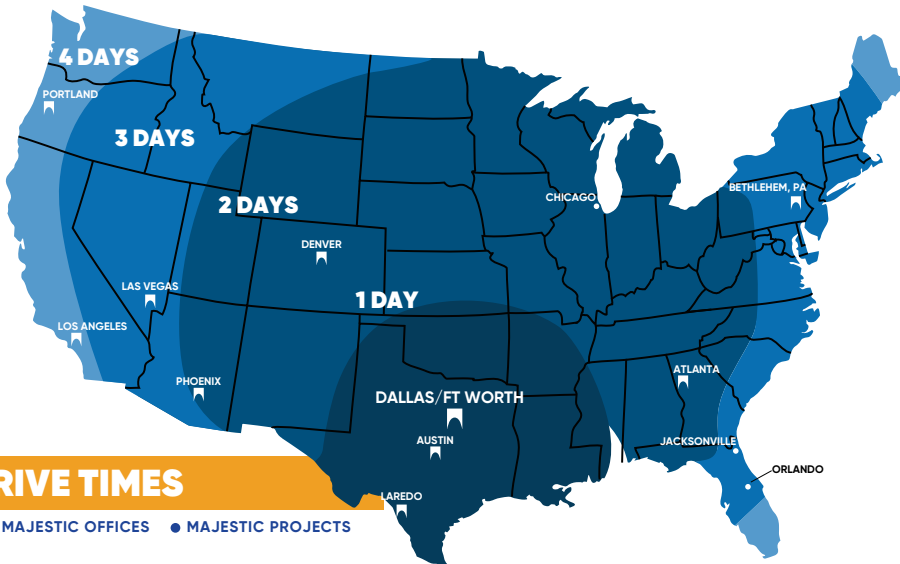


PROPOSED

MAJESTIC FORT WORTH SOUTH BUSINESS PARK EAST PHASE

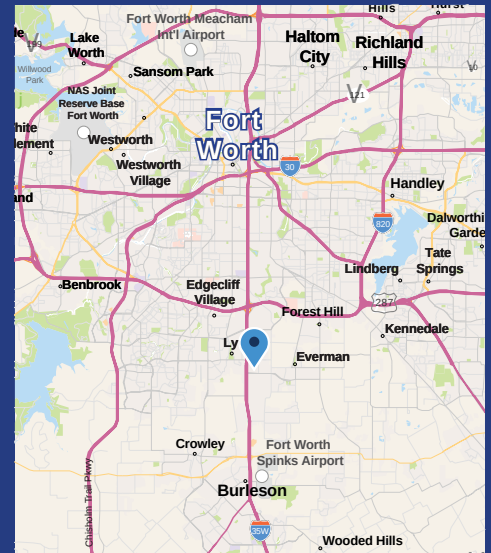


Building 13 - 126,180 SF
76-Acre Master-Planned Business Park
109 Striped Drive, Fort Worth, TX 76140



DRIVE TIMES

MAJESTIC OFFICES MAJESTIC PROJECTS



CONTACT US

Cameron Pybus 817-710-7360
cpybus@majesticrealty.com

www.MajesticFWSouth.com

131 East Exchange Avenue, Suite 212
Fort Worth, TX 76164



LOCATION FEATURES

- Direct Access Via I-35 W Near Risinger Road
- 4 Miles South of I-20 and I-35 W Interchange
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (Competitive Wages)

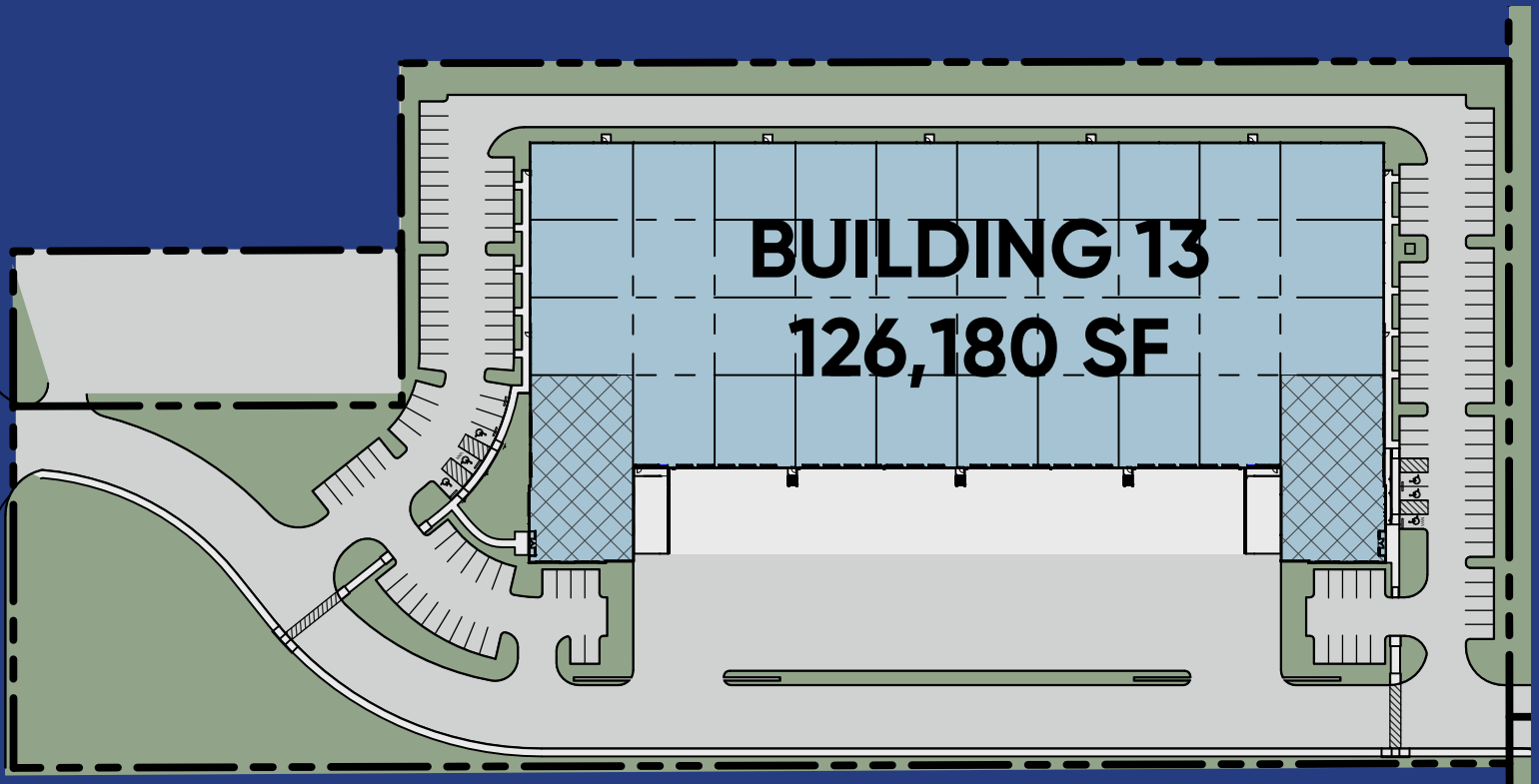
POTENTIAL INCENTIVES

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



BUILDING 13 SPECIFICATIONS

- **Available:** 126,180 SF
- **Clear Height:** 36'
- **Bay Spacing:** 50' x 52' (typical)
- **Auto Parking Positions:** 136
- **Fire Sprinkler System:** ESFR
- **Loading:**
 - 22 Dock High Doors
 - 2 Ground Level Ramps
 - 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.
- 8.9 M SF Presence in DFW (5 Business Parks)

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