



35W EXCHANGE



4 BUILDINGS TOTALING 1,385,000 SF WITH DIRECT FRONTAGE ON I-35W

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CREATION 

LGE | DESIGNBUILD


STREAM

SITE PLAN



BUILDING A

Building Size	160,762 SF
Minimum Divisible	35,000 SF
Clear Height	32'
Building Dimensions	220' x 712'
Column Spacing	50' x 52' (70' speed bay)
Dock High Doors	35 (9' x 10')
Oversized Doors	2 (12' x 14') w/ Ramps
Office	BTS
Car Parking Spaces	261
Trailer Positions	0
Truck Court	130'
Fire Suppression	ESFR
Configuration	Rear Load

BUILDING C

Building Size	488,363 SF
Minimum Divisible	245,000 SF
Clear Height	40'
Building Dimensions	560' x 842'
Column Spacing	50' x 56' (70' speed bay)
Dock High Doors	74 (9' x 10')
Oversized Doors	4 (12' x 14') w/ Ramps
Office	BTS
Car Parking Spaces	315
Trailer Positions	88
Truck Court	185'
Fire Suppression	ESFR
Configuration	Cross Dock

BUILDING B

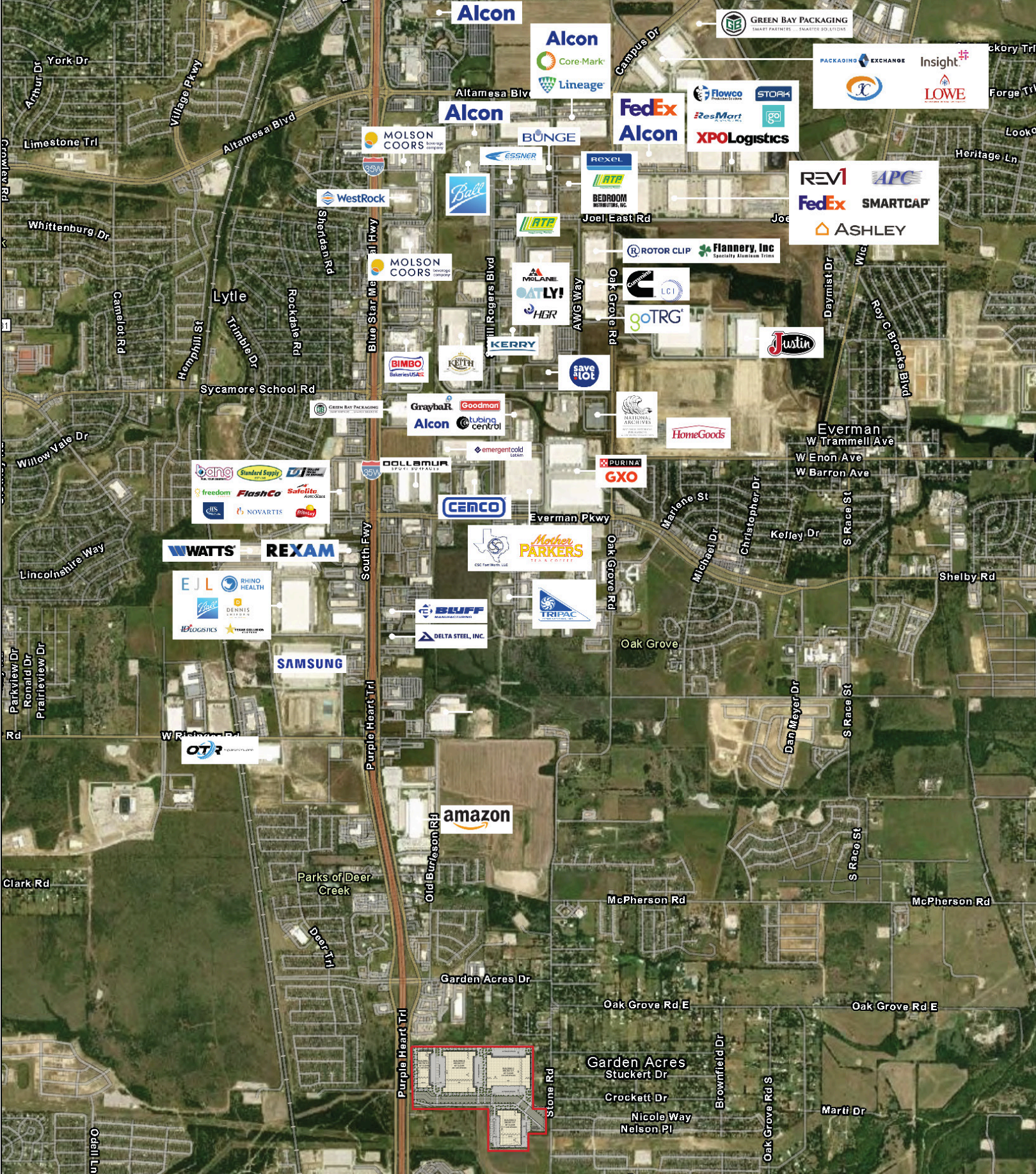
Building Size	450,242 SF
Minimum Divisible	115,000 SF
Clear Height	40'
Building Dimensions	540' x 800'
Column Spacing	50' x 56' (70' speed bay)
Dock High Doors	68 (9' x 10')
Oversized Doors	4 (12' x 14') w/ Ramps
Office	BTS
Car Parking Spaces	281
Trailer Positions	94
Truck Court	185'
Fire Suppression	ESFR
Configuration	Cross Dock

BUILDING D

Building Size	286,901 SF
Minimum Divisible	145,000 SF
Clear Height	36'
Building Dimensions	410' x 694'
Column Spacing	50' x 56' (70' speed bay)
Dock High Doors	68 (9' x 10')
Oversized Doors	4 (12' x 14') w/ Ramps
Office	BTS
Car Parking Spaces	71 (expandable)
Trailer Positions	60 (expandable)
Truck Court	185' (west), 130' (east)
Fire Suppression	ESFR
Configuration	Cross Dock

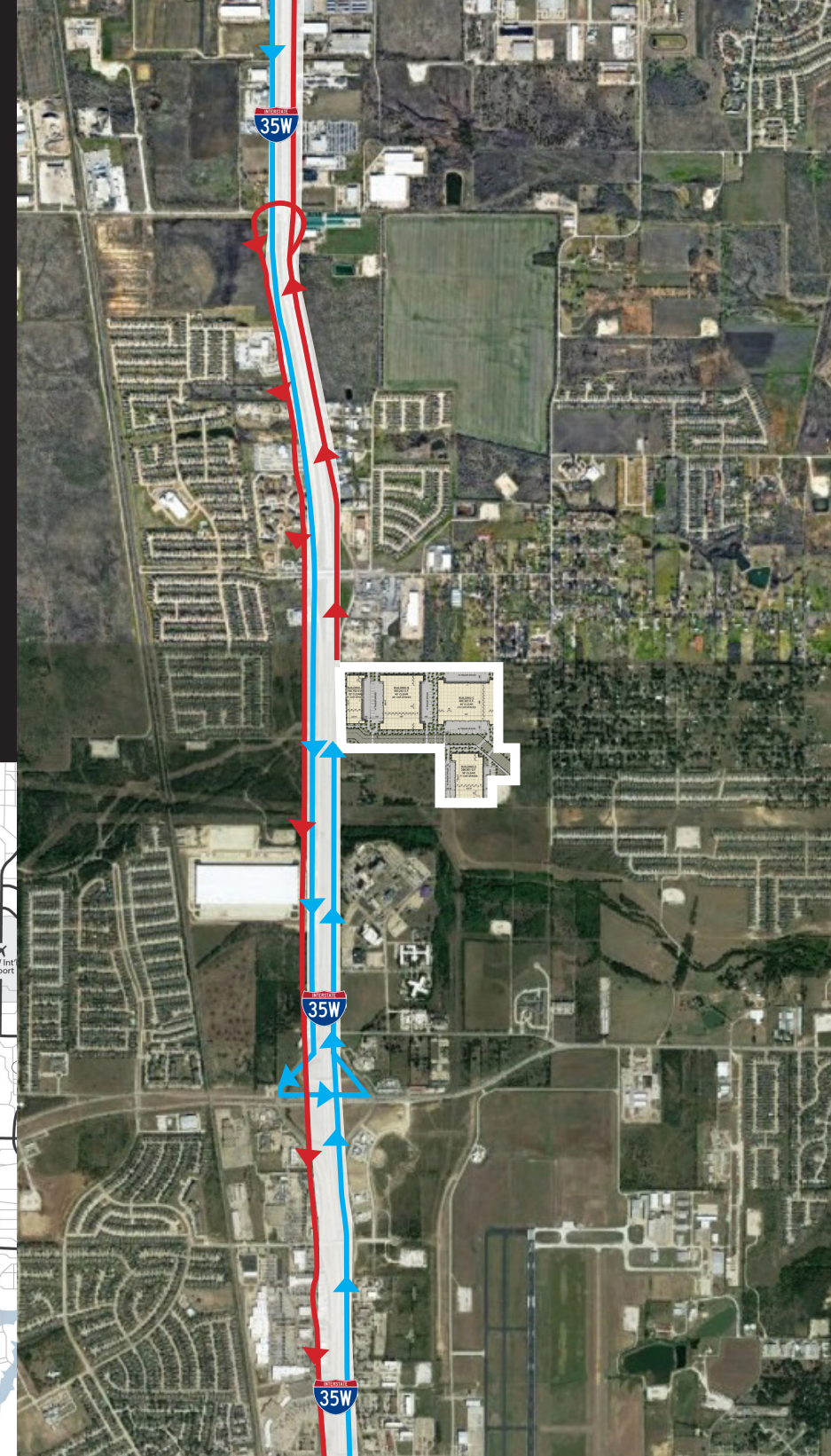
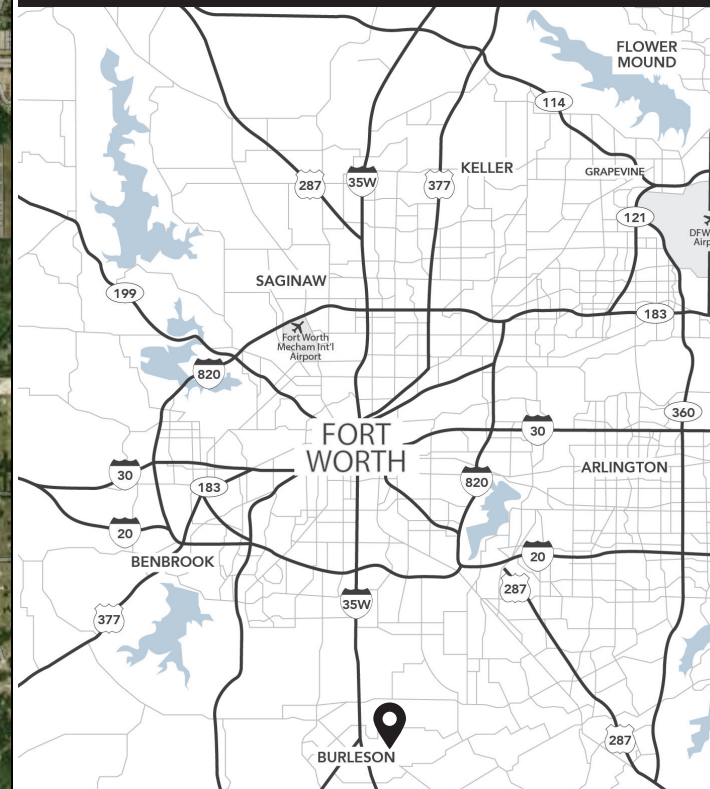
PROPERTY HIGHLIGHTS:

- Located in South Fort Worth with Frontage on I-35W and Close Proximity to I-20
- Immediate Proximity to Strong Labor Base
- Buildings Can Be Easily Secured
- Expandable Trailer and Vehicle Parking
- Zoned "J" Medium Industrial with the City of Fort Worth



DRIVE TIMES:

I-20	5 mins
Fort Worth CBD	10 mins
DFW Airport	28 mins
Loop 820	14 mins
Alliance Airport	28 mins
Dallas CBD	35 mins



SOUTH FORT WORTH TENANT MAP

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