



# Northwest Commerce Park



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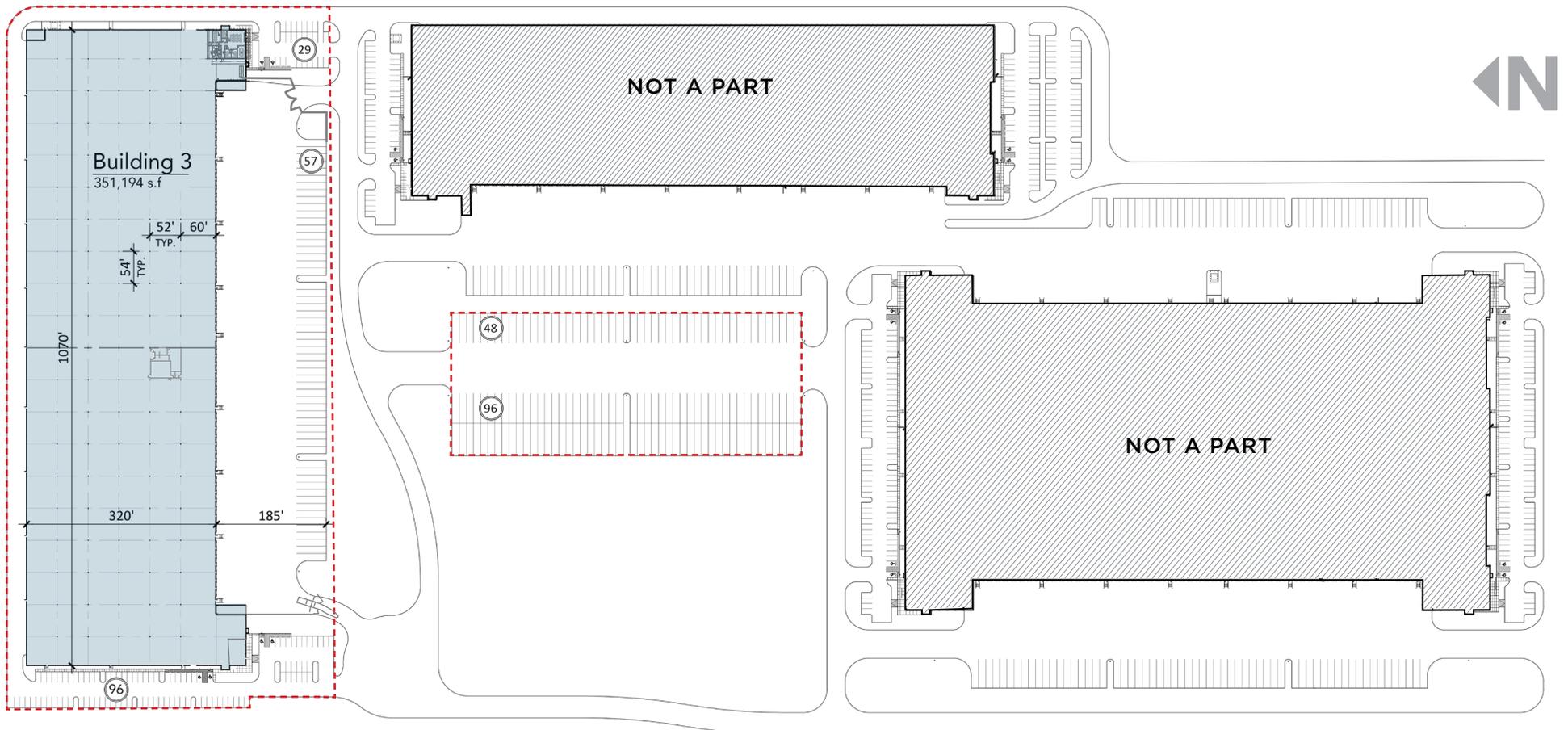
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AVAILABLE FOR IMMEDIATE OCCUPANCY, CLASS A, STAND ALONE INDUSTRIAL FRONT LOAD WITH EXCLUSIVE PAVED TRAILER YARD. LOCATED IN NORTH FORT WORTH, ONE OF DALLAS-FORT WORTH'S TOP PERFORMING INDUSTRIAL MARKETS.

  
STREAM

  
Northwest Commerce Park

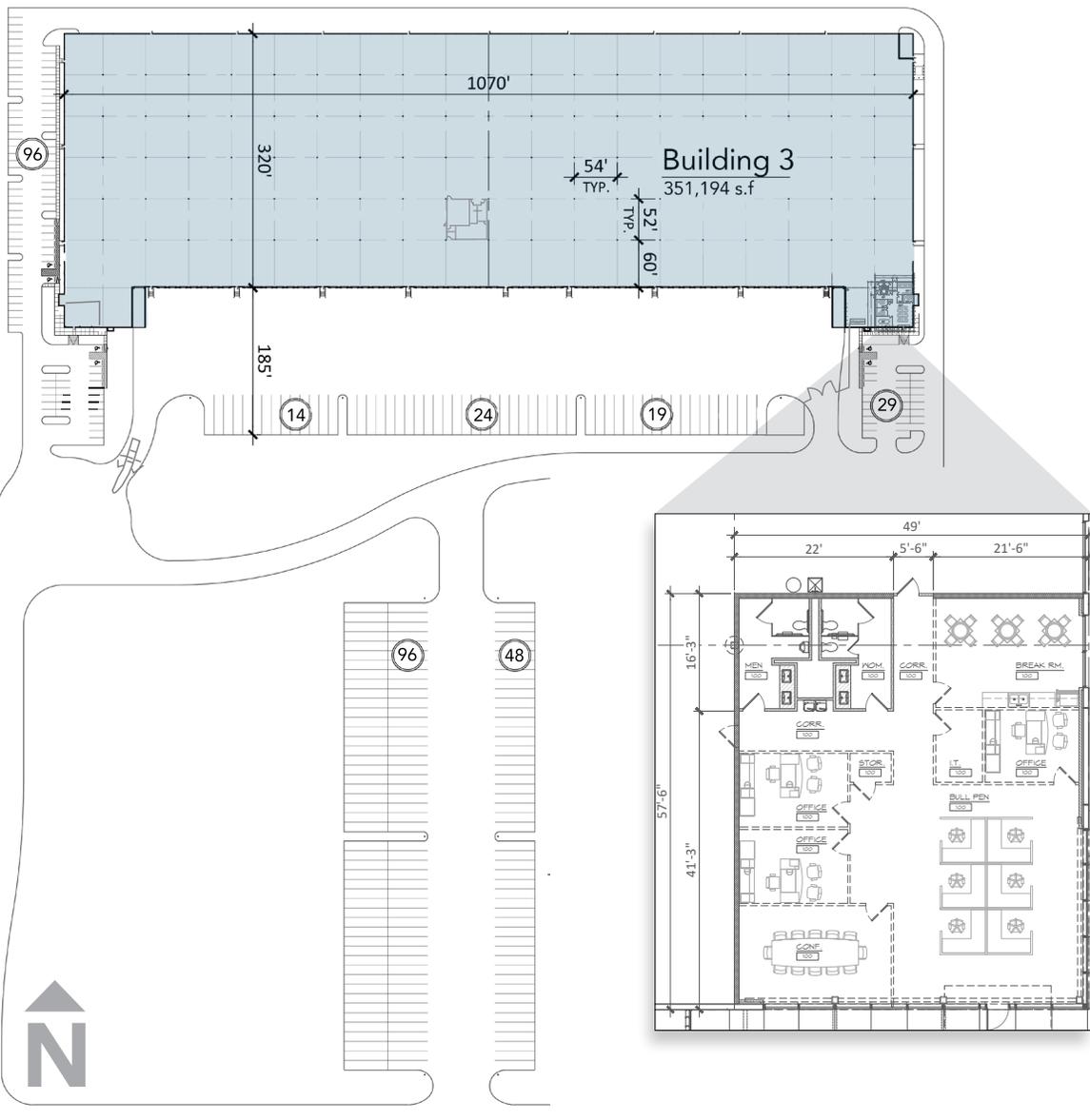
# SITE PLAN



HIGHWAY 114 →

# BUILDING 3

2773 Highway 114  
Fort Worth, TX 76247



## BUILDING 3

Total Available SF: 351,194 SF

Office SF: 2,736 SF

Configuration: Front Load

Clear Height: 36'

Building Dimensions: 320' X 1070'

Loading Doors: 55 - 9' X 10' Dock High Doors  
2 - 12' X 14' Ramped Doors

Column Spacing: 54' X 52'

Car Parking Spaces: 125

Trailer Positions: 201

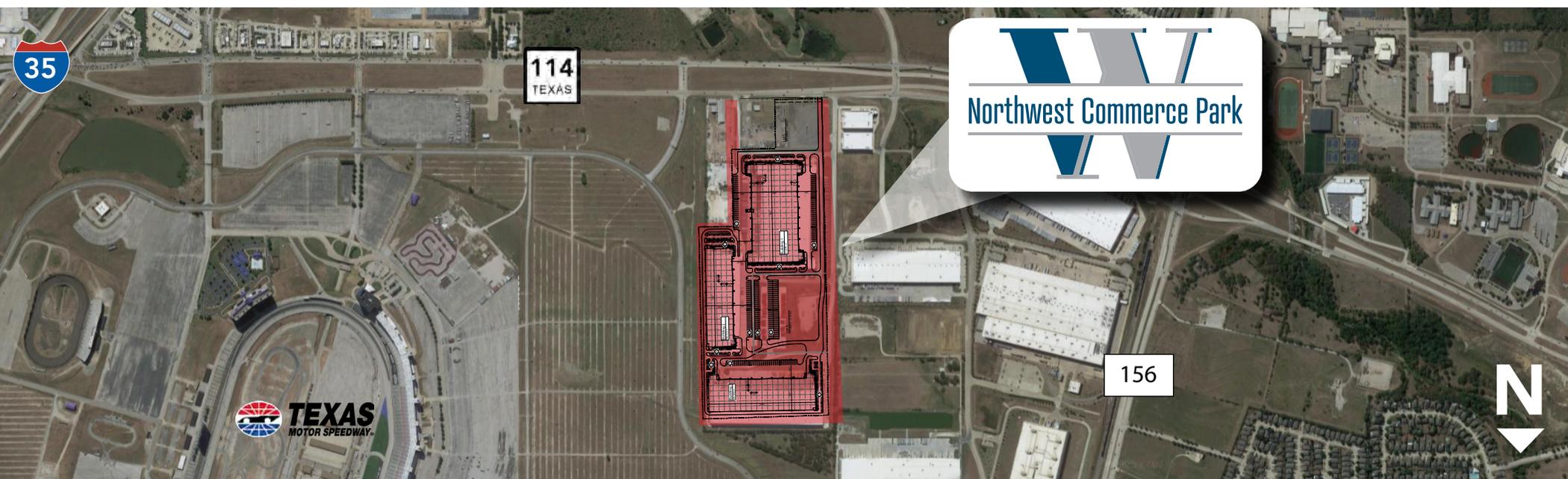
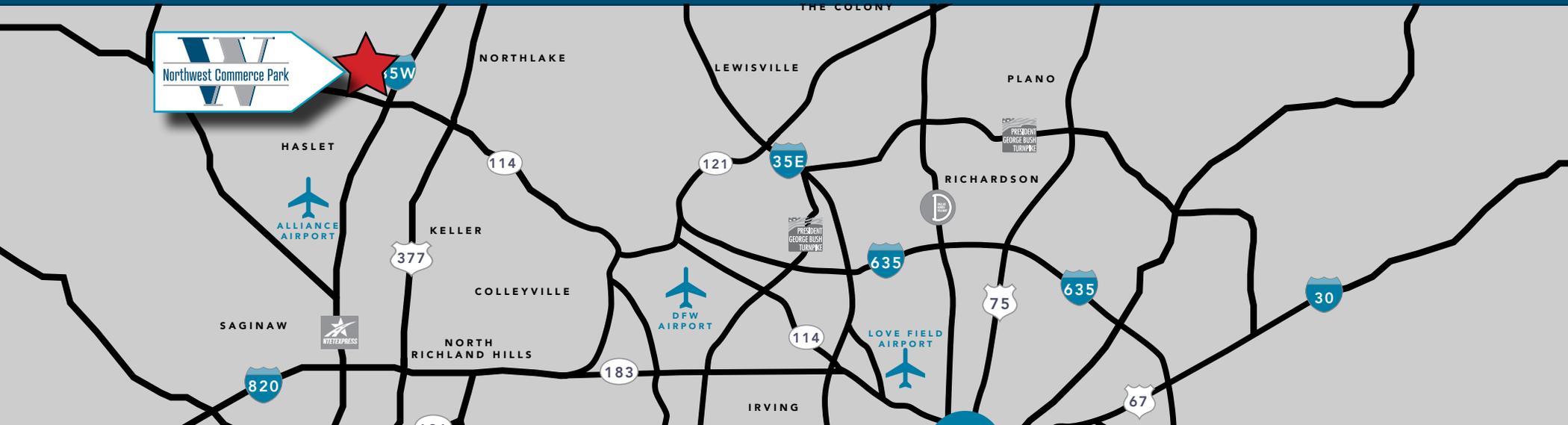
Truck Court Depth: 185'

Secured Excess Trailer Lot: Equivalent to 3 Acres Outside Storage

Truck Court: Fully Secured with Guard Shack

Zoning: K Heavy Industrial

Fire Suppression: ESFR



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