

## IRONHEAD COMMERCE CENTER

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

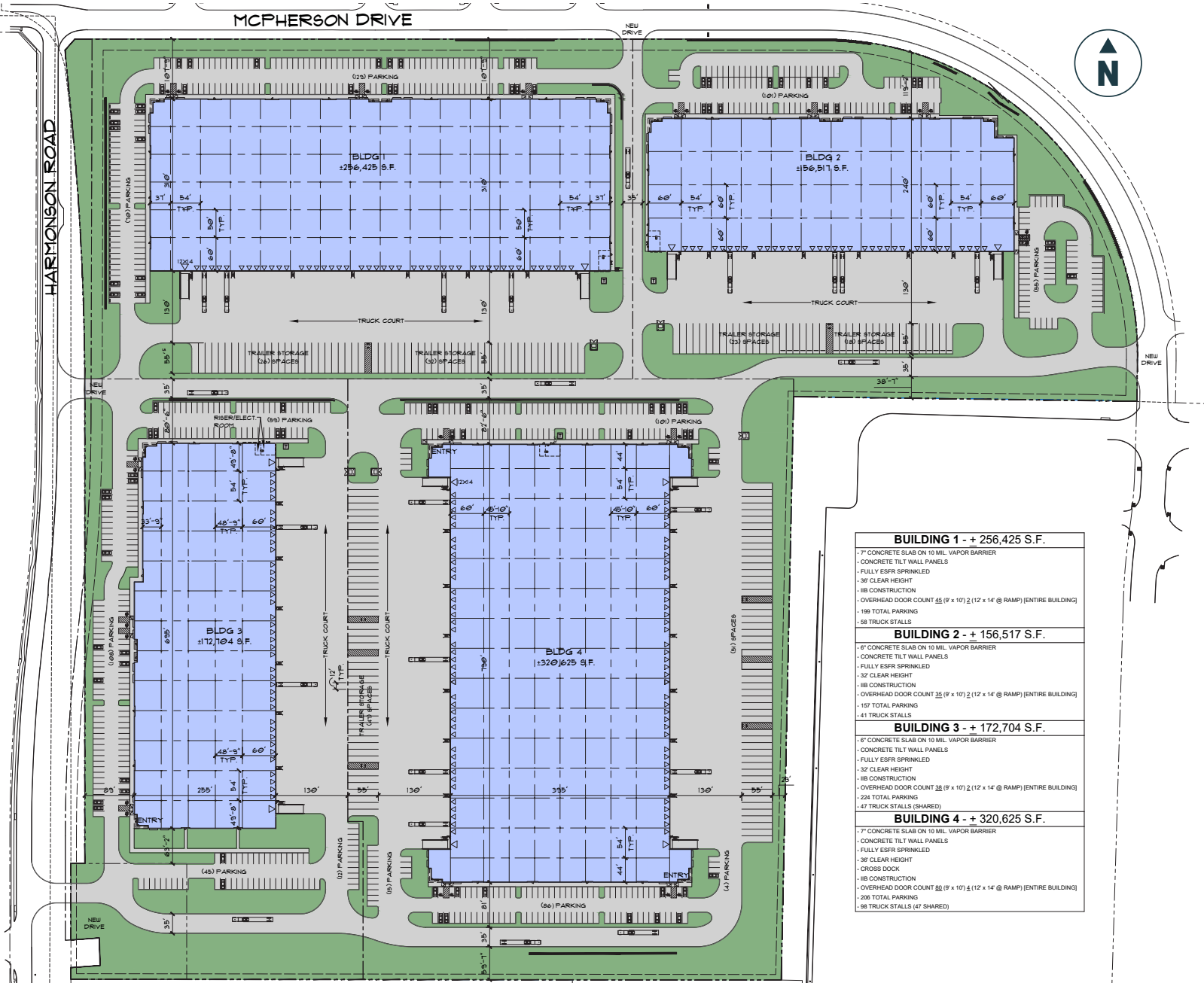
11863 Harmonson Rd, Northlake, TX 76247





# IRONHEAD COMMERCE CENTER

# SITE PLAN

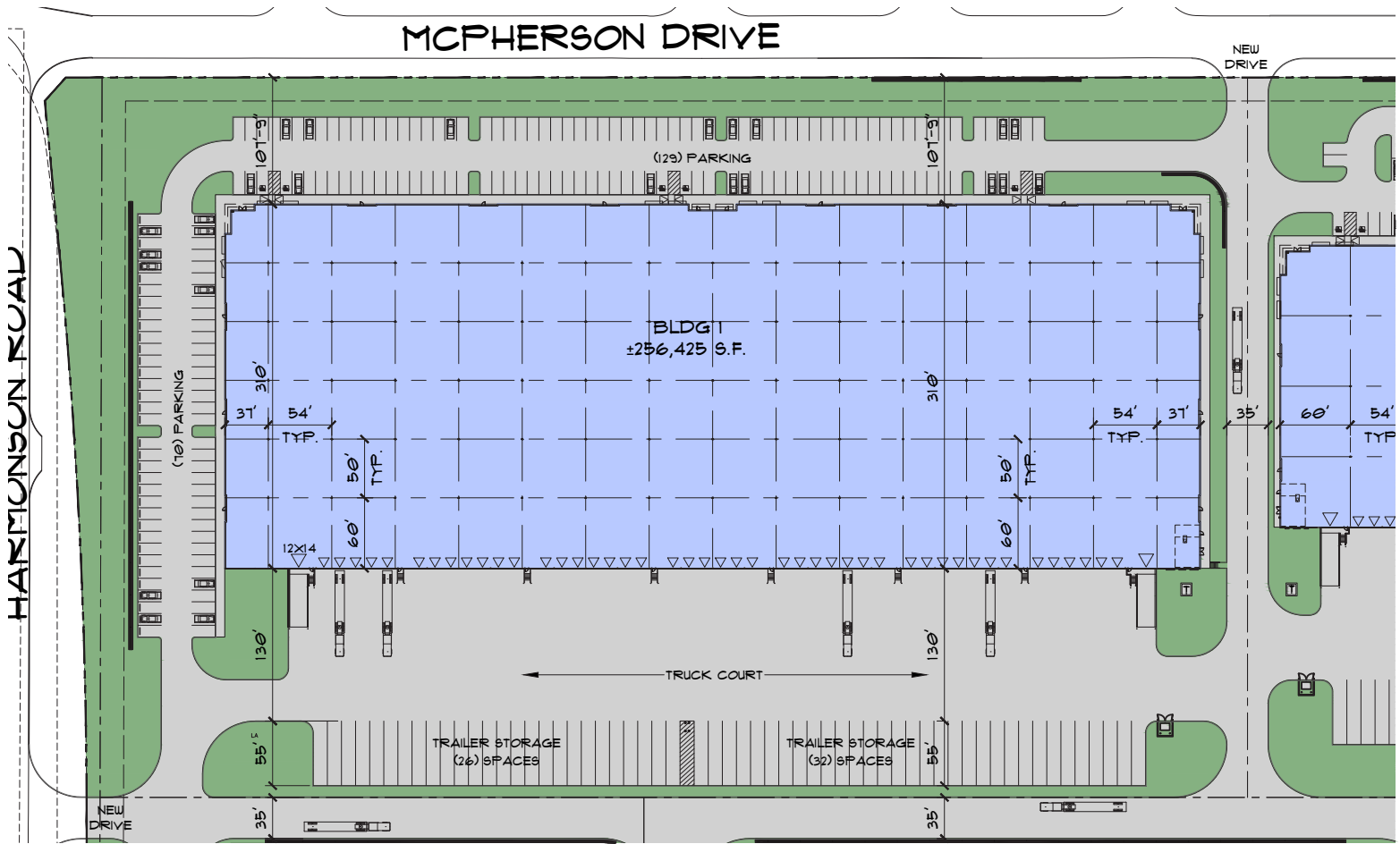


<b>BUILDING 1 - + 256,425 S.F.</b>
<ul style="list-style-type: none"> <li>7" CONCRETE SLAB ON 10 MIL VAPOR BARRIER</li> <li>CONCRETE TILT WALL PANELS</li> <li>FULLY ESFR SPRINKLED</li> <li>36' CLEAR HEIGHT</li> <li>18B CONSTRUCTION</li> <li>OVERHEAD DOOR COUNT 22 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING]</li> <li>199 TOTAL PARKING</li> <li>58 TRUCK STALLS</li> </ul>
<b>BUILDING 2 - + 156,517 S.F.</b>
<ul style="list-style-type: none"> <li>6" CONCRETE SLAB ON 10 MIL VAPOR BARRIER</li> <li>CONCRETE TILT WALL PANELS</li> <li>FULLY ESFR SPRINKLED</li> <li>32' CLEAR HEIGHT</li> <li>18B CONSTRUCTION</li> <li>OVERHEAD DOOR COUNT 35 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING]</li> <li>157 TOTAL PARKING</li> <li>41 TRUCK STALLS</li> </ul>
<b>BUILDING 3 - + 172,704 S.F.</b>
<ul style="list-style-type: none"> <li>6" CONCRETE SLAB ON 10 MIL VAPOR BARRIER</li> <li>CONCRETE TILT WALL PANELS</li> <li>FULLY ESFR SPRINKLED</li> <li>32' CLEAR HEIGHT</li> <li>18B CONSTRUCTION</li> <li>OVERHEAD DOOR COUNT 38 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING]</li> <li>224 TOTAL PARKING</li> <li>47 TRUCK STALLS (SHARED)</li> </ul>
<b>BUILDING 4 - + 320,625 S.F.</b>
<ul style="list-style-type: none"> <li>7" CONCRETE SLAB ON 10 MIL VAPOR BARRIER</li> <li>CONCRETE TILT WALL PANELS</li> <li>FULLY ESFR SPRINKLED</li> <li>36' CLEAR HEIGHT</li> <li>18B CONSTRUCTION</li> <li>OVERHEAD DOOR COUNT 82 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING]</li> <li>235 TOTAL PARKING</li> <li>58 TRUCK STALLS (47 SHARED)</li> </ul>

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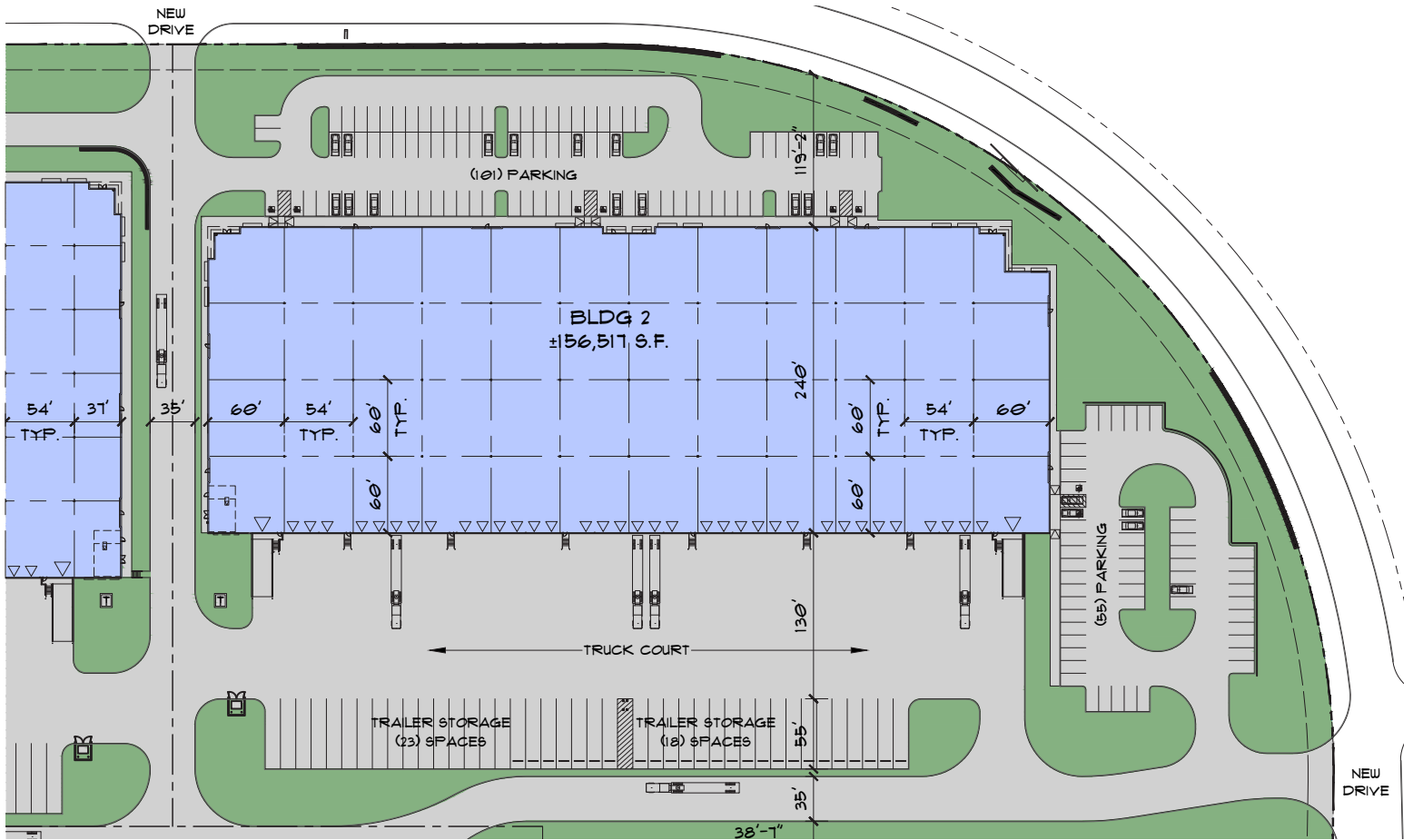






**BUILDING 1**

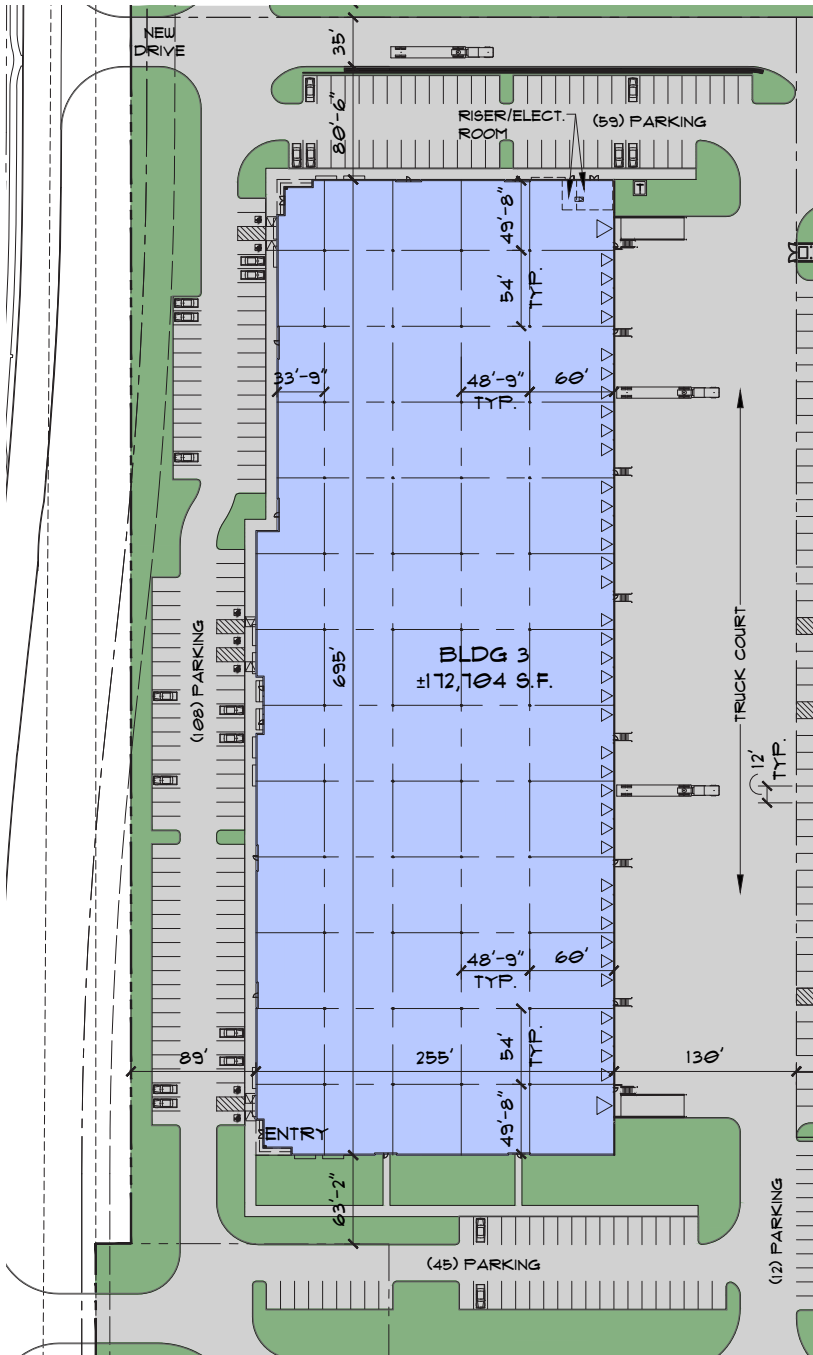
<b>RBA:</b>	256,425	<b>Trailer Parks:</b>	58
<b>Divisible:</b>	128,213	<b>Truck Court Depth:</b>	185'
<b>Building Dimensions:</b>	310' x 830'	<b>Building Configuration:</b>	Rear Load
<b>DH Doors:</b>	(45) 9'X 10' OH Doors	<b>Office:</b>	BTS
<b>Oversized Doors:</b>	(2) 12X14 OH Doors W/ Ramps	<b>Slab:</b>	7"
<b>Column Spacing:</b>	54' W x 50' D	<b>Roof &amp; Insulation:</b>	45 MIL - R9
<b>Speed Bay:</b>	60'	<b>Security:</b>	Ability to Fully Secure with Fence
<b>Clear Height:</b>	36'	<b>Sprinkler:</b>	ESFR
<b>Car Parks:</b>	199	<b>Power:</b>	1,000 KVA transformer w/ 2,500 amp tap can



## BUILDING 2

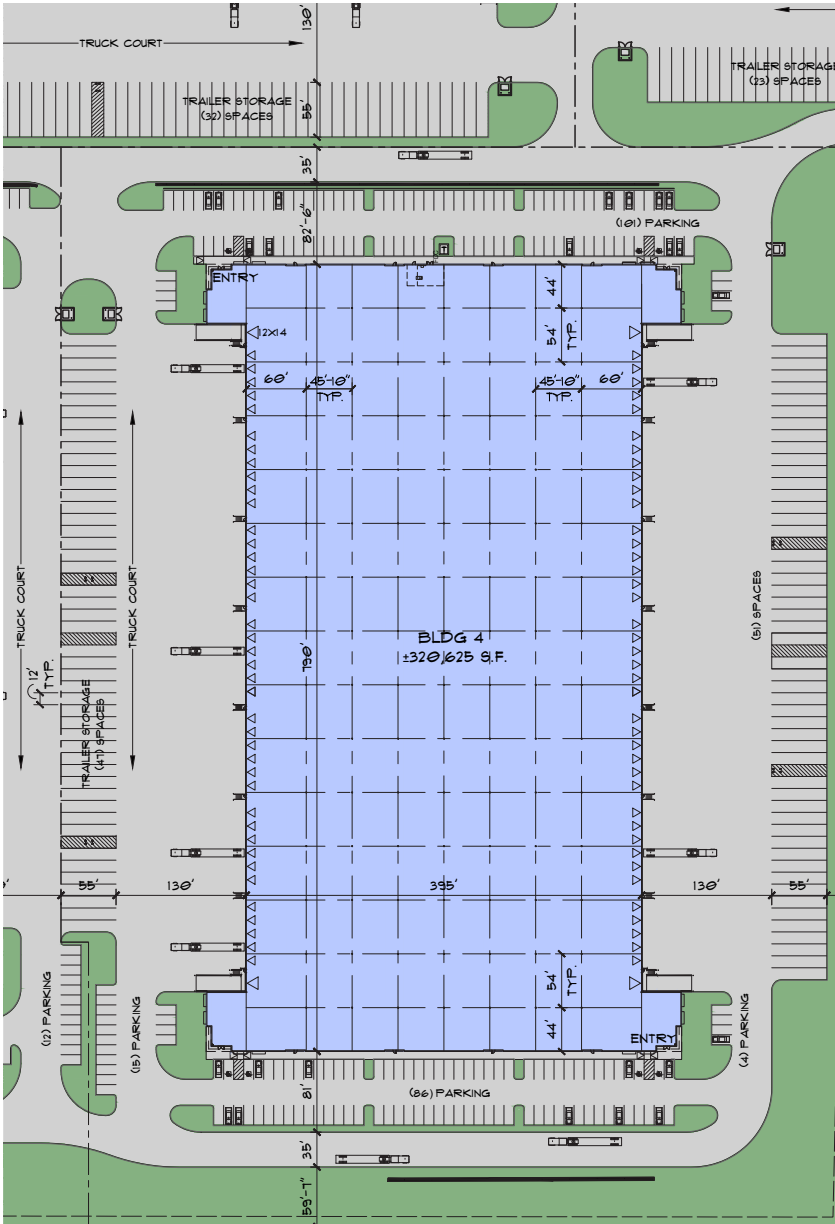
<b>RBA:</b>	156,517	<b>Trailer Parks:</b>	41
<b>Divisible:</b>	52,172	<b>Truck Court Depth:</b>	185'
<b>Building Dimensions:</b>	240' x 660'	<b>Building Configuration:</b>	Rear Load
<b>DH Doors:</b>	(35) 9'X 10' OH Doors	<b>Office:</b>	BTS
<b>Oversized Doors:</b>	(2) 12X14 OH Doors W/ Ramps	<b>Slab:</b>	6"
<b>Column Spacing:</b>	54' W x 60' D	<b>Roof &amp; Insulation:</b>	45 MIL - R9
<b>Speed Bay:</b>	60'	<b>Security:</b>	Ability to Fully Secure with Fence
<b>Clear Height:</b>	32'	<b>Sprinkler:</b>	ESFR
<b>Car Parks:</b>	156	<b>Power:</b>	1,000 kVA transformer w/ 2,500 amp tap can





**BUILDING 3**

<b>RBA:</b>	156,517
<b>Divisible:</b>	52,172
<b>Building Dimensions:</b>	240' x 660'
<b>DH Doors:</b>	(35) 9'X 10' OH Doors
<b>Oversized Doors:</b>	(2) 12X14 OH Doors W/ Ramps
<b>Column Spacing:</b>	54' W x 60' D
<b>Speed Bay:</b>	60'
<b>Clear Height:</b>	32'
<b>Car Parks:</b>	224
<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>Office:</b>	BTS
<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 4**

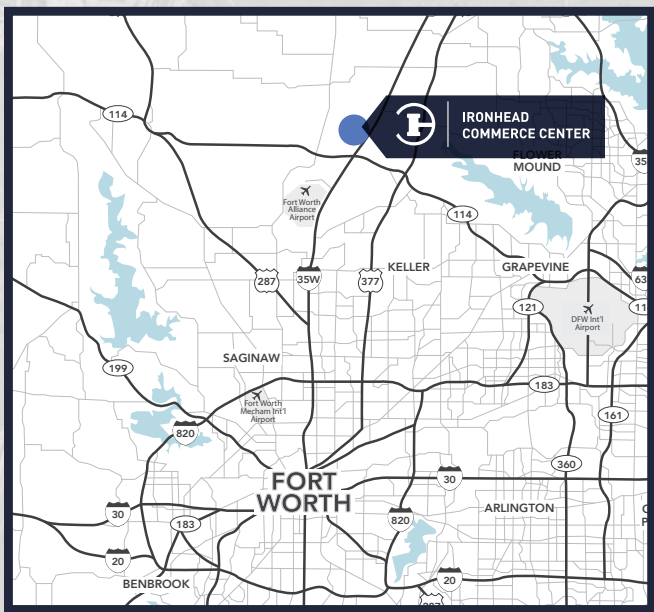
<b>RBA:</b>	320,625
<b>Divisible:</b>	320,625
<b>Building Dimensions:</b>	395' x 790'
<b>DH Doors:</b>	(80) 9'X 10' OH Doors
<b>Oversized Doors:</b>	(4) 12X14 OH Doors W/ Ramps
<b>Column Spacing:</b>	54' W x 45'10" D
<b>Speed Bay:</b>	60'
<b>Clear Height:</b>	36'
<b>Car Parks:</b>	206
<b>Trailer Parks:</b>	98
<b>Truck Court Depth:</b>	185'
<b>Building Configuration:</b>	Cross Dock
<b>Office:</b>	BTS
<b>Slab:</b>	7"
<b>Roof &amp; Insulation:</b>	45 MIL - R9
<b>Security:</b>	Ability to Fully Secure with Fence
<b>Sprinkler:</b>	ESFR
<b>Power:</b>	1,500 kVA transformer w/ 2,500 amp tap can





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# INGRESS / EGRESS



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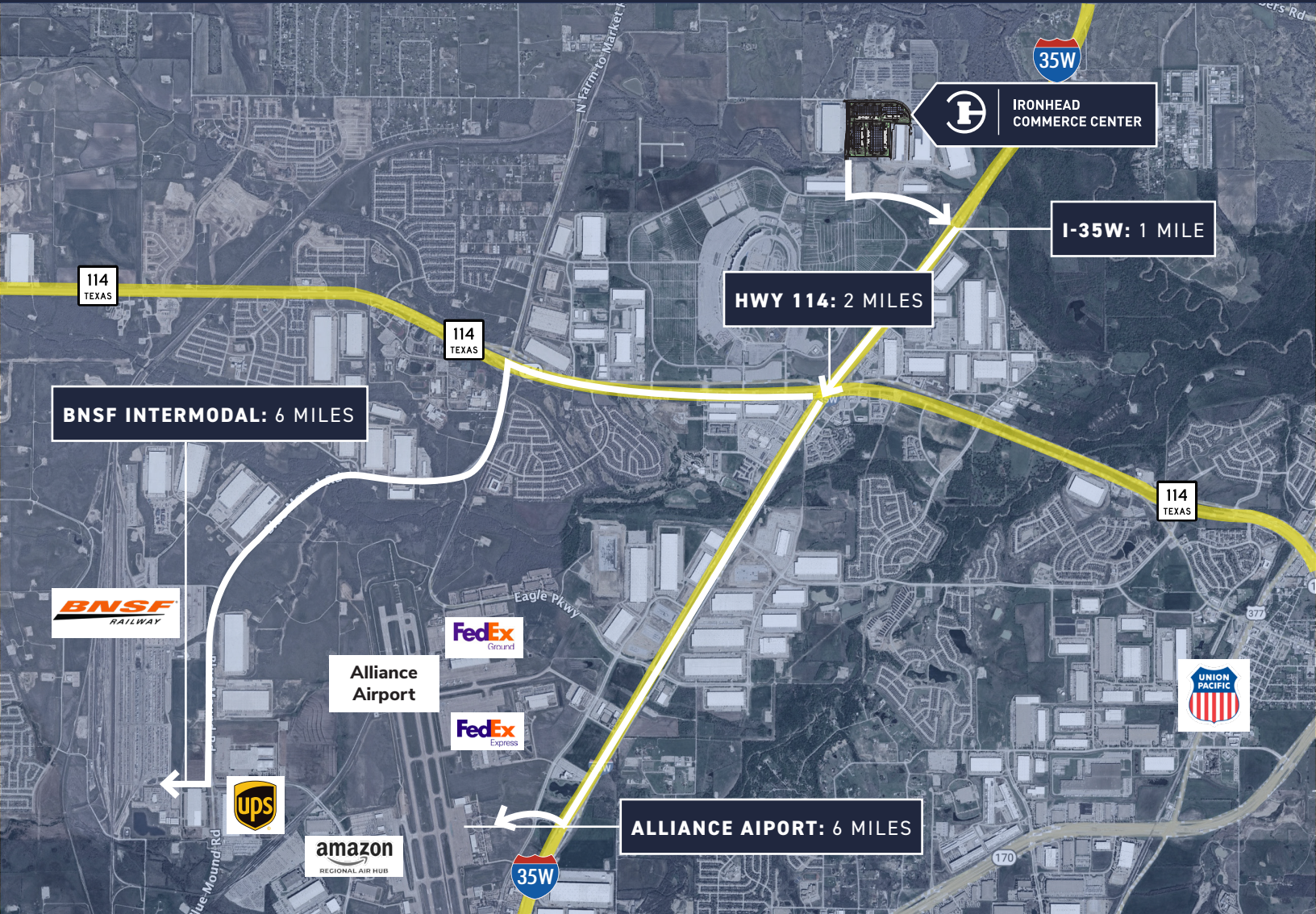






# IRONHEAD COMMERCE CENTER

# DRIVE DISTANCES / AMENITIES



## DRIVE DISTANCES:

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

## 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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