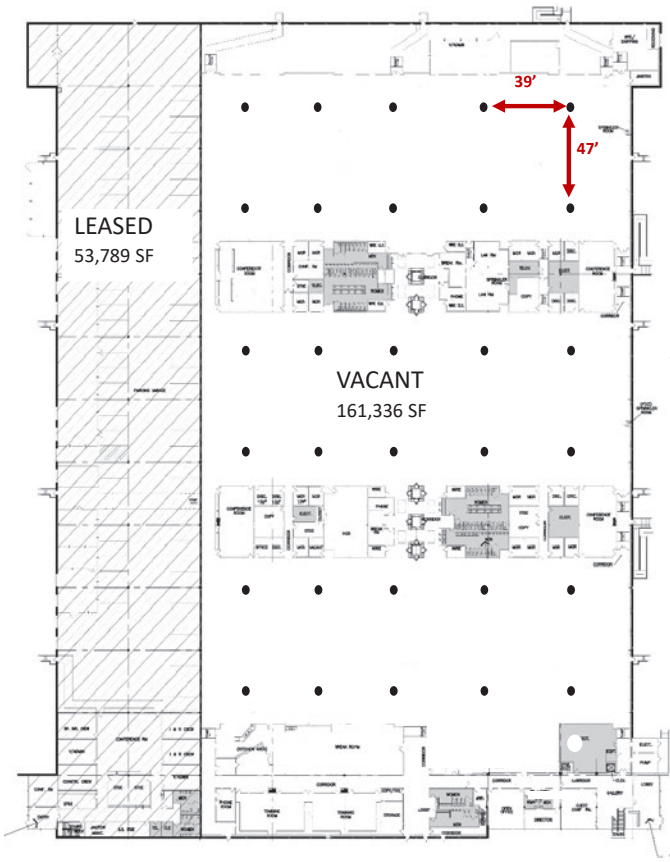
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## Site Plan



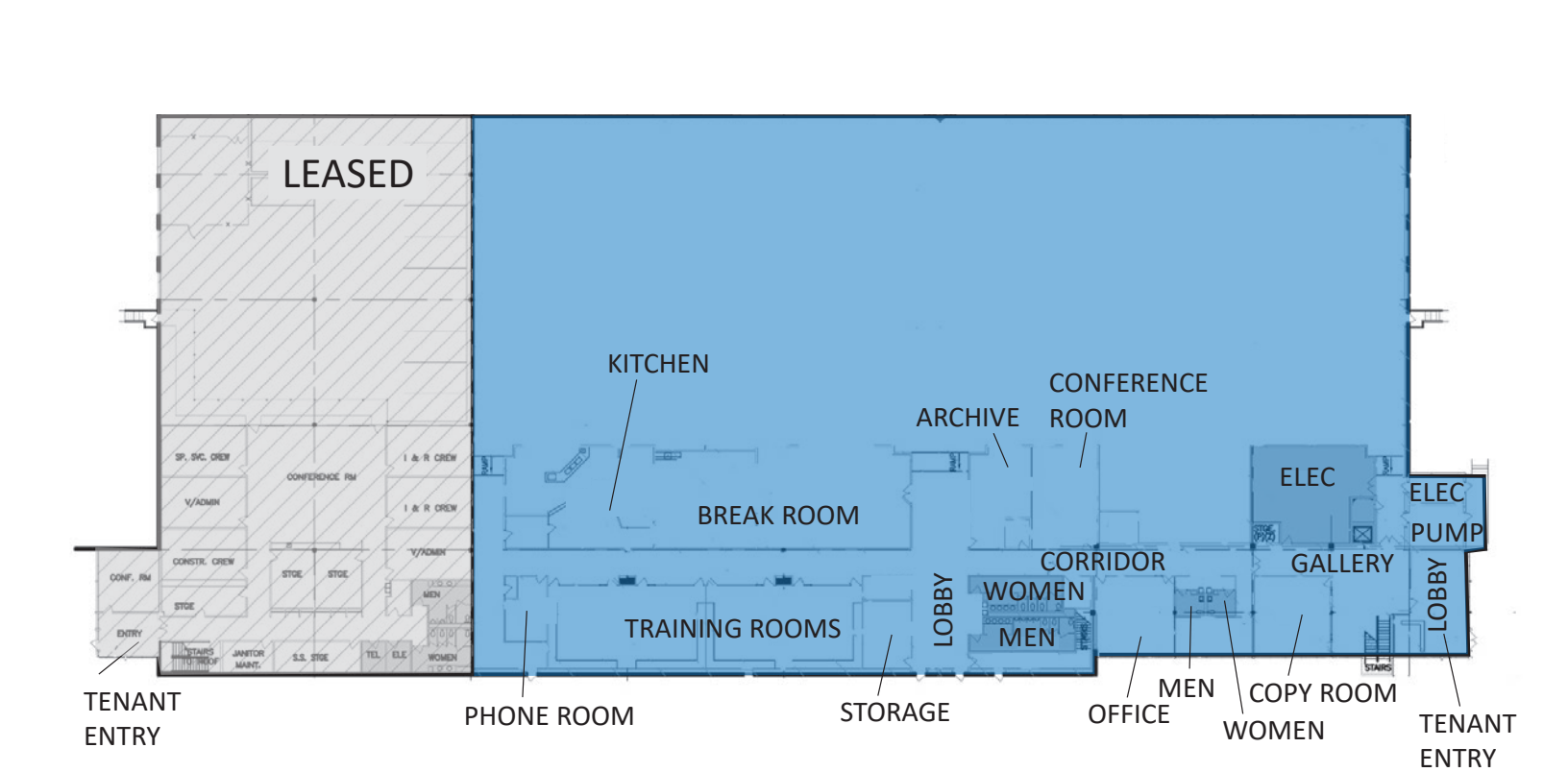


# Floor Plans 1&2

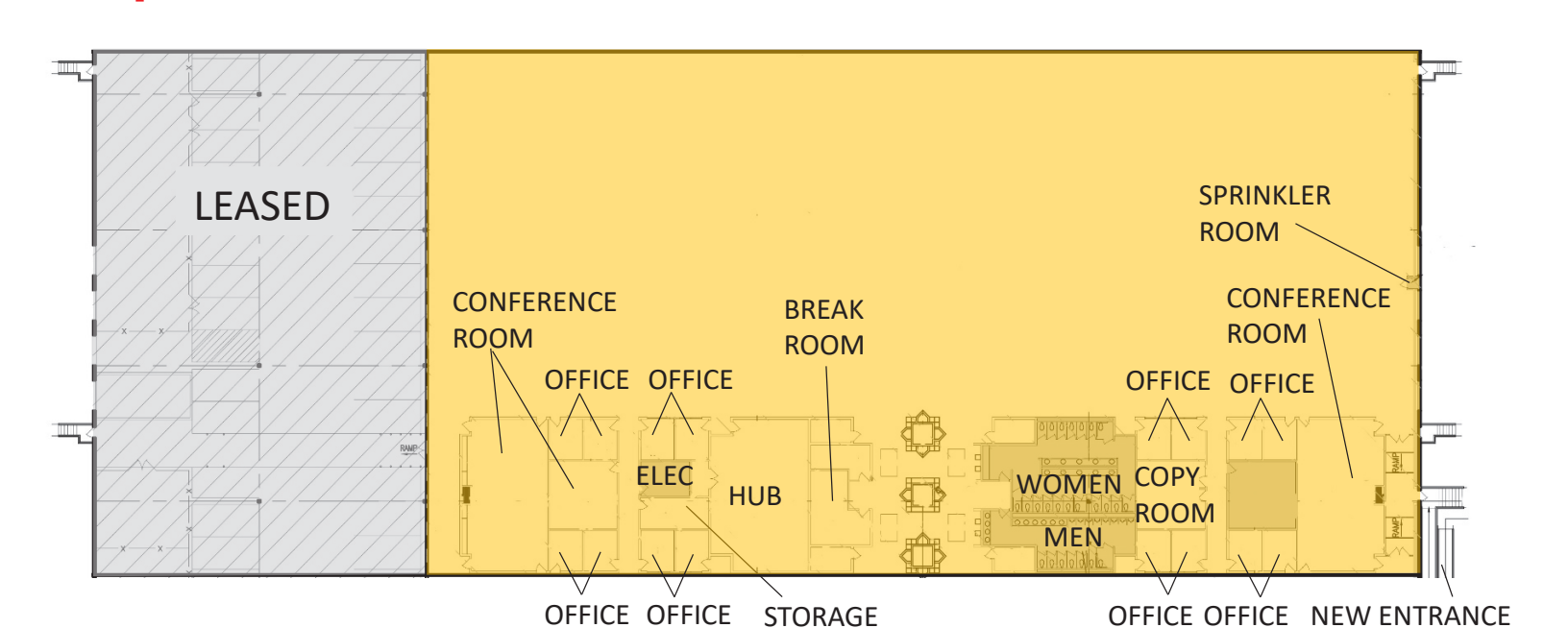


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## Space 101 Floor Plan

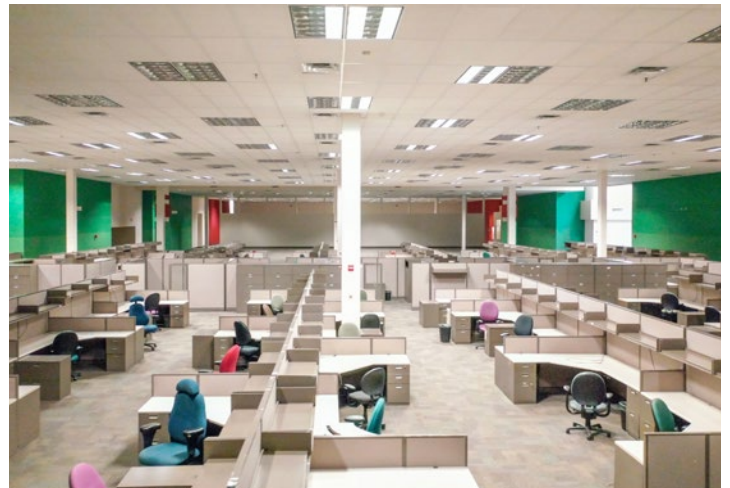
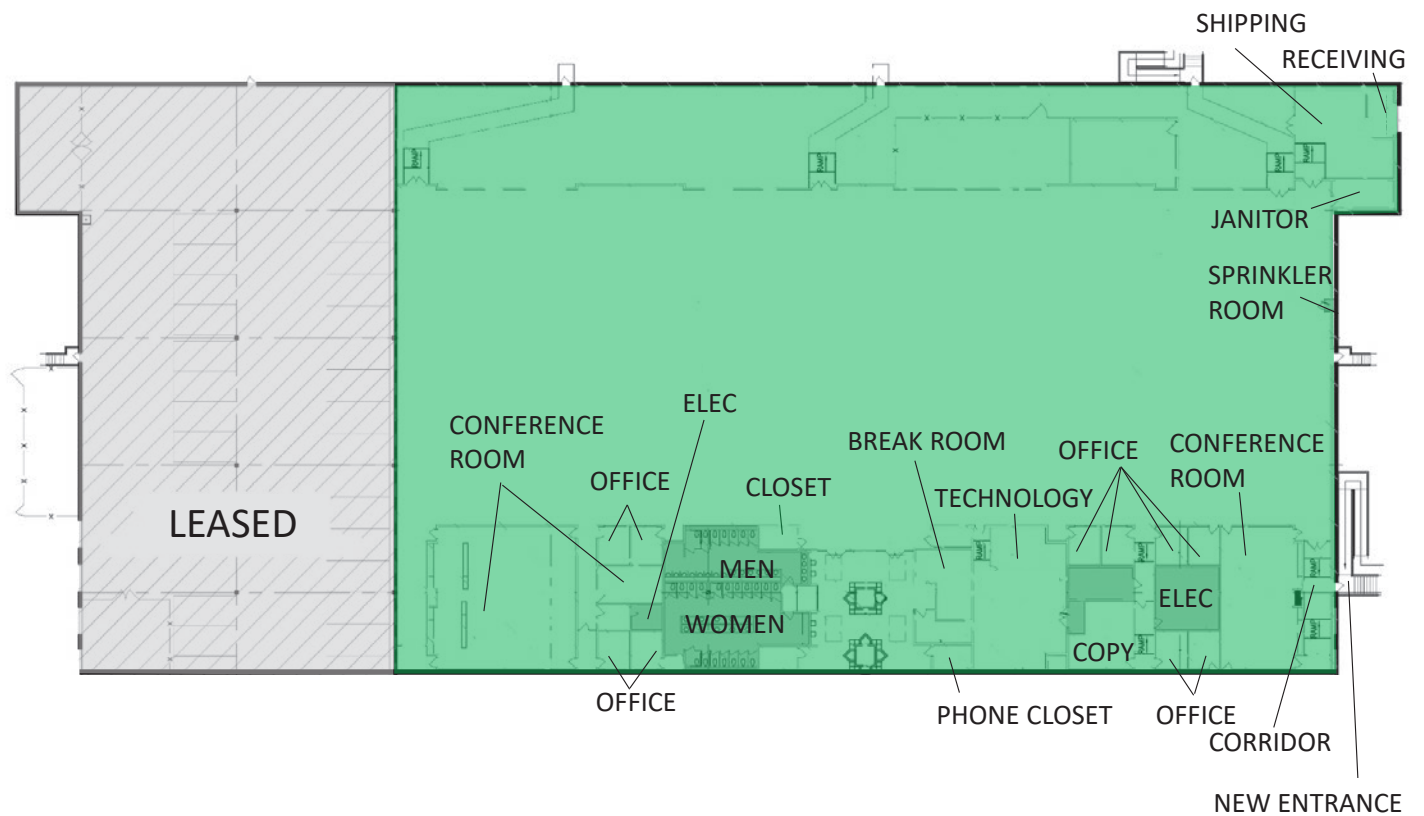


## Space 201 Floor Plan





# Space 301 Floor Plan







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