



## IRONHEAD COMMERCE CENTER

A 906,271 SF, FOUR BUILDING, INDUSTRIAL DEVELOPMENT  
FOR SALE OR FOR LEASE IN THE HEART OF THE ALLIANCE SUBMARKET

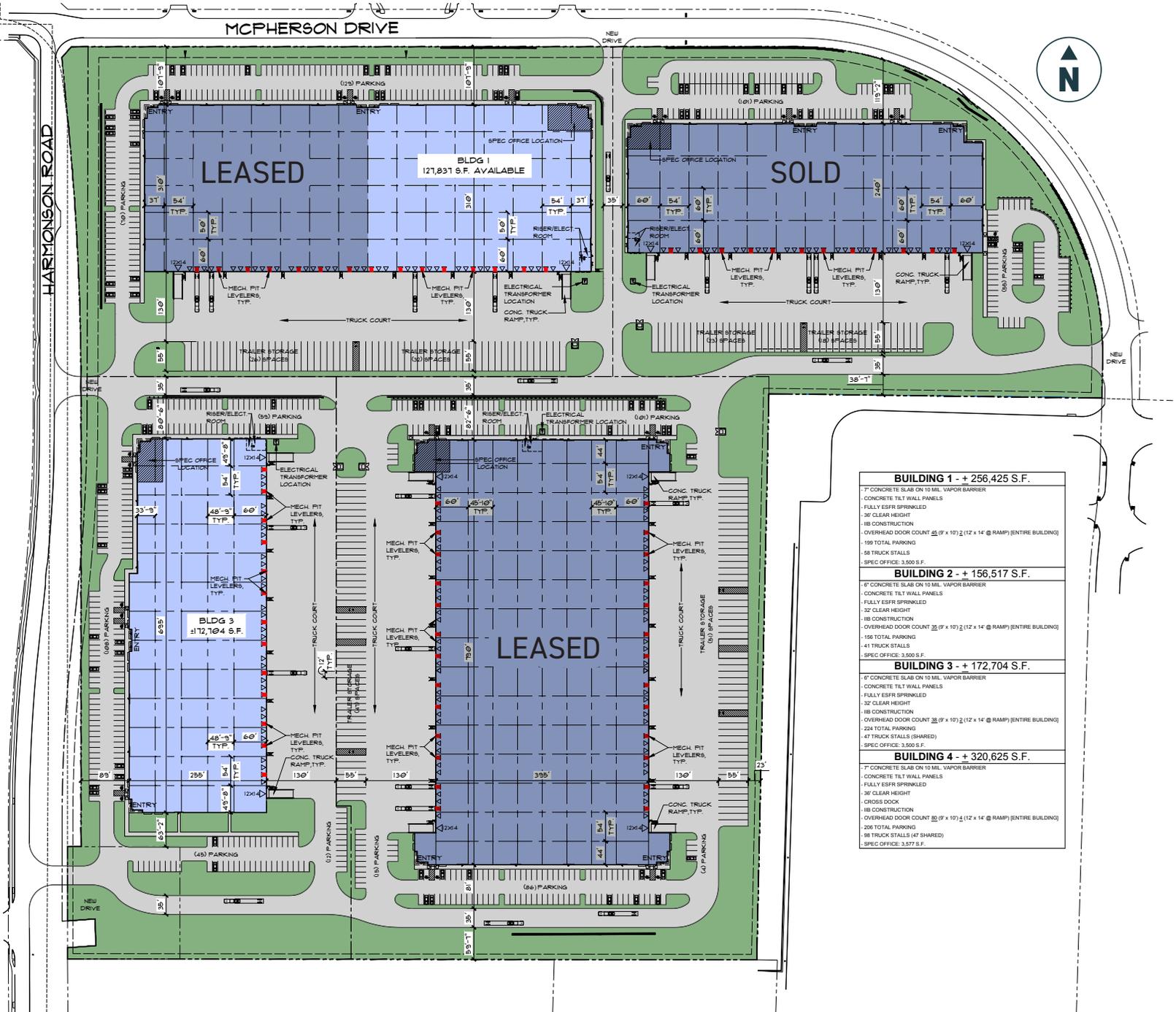
11863 Harmonson Rd, Northlake, TX 76247





# IRONHEAD COMMERCE CENTER

# SITE PLAN



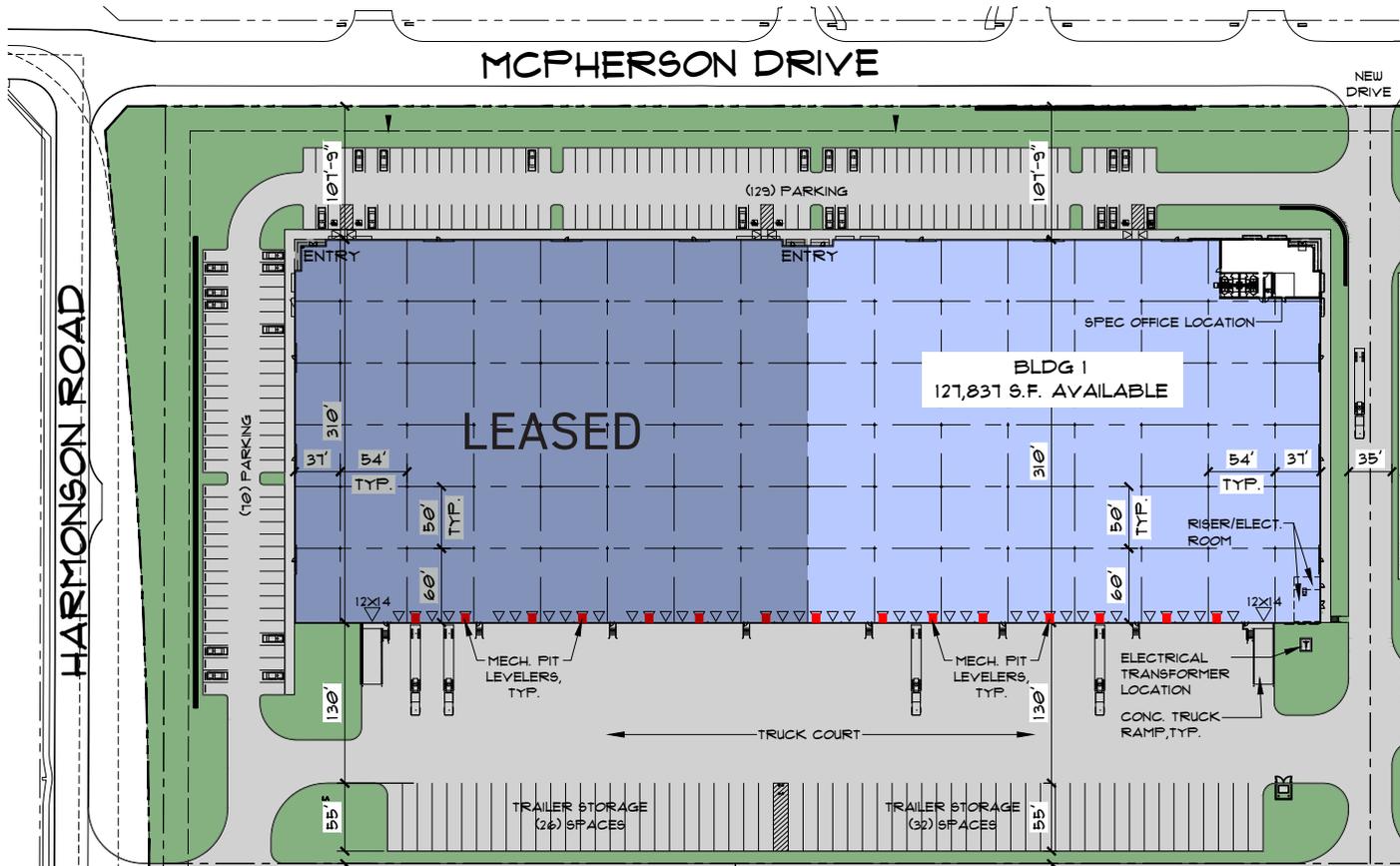
BUILDING 1 - + 256,425 S.F.
- 7" CONCRETE SLAB ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 36' CLEAR HEIGHT
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 25 @ 10' x 12' @ 12' x 14' @ RAMP (ENTIRE BUILDING)
- 199 TOTAL PARKING
- 58 TRUCK STALLS
- SPEC OFFICE: 3,300 S.F.
BUILDING 2 - + 156,517 S.F.
- 4" CONCRETE SLAB ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 32' CLEAR HEIGHT
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 25 @ 10' x 12' @ 12' x 14' @ RAMP (ENTIRE BUILDING)
- 156 TOTAL PARKING
- 41 TRUCK STALLS
- SPEC OFFICE: 3,300 S.F.
BUILDING 3 - + 172,704 S.F.
- 4" CONCRETE SLAB ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 32' CLEAR HEIGHT
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 25 @ 10' x 12' @ 12' x 14' @ RAMP (ENTIRE BUILDING)
- 224 TOTAL PARKING
- 47 TRUCK STALLS (SHARED)
- SPEC OFFICE: 3,300 S.F.
BUILDING 4 - + 320,625 S.F.
- 7" CONCRETE SLAB ON 10 MIL VAPOR BARRIER
- CONCRETE TILT WALL PANELS
- FULLY ESFR SPRINKLED
- 36' CLEAR HEIGHT
- CROSS DOCK
- IB CONSTRUCTION
- OVERHEAD DOOR COUNT 25 @ 10' x 12' @ 12' x 14' @ RAMP (ENTIRE BUILDING)
- 206 TOTAL PARKING
- 98 TRUCK STALLS (47 SHARED)
- SPEC OFFICE: 3,077 S.F.

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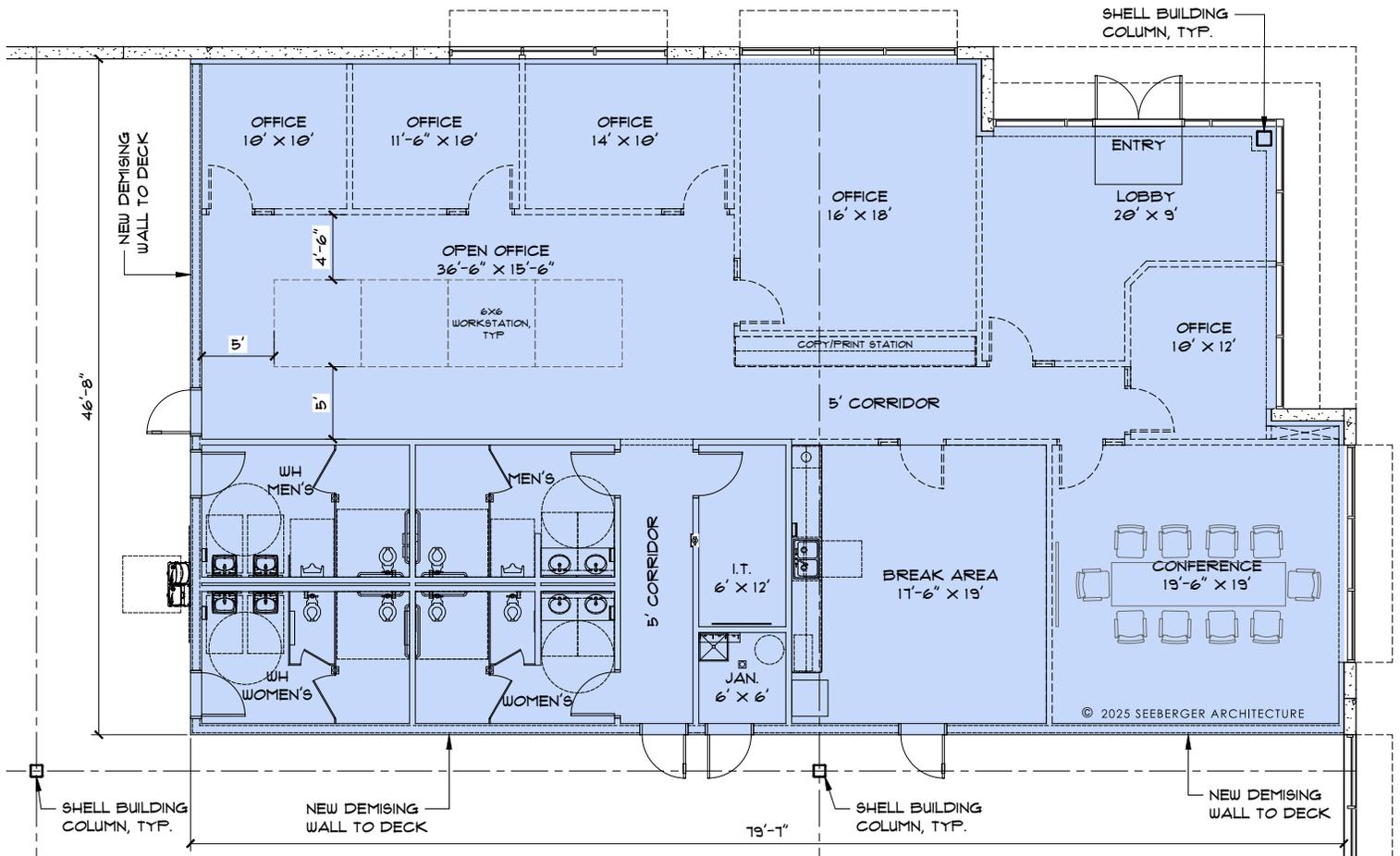


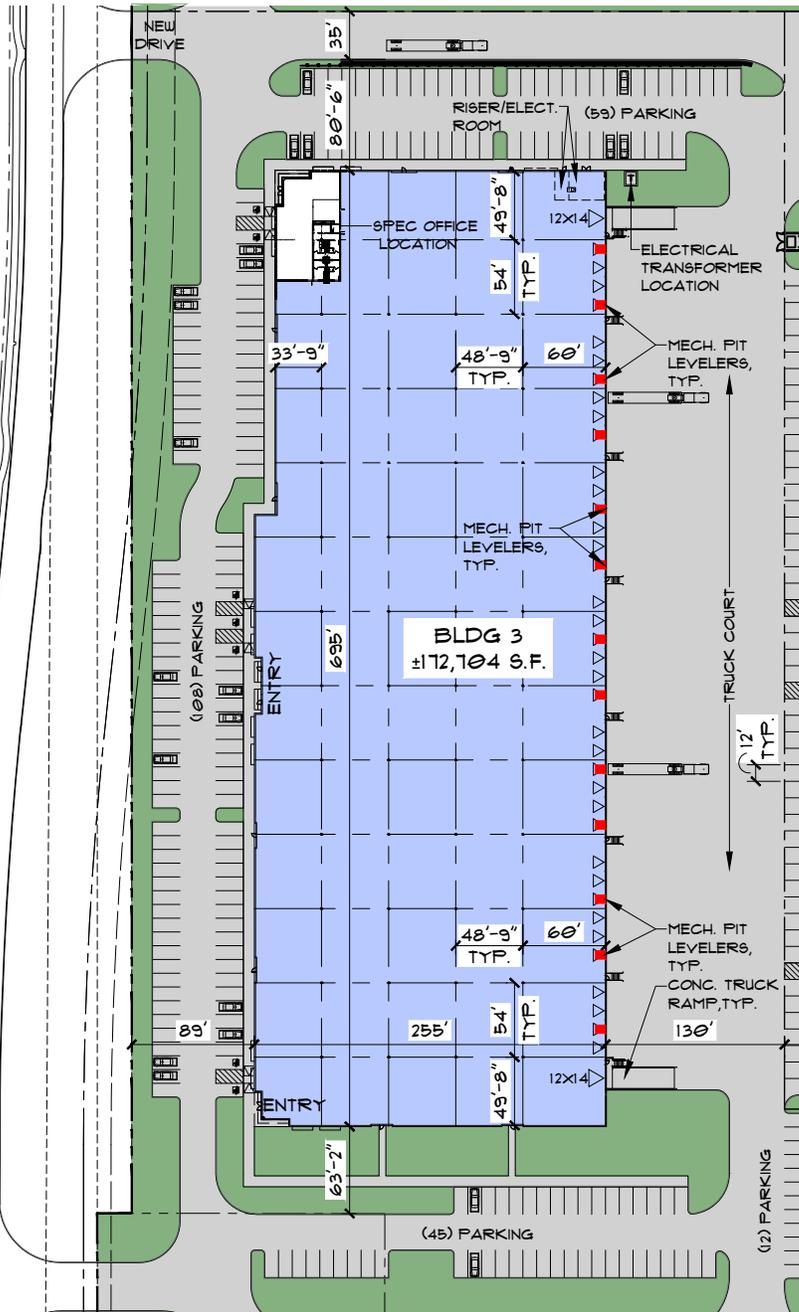
**BUILDING 1 – 3701 McPherson Dr**

<b>RBA:</b>	127,837 SF	<b>Clear Height:</b>	36'
<b>Divisible:</b>	60,000 SF	<b>Car Parks:</b>	99
<b>Spec Office:</b>	3,500	<b>Trailer Parks:</b>	29
<b>Building Dimensions:</b>	310' x 830'	<b>Truck Court Depth:</b>	185'
<b>DH Doors:</b>	(23) 9' X 10' OH Doors	<b>Building Configuration:</b>	Rear Load
<b>Pit Levelers:</b>	(8) 35K lb. Mechanical Pit Levelers	<b>Slab:</b>	7"
<b>Oversized Doors:</b>	(1) 12' X 14' OH Door w/ Ramps	<b>Roof &amp; Insulation:</b>	45 MIL - R9
<b>Column Spacing:</b>	54' W x 50' D	<b>Sprinkler:</b>	ESFR
<b>Speed Bay:</b>	60'	<b>Power:</b>	1,000 kVA transformer w/ 2,500 amp tap can



**BUILDING 1** – 3701 McPherson Dr  
Spec Office Plan





**BUILDING 3**

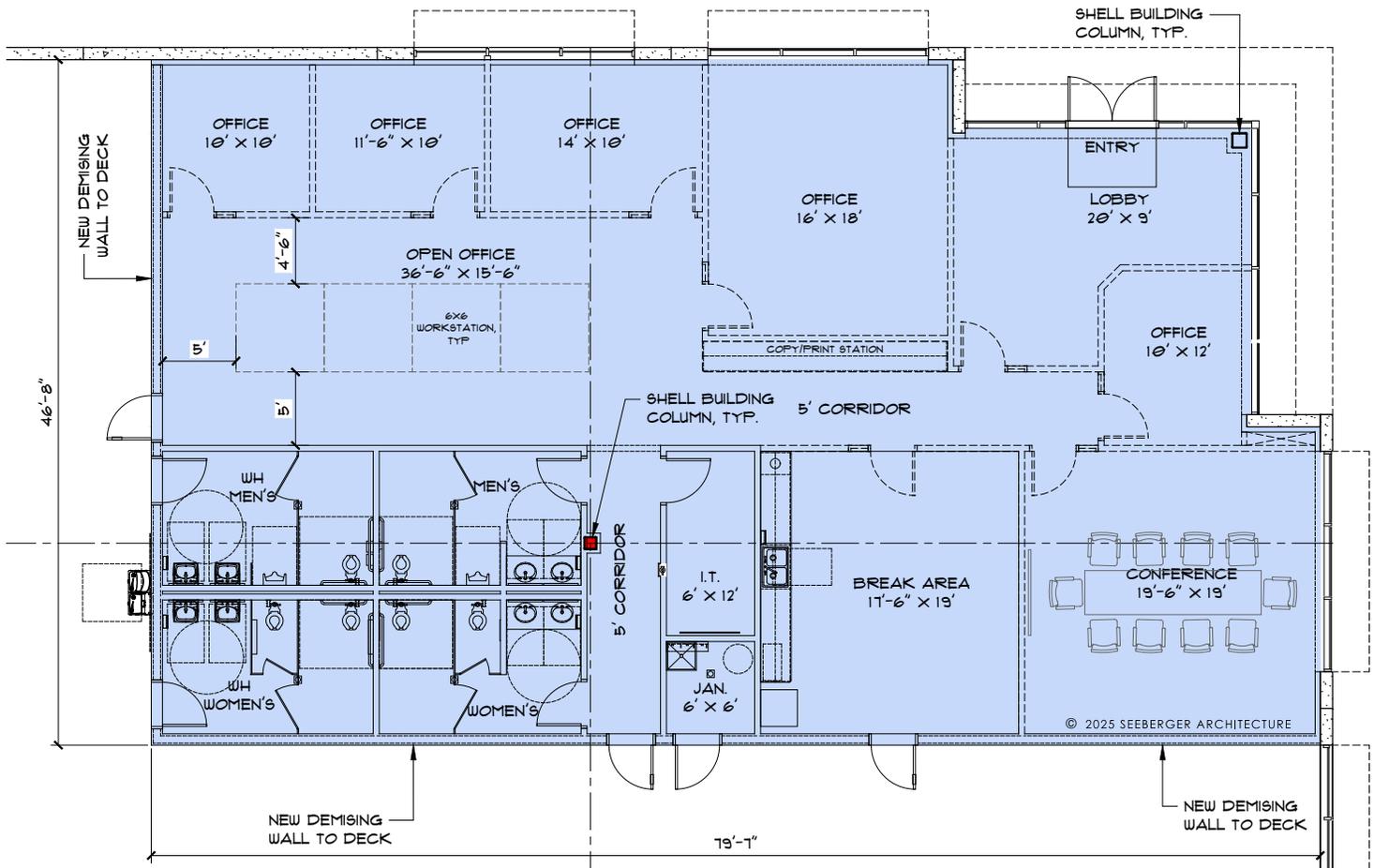
11901 Harmonson Rd

<b>RBA:</b>	172,704
<b>Divisible:</b>	57,568
<b>Spec Office:</b>	3,500
<b>Building Dimensions:</b>	255' x 695'
<b>DH Doors:</b>	(38) 9'X 10' OH Doors
<b>Pit Levelers:</b>	(12) 35K lb. Mechanical Pit Levelers
<b>Oversized Doors:</b>	(2) 12X14 OH Doors W/ Ramps
<b>Column Spacing:</b>	54' W x 48'9" D
<b>Speed Bay:</b>	60'
<b>Clear Height:</b>	32'
<b>Car Parks:</b>	212
<b>Trailer Parks:</b>	47 (Shared w/ bldg 4)
<b>Truck Court Depth:</b>	130' (55' shared w/ bldg 4)
<b>Building Configuration:</b>	Rear Load
<b>Slab:</b>	6"
<b>Roof &amp; Insulation:</b>	45 MIL - R9
<b>Security:</b>	Ability to Fully Secure with Fence
<b>Sprinkler:</b>	ESFR
<b>Power:</b>	1,000 kVA transformer w/ 2,500 amp tap can



BUILDING 3 – 11901 Harmonson Rd

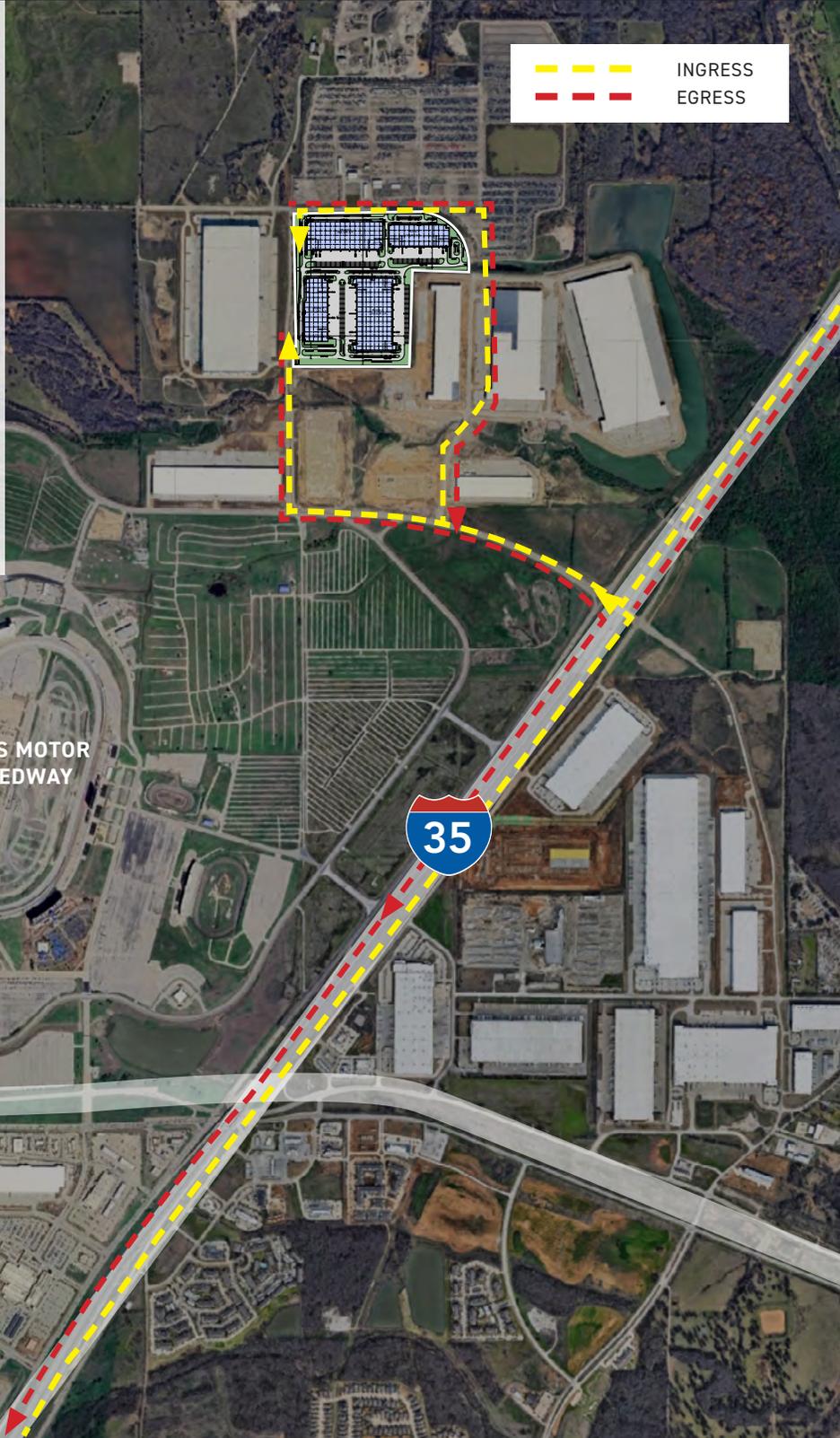
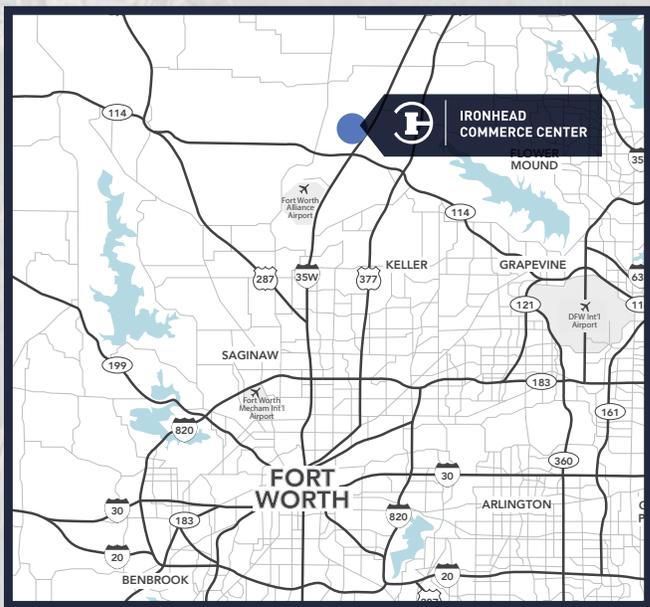
Spec Office Plan





# IRONHEAD COMMERCE CENTER

# INGRESS / EGRESS



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TEXAS

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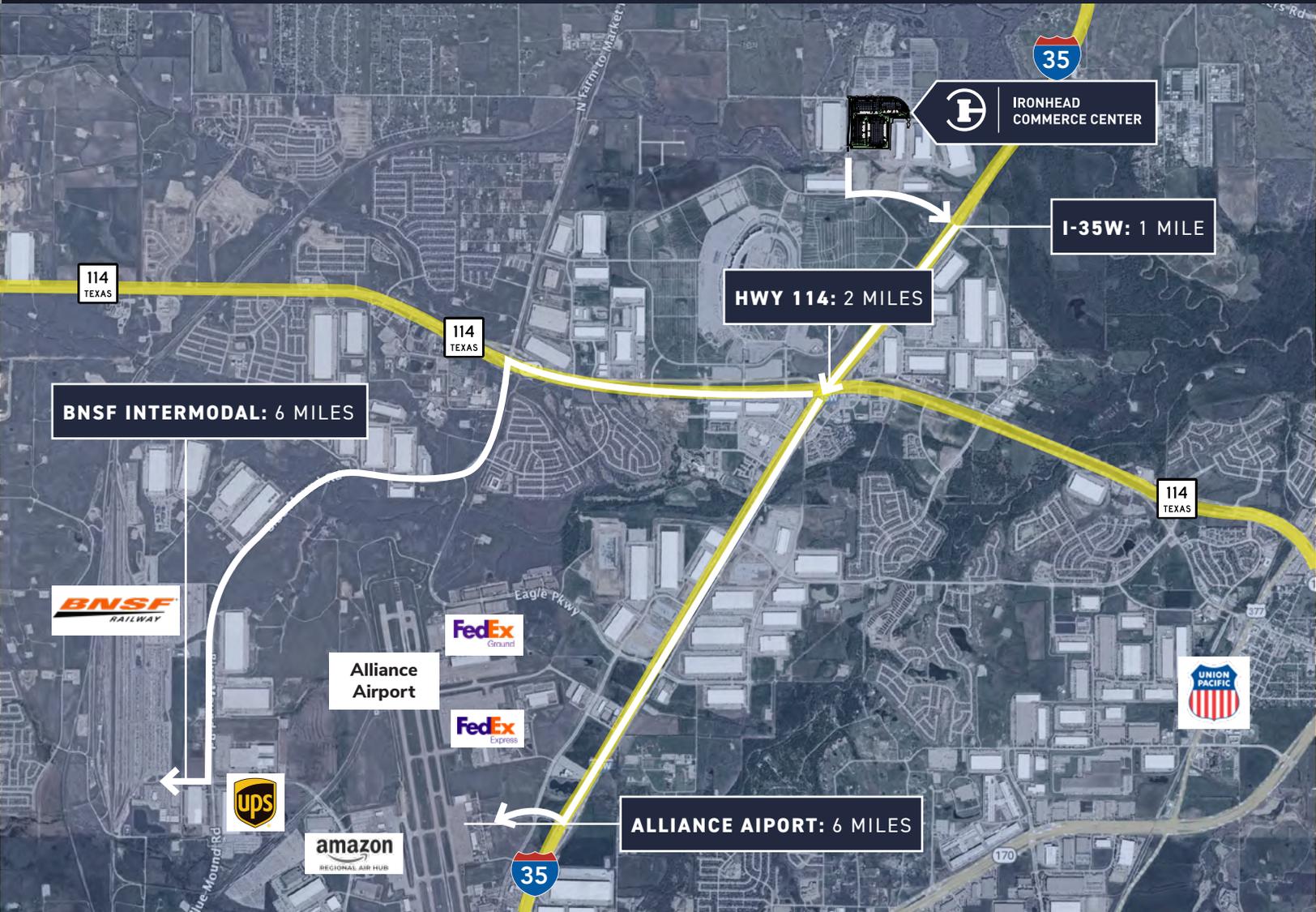
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## DRIVE DISTANCES / AMENITIES



### DRIVE DISTANCES:

<b>ALLIANCE AIRPORT:</b> 6 MILES	<b>I-35W:</b> 1 MILE
<b>BNSF INTERMODAL:</b> 6 MILES	<b>HWY 114:</b> 2 MILES
<b>DFW INTL AIRPORT:</b> 20 MILES	<b>LOOP 820:</b> 15 MILES
<b>FORT WORTH CBD:</b> 22 MILES	<b>I-30:</b> 22 MILES
<b>DALLAS CBD:</b> 38 MILES	<b>I-20:</b> 27 MILES

### AMENITIES:

- Excellent Access to skilled & unskilled labor. Population of 2 million within 20 miles
- Great proximity to BNSF Alliance Intermodal Facility (1 million lifts per year) and Fort Worth Alliance Airport (UPS, FedEx, FedEx Express Air Hub & Amazon Prime Air Hub)
- Located in an amenity rich area (Tanger Outlets, Buc-ee's, Texas Motor Speedway, Numerous Fast Casual and other desirable retailers)

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