

C5 LC

AT EAST HILL I-20



Class A Industrial Development

7100 Anglin Dr, Forest Hill, Texas 76140 - Building A
7200 Anglin Dr, Forest Hill, Texas 76140 - Building B



The Project

C5LC at East Hill I-20 presents a unique opportunity within the high-growth South Fort Worth market to lease or purchase Class A institutional grade industrial product. Strategically located less than 1/2 mile from I-20, this project offers immediate access to I-20, Loop 820, and I-35 providing exceptional connectivity in every direction. The circulation drive offers occupants of various size ranges the ability to secure their truck court ensuring total control and exclusivity of the premises. Dense labor in the immediate area provides employers with the ability to hire with ease at an attractive wage. Access, exclusivity, and labor make C5CL at East Hill I-20 a prime location for users looking to grow their business within the competitive DFW landscape.



BUILDING A & B
UP TO 365,662 SF



HEAVY
CAR PARKING



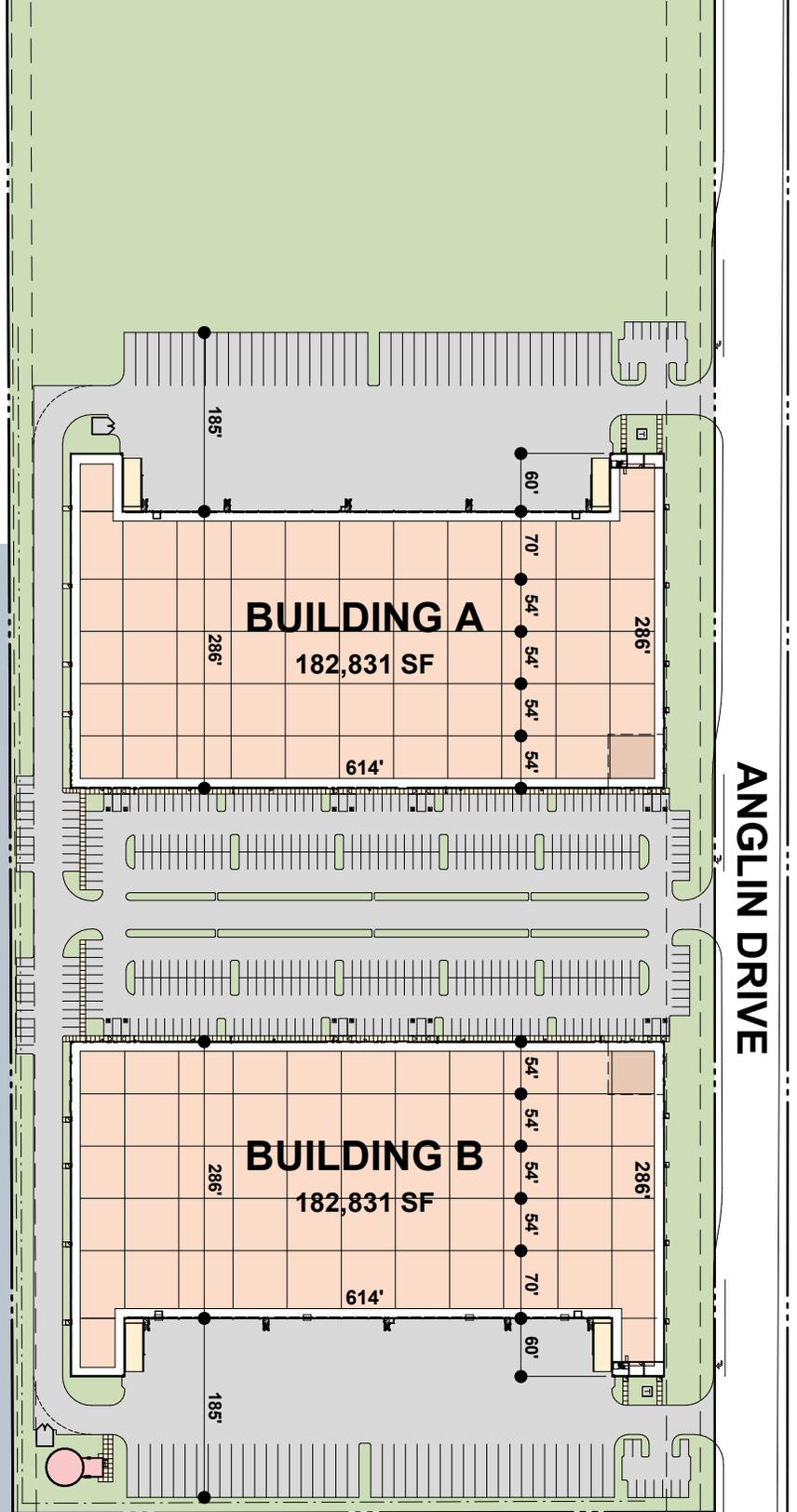
IMMEDIATE ACCESS TO
I-20



PRESTIGIOUS CORPORATE
NEIGHBORS



ABILITY TO SECURE
PERIMETERS

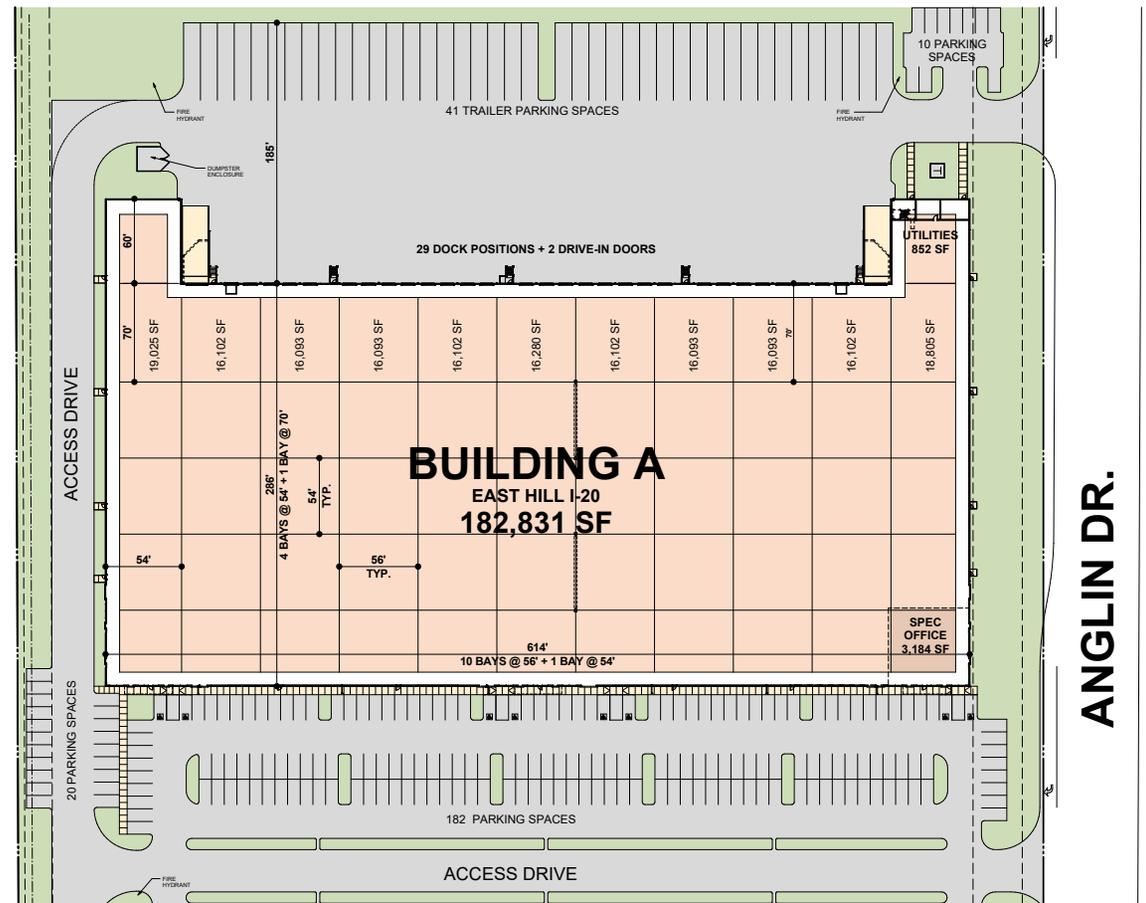


Building Specs

Building A

7100 Anglin Dr, Forest Hill, Texas 76140

	TOTAL SIZE	+/- 182,831
	DIVISIBLE TO	+/- 80,000
	SPEC OFFICE	3,184 SF
	LOADING	REAR LOAD
	CLEAR HEIGHT	32'
	BUILDING DEPTH	286'
	COLUMN SPACING	54'X56"
	STAGING BAY	70'
	PARKING	212
	DOCK DOORS	29
	DRIVE IN RAMPS	2
	TRUCK COURT DEPTH	185'
	SPRINKLER SYSTEM	ESFR
	SLAB THICKNESS	6" STEEL
	TRAILER PARKS	41



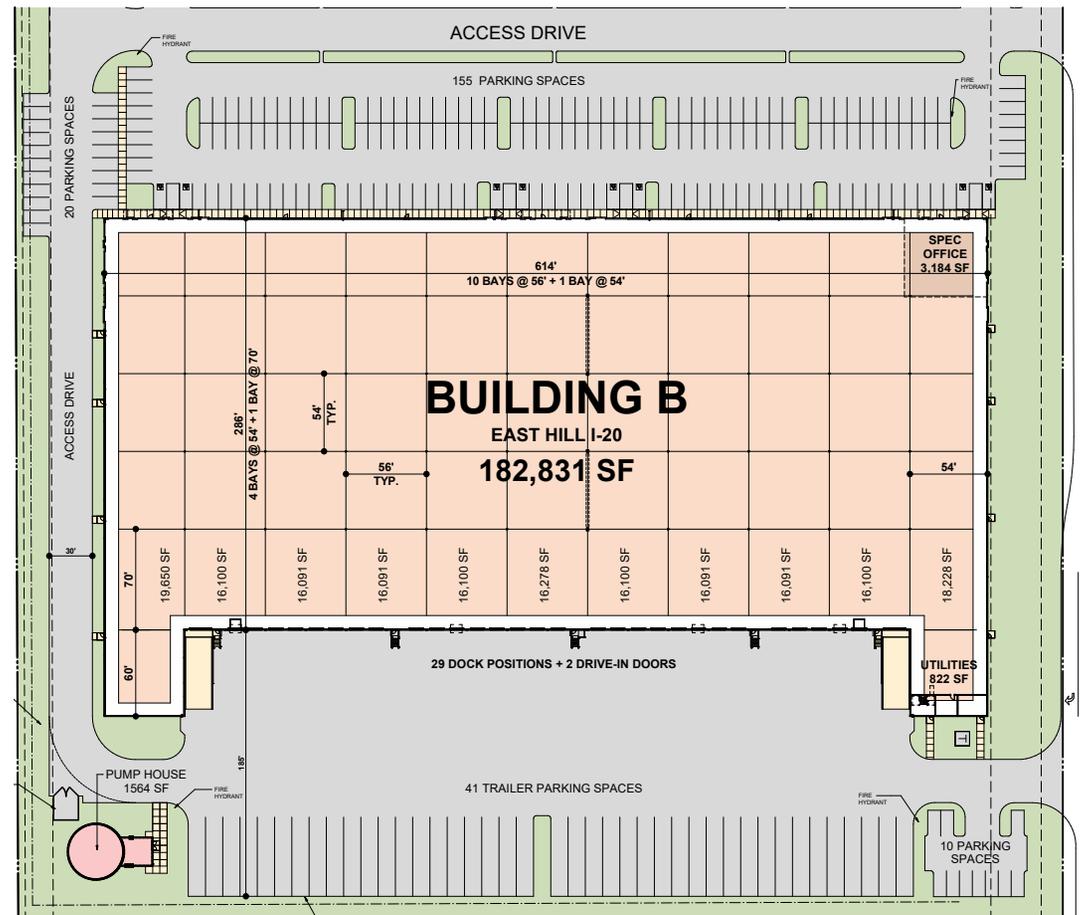
ANGLIN DR.

Building Specs

Building B

7200 Anglin Dr, Forest Hill, Texas 76140

	TOTAL SIZE	+/- 182,831
	DIVISIBLE TO	+/- 80,000
	SPEC OFFICE	3,184 SF
	LOADING	REAR LOAD
	CLEAR HEIGHT	32'
	BUILDING DEPTH	286'
	COLUMN SPACING	54'X56"
	STAGING BAY	70'
	PARKING	212
	DOCK DOORS	29
	DRIVE IN RAMPS	2
	TRUCK COURT DEPTH	185'
	SPRINKLER SYSTEM	ESFR
	SLAB THICKNESS	6" STEEL
	TRAILER PARKS	41



ANGLIN DR.

Seamless Connectivity

C5LC
AT EAST HILL I-20



BUSINESS DISTRICTS

Downtown Fort Worth
10 Miles

Downtown Dallas
12 Miles

INTERSTATES

I-35
6 Miles

I-20
0.7 Miles

820
2 Miles

287
3.7 Miles

AIRPORTS

Alliance
27.5 Miles

DFW
30 Miles

Meacham
17.8 Miles



For more information, contact:

C 5 L C
AT EAST HILL I-20



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