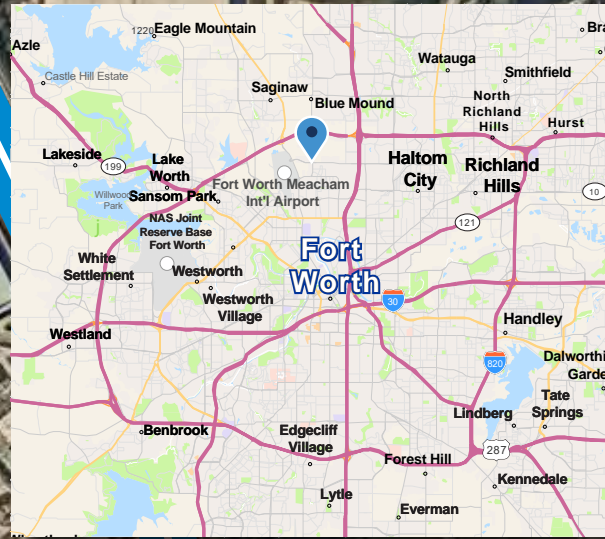


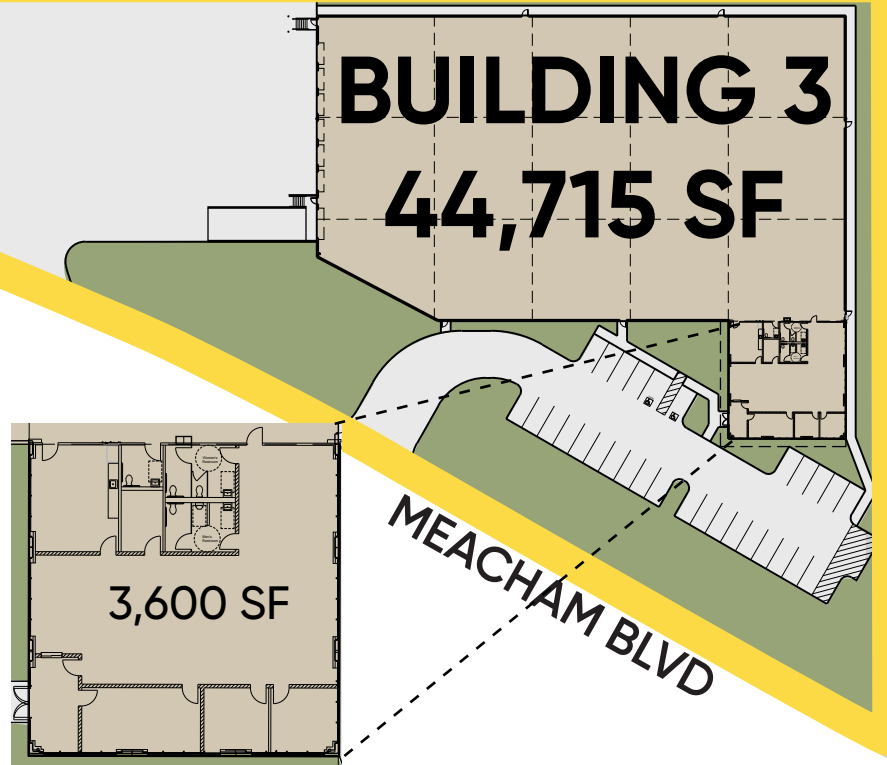
MAJESTIC FORT WORTH RAILHEAD



Building 3 - 44,715 SF
601 Meacham Boulevard, Fort Worth, TX 76106



MAJESTIC FORT WORTH - RAILHEAD - BUILDING 3



BUILDING 3 SPECIFICATIONS

- **Available:** 44,715 SF
- **Office:** 3,600 SF
- **Clear Height:** 30'
- **Bay Spacing:** 50' x 52' (typical)
- **Auto Parking Positions:** 33
- **Fully Secured Truck Court**
- **Fire Sprinkler System:** ESRF
- **Loading:**
 - 6 Dock High Doors
 - 1 Ground Level Ramp
- **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.
- 8.9M SF Presence in DFW (5 Business Parks)

CONTACT US



Kyle Valley 817-710-7368
kylevalley@majesticrealty.com

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

LOCATION FEATURES

- Direct access via 820N and US 287
- 6.6 Miles West of 820 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