



BUILDING 1 - 732,284 SF
520-ACRE MASTER-PLANNED BUSINESS PARK
FORT WORTH, TX

CONTACT US

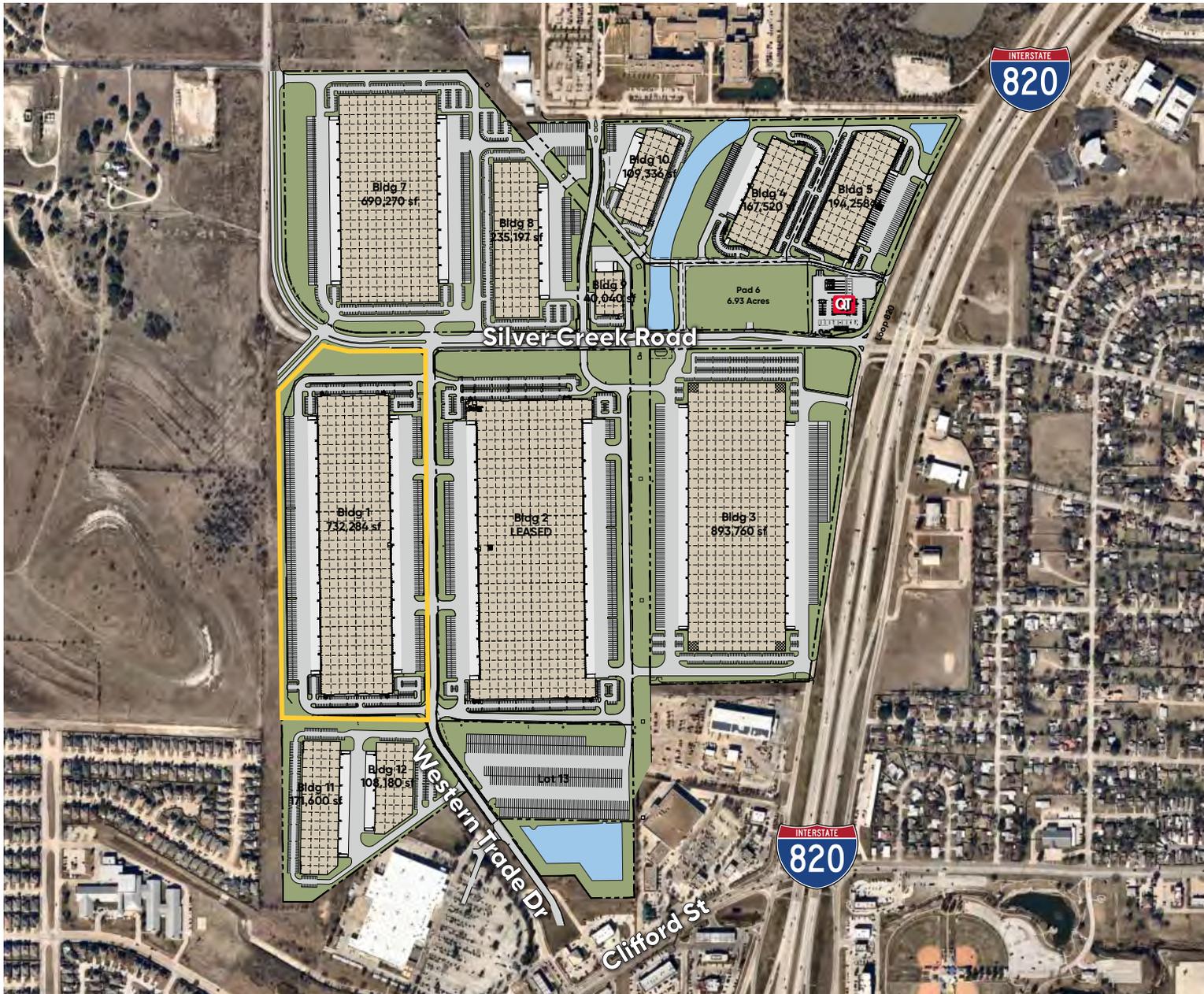
Cameron Pybus
817-710-7360
cpybus@majesticrealty.com

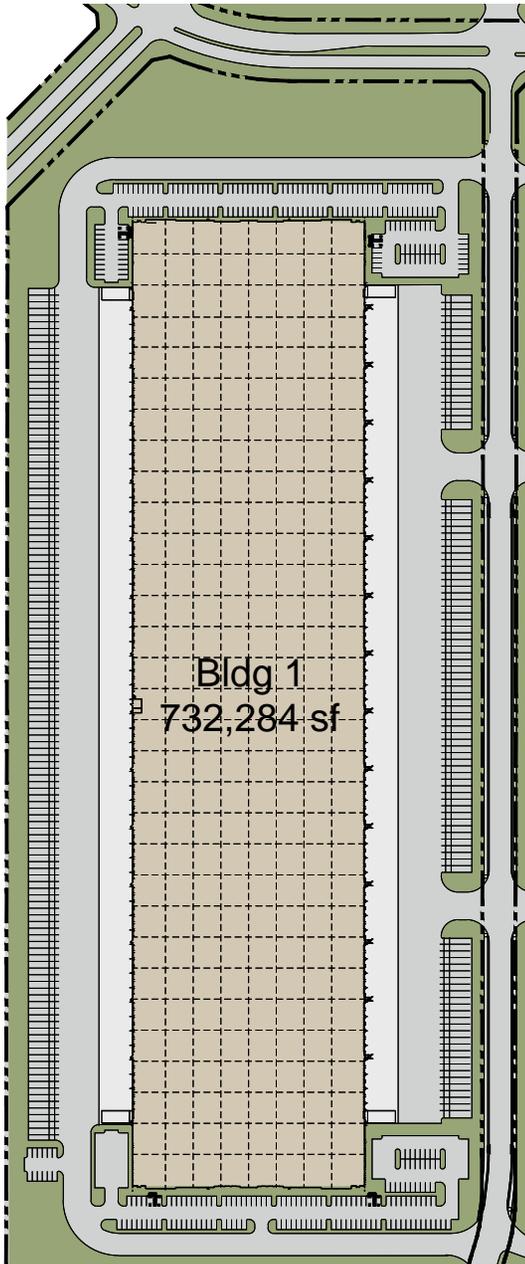


131 East Exchange Avenue, Suite 212
Fort Worth, TX 76164



<https://www.silvercreekbp.com>





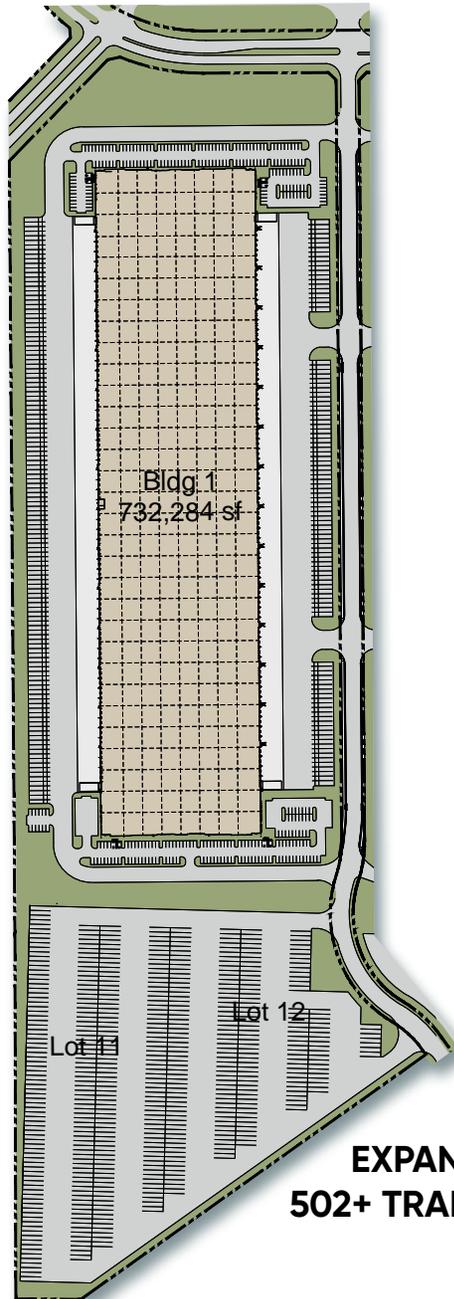
40'
Clear
Height

194
Dock High
Doors

365
Parking
Stalls

BUILDING 1 SPECS

Total Size	732,284 SF
Divisible Down To:	450,000 SF
Bay Spacing:	50' x 56' (typical)
Auto Parking	365
Trailer Parking:	229
Fire Sprinkler System:	ESFR
Loading:	194 Dock High Doors 4 Ground Level Ramps



40'
Clear
Height

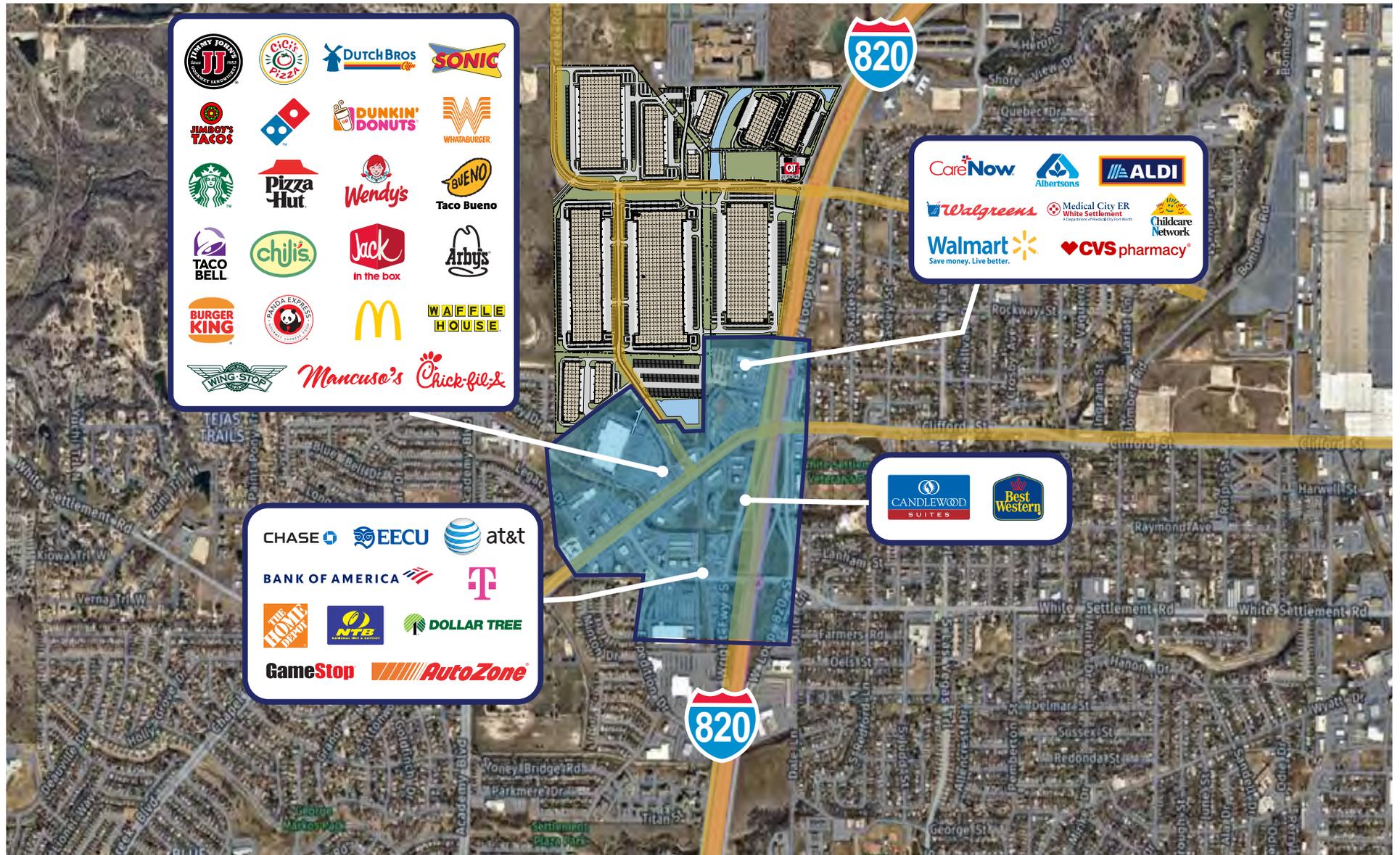
194
Dock High
Doors

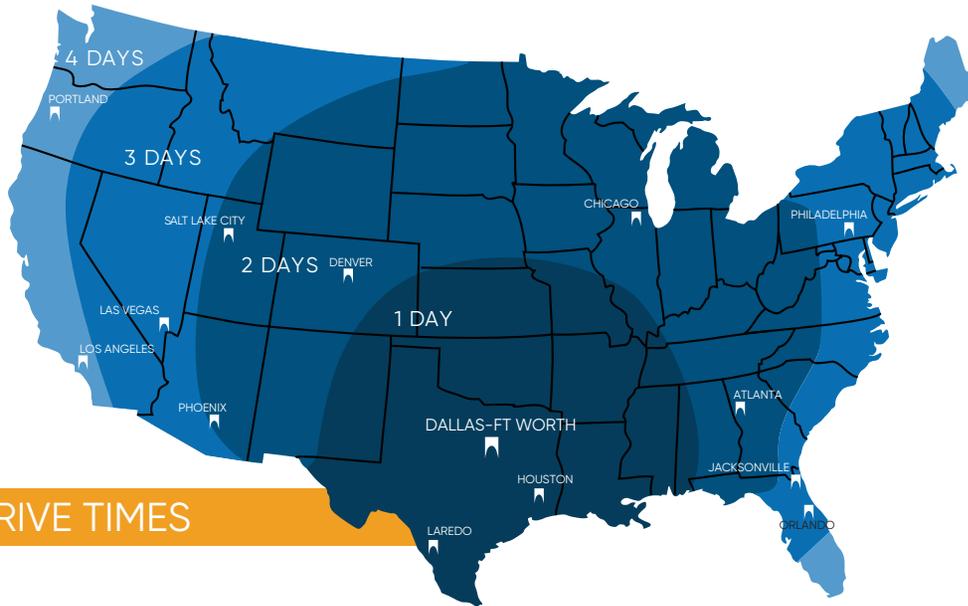
365
Parking
Stalls

EXPANDED CAMPUS SPECS:

Total Size	732,284 SF
Bay Spacing:	50' x 56' (typical)
Auto Parking	365 (expandable)
Expansion Lot:	502+ Trailer Parking Can be Gated & Contiguous to Campus

**EXPANSION LOT
502+ TRAILER PARKING**





DRIVE TIMES

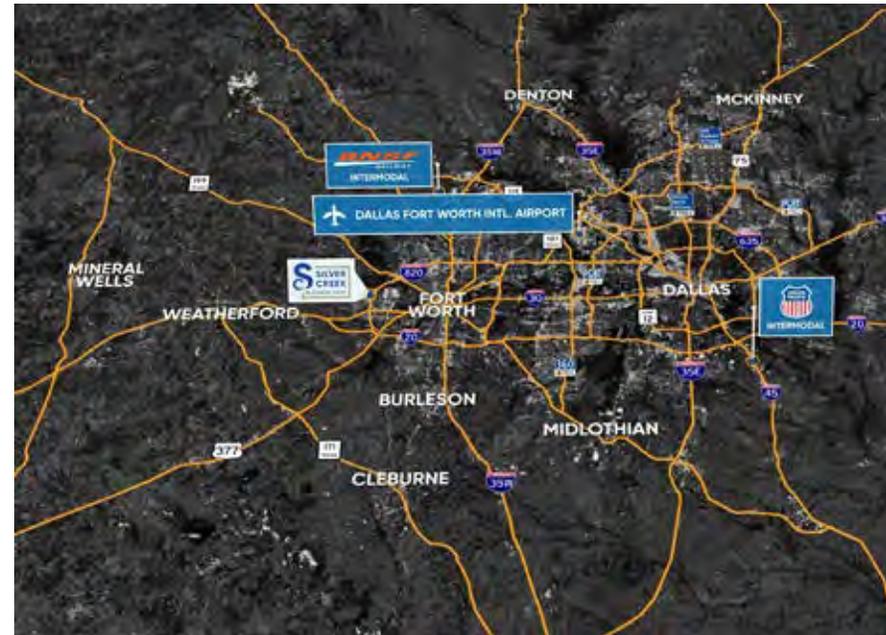
POTENTIAL INCENTIVES

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 Exemption
- Triple Freeport Exemption
- Qualified HUB Zone



LOCATION FEATURES

- Direct access via 820 and Silver Creek Road
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (Competitive Wages)

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