



CHAMPION
CROSSING

Class A Industrial Development
Totaling 319,348 SF with Immediate
Access to I-35W and Highway 114



3532 Highway 114, Fort Worth, Texas 76177

OWNED &
DEVELOPED BY:

GREYSTAR™

LEASED &
MANAGED BY:

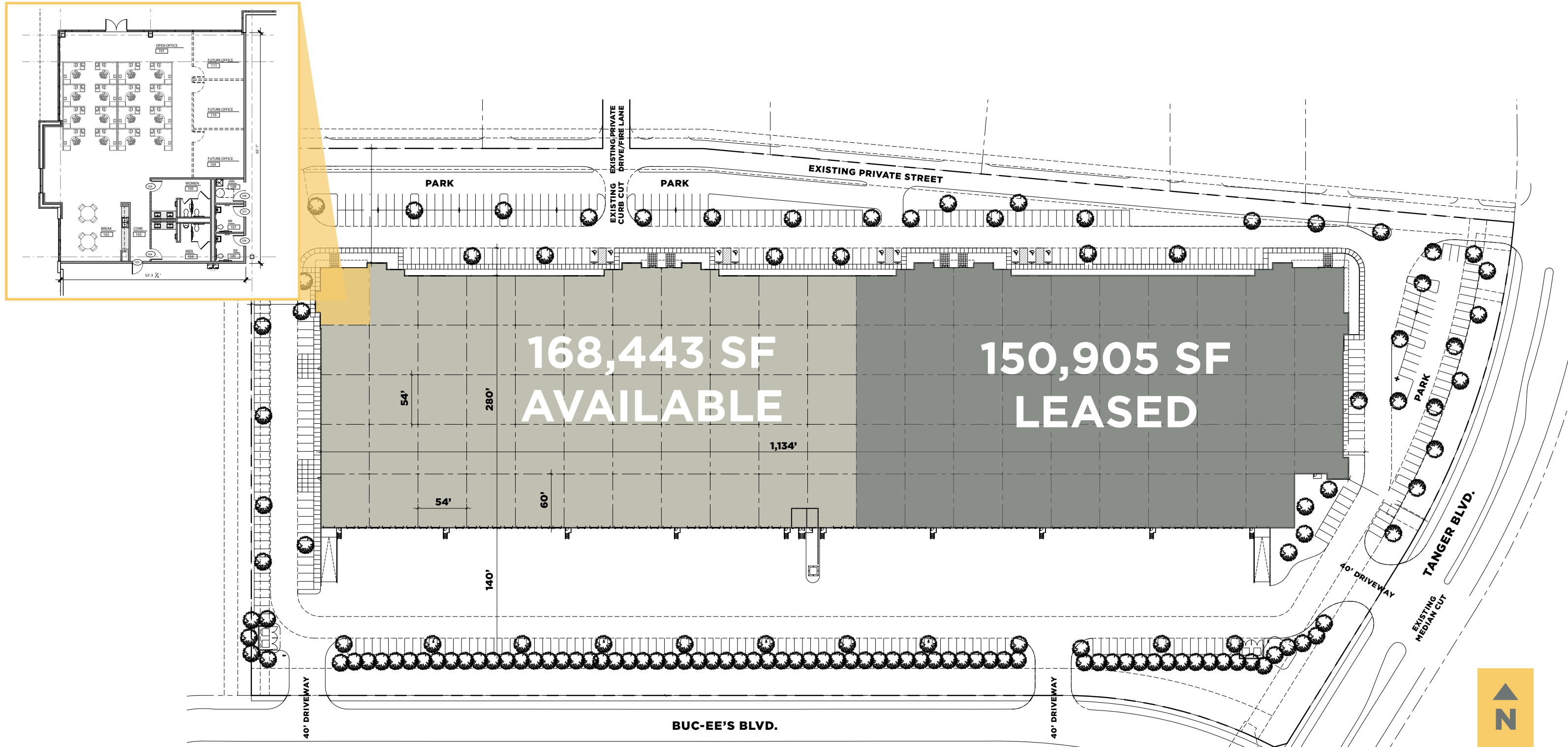
STREAM

DETAILS

Available:	168,443 SF	Building Depth:	280'
Office:	3,725 SF	Column Spacing:	54' x 54'
Divisible:	45,000 SF	Truck Court:	140'
Clear Height:	32'	Fire Suppression:	ESFR
Dock Doors:	35 - 9' x 10' (Remaining)	Car Parks:	266 (Remaining)
Ramps:	1 - 12' x 14'	Configuration:	Rear Load

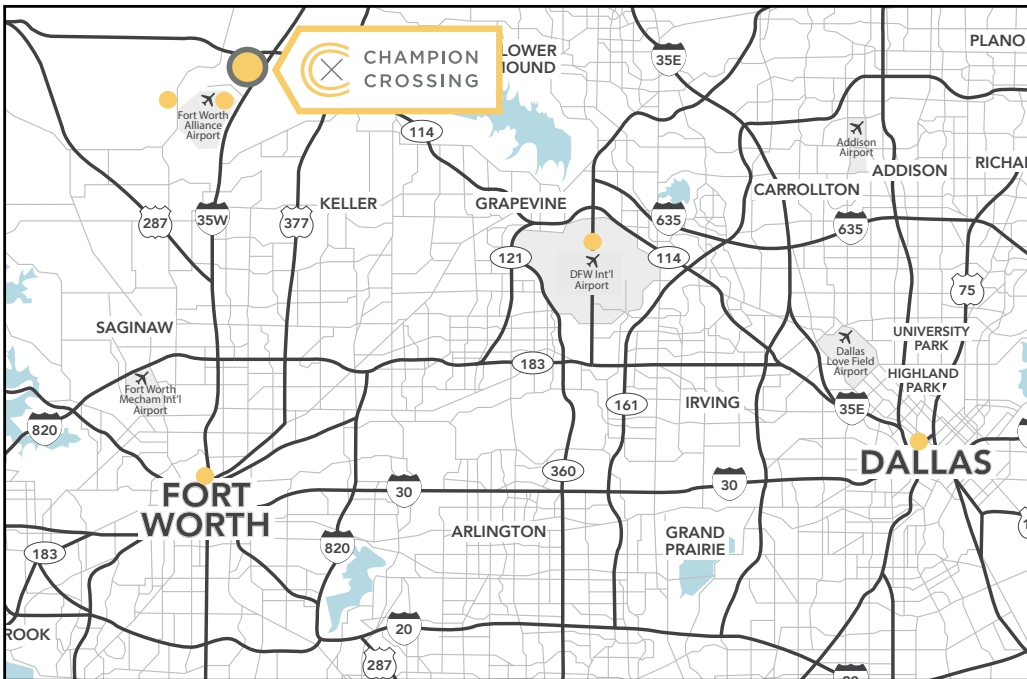
PROPERTY HIGHLIGHTS

- Building is Uniquely Positioned Near the Intersection of I-35W and HWY-114 in One of the Metro's Quickest Growing Markets
- Located in an Amenity Rich Area (Tanger Outlets, Buc-ee's, Texas Motor Speedway, Chickfila and Other Desirable Retailers)
- Multiple Points of Ingress / Egress
- Ability to Demise or Offer Single Tenant, Stand-Alone Secured Facility
- Terrific Proximity to Alliance Airport, BNSF Intermodal, Amazon, FedEx and UPS





LOCAL AMENITIES



DRIVE TIMES

4 mi.
ALLIANCE AIRPORT

5 mi.
BNSF INTERMODAL

16 mi.
DFW AIRPORT

20 mi.
FORT WORTH CBD

34 mi.
DALLAS CBD

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