



CARTER PARK EAST

556 ACRE MASTER PLANNED CLASS A DEVELOPMENT

7500-7601 Oak Grove Rd | Fort Worth, TX 76140

Visit www.carterparkeast.com for more information

CROW
HOLDINGS
CAPITAL

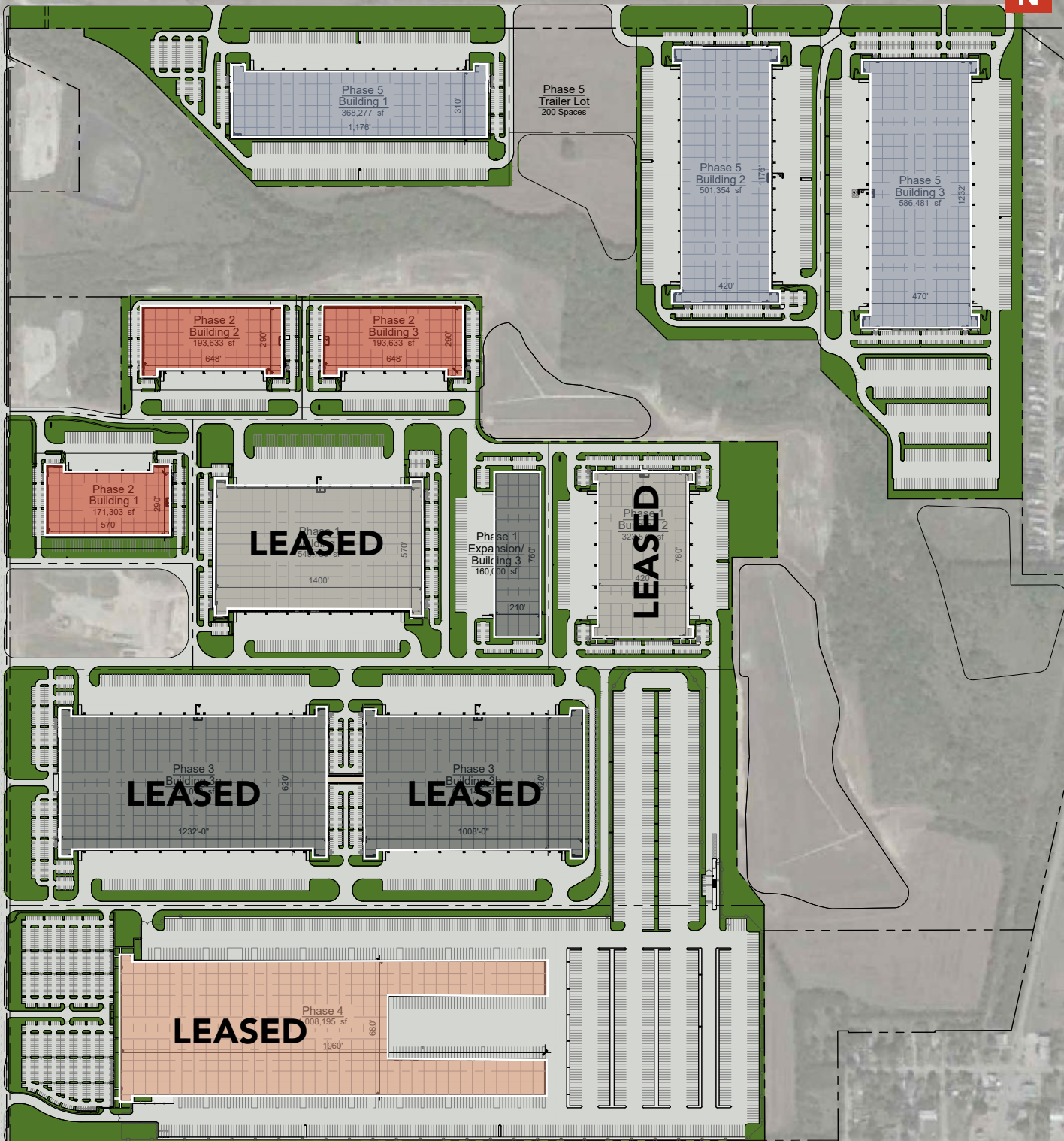


Rob Riner Companies



CLARION PARTNERS

STREAM



PHASE 1 - LEASED

BUILDING 1
549,780 SF

BUILDING 2 - LEASED
323,570 SF

PHASE 2 - DELIVERED WITH SPEC IMPROVEMENTS

BUILDING 1
171,303 SF

BUILDING 2
193,633 SF

BUILDING 3
193,633 SF

PHASE 3 - LEASED

BUILDING 3A
771,012 SF

BUILDING 3B
632,140 SF

PHASE 4 - LEASED

PHASE 4
1,008,195 SF

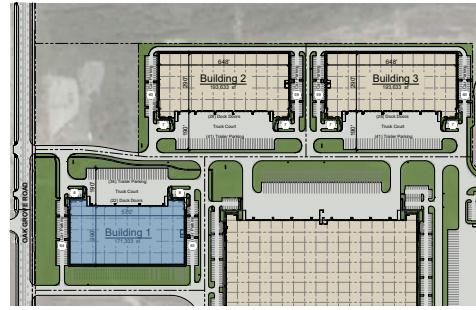
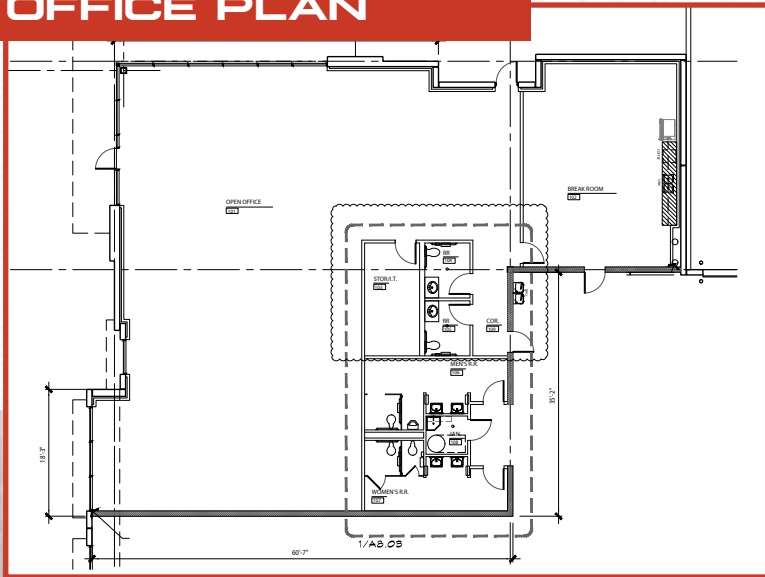
PHASE 5 - PROPOSED

BUILDING 1
368,277 SF

BUILDING 2
501,354 SF

BUILDING 3
586,481 SF

OFFICE PLAN



PHASE 2 - BUILDING 1

DELIVERED

SQUARE FOOTAGE
171,303 SF

OFFICE SF
4,466 SF

BUILDING DEPTH
290'

CLEAR HEIGHT
36'

TRUCK COURT
190'

DOCK DOORS
22 and 2 Oversized Ramps
Six 40,000 lb capacity
mechanical dock levelers

CAR PARKS
143

TRAILER PARKS
34

COLUMN SPACING
57 x 57.5'

FIRE SUPPRESSION
ESFR

LIGHTING
LED Lighting throughout
Warehouse at 30 FC

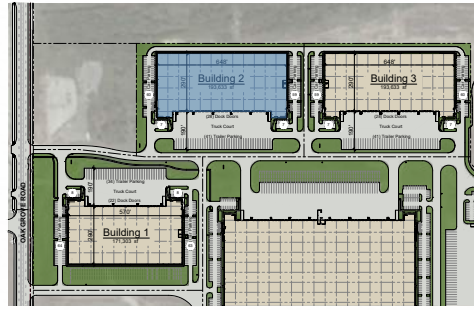
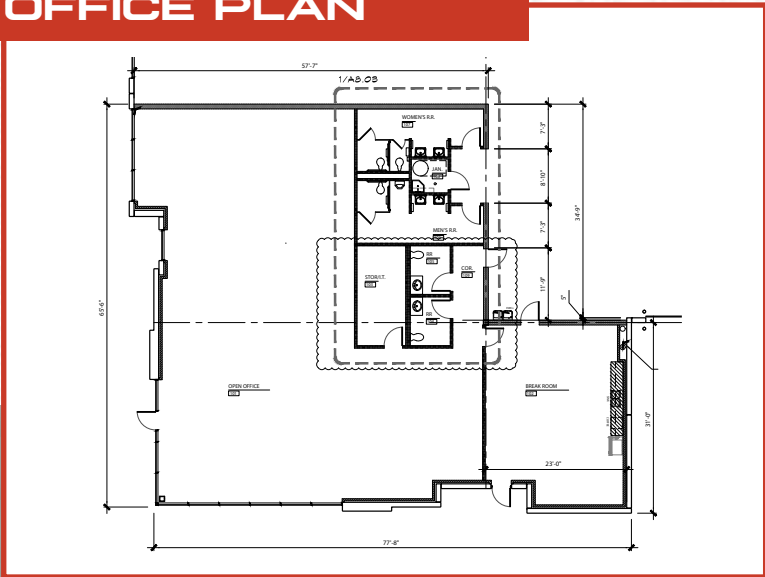
(34) Trailer Parking
Truck Court
(22) Dock Doors

Phase 2
Building 1
171,303 sf
570'

290'



OFFICE PLAN



PHASE 2 - BUILDING 2

DELIVERED

SQUARE FOOTAGE
193,633 SF

OFFICE SF
4,217 SF

BUILDING DEPTH
290'

CLEAR HEIGHT
36'

TRUCK COURT
190'

DOCK DOORS
28 and 2 Oversized Ramps
Six 40,000 lb capacity
mechanical dock levelers

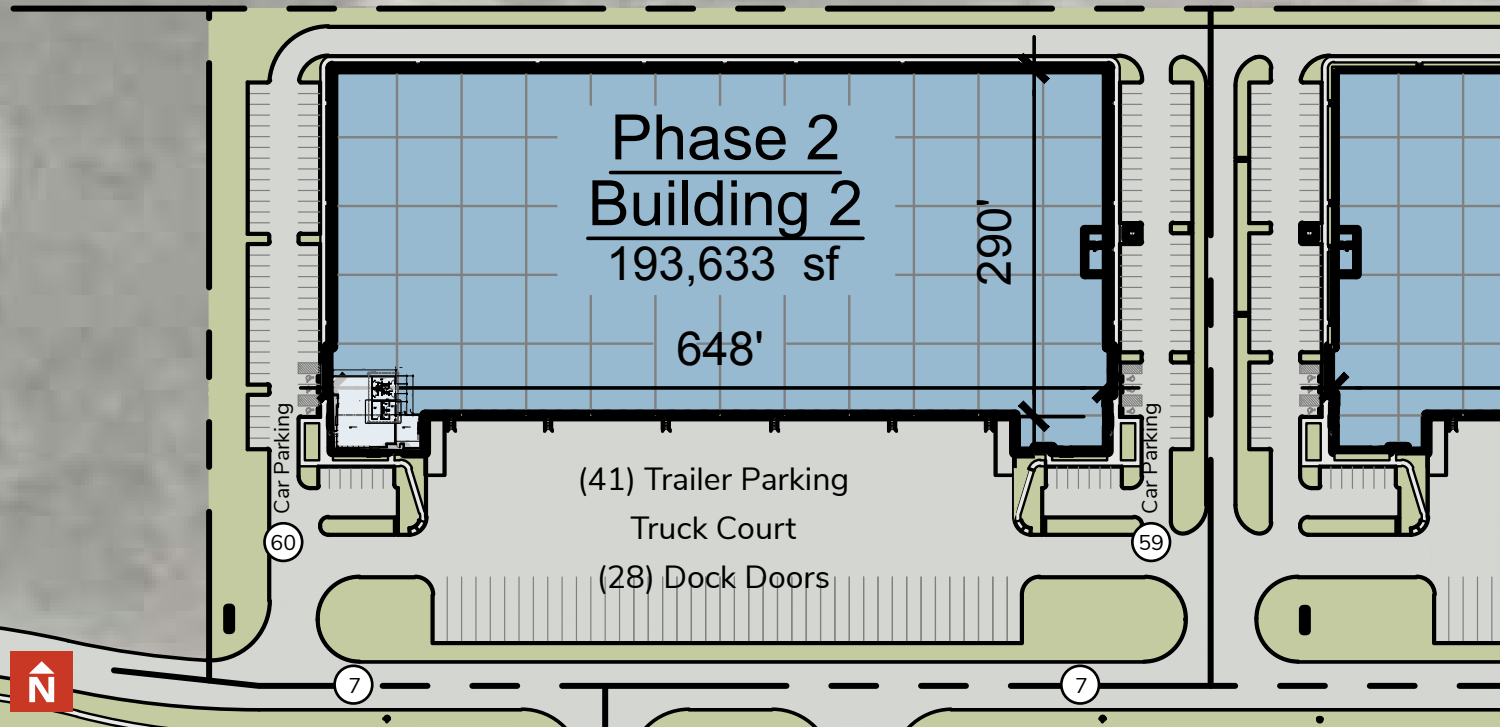
CAR PARKS
133

TRAILER PARKS
41

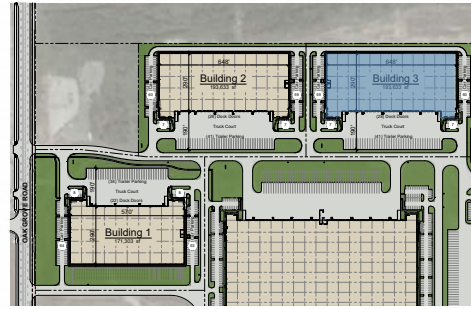
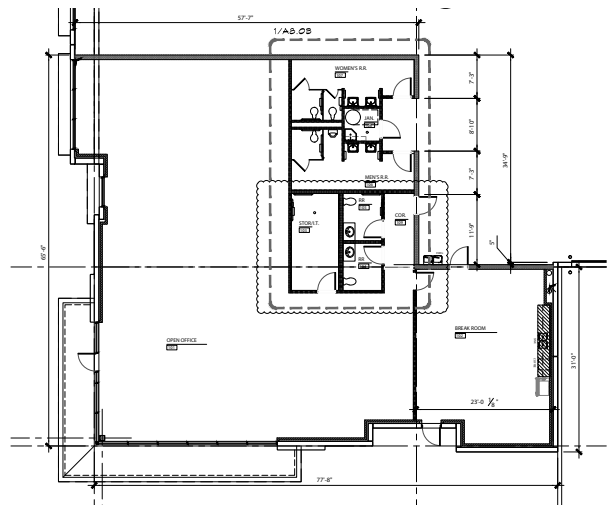
COLUMN SPACING
54 x 57.5'

FIRE SUPPRESSION
ESFR

LIGHTING
LED Lighting throughout
Warehouse at 30 FC



OFFICE PLAN



PHASE 2 - BUILDING 3

DELIVERED

SQUARE FOOTAGE
193,633 SF

OFFICE SF
4,217 SF

BUILDING DEPTH
290'

CLEAR HEIGHT
36'

TRUCK COURT
185'

DOCK DOORS
28 and 2 Oversized Ramps
Six 40,000 lb capacity
mechanical dock levelers

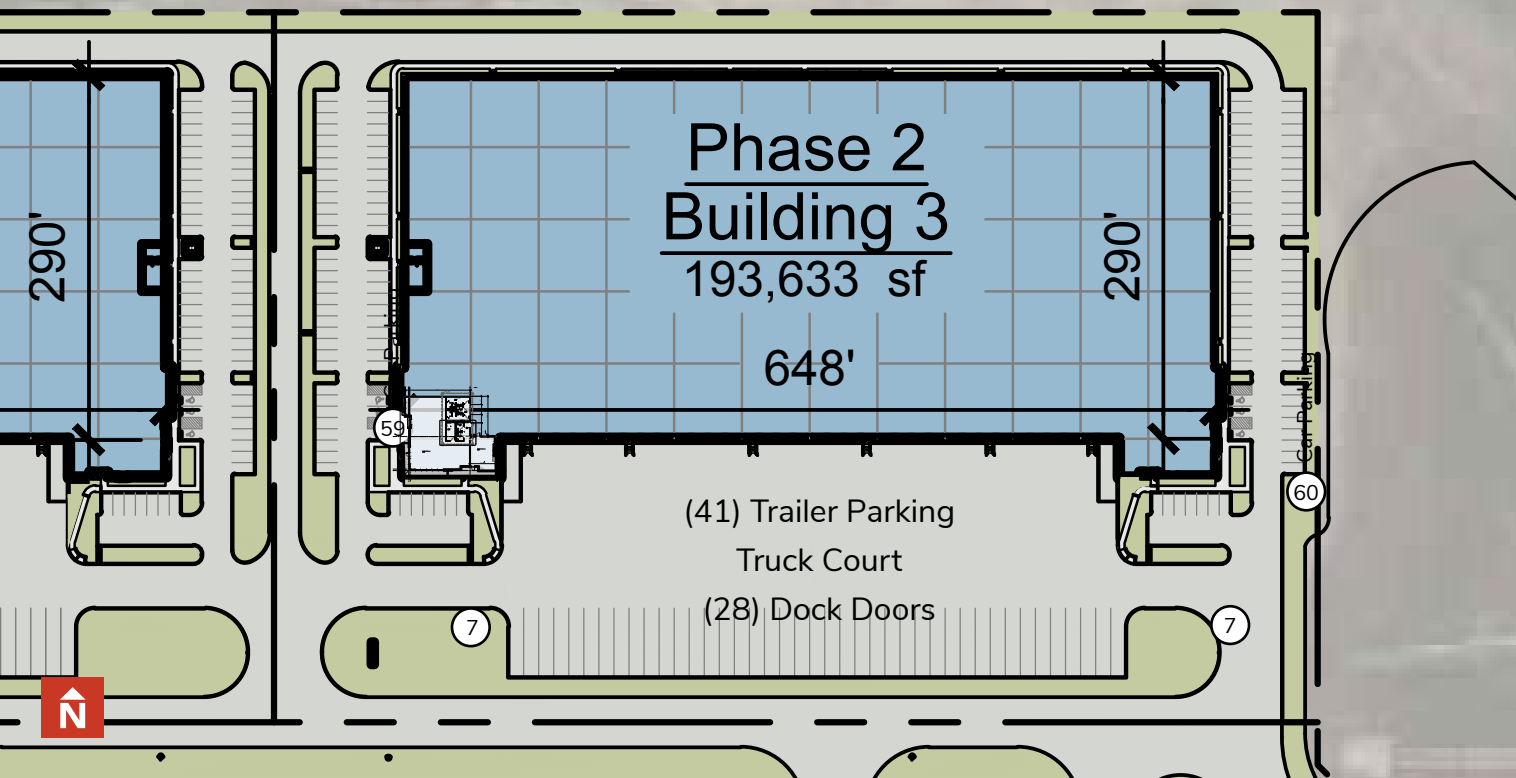
CAR PARKS
133

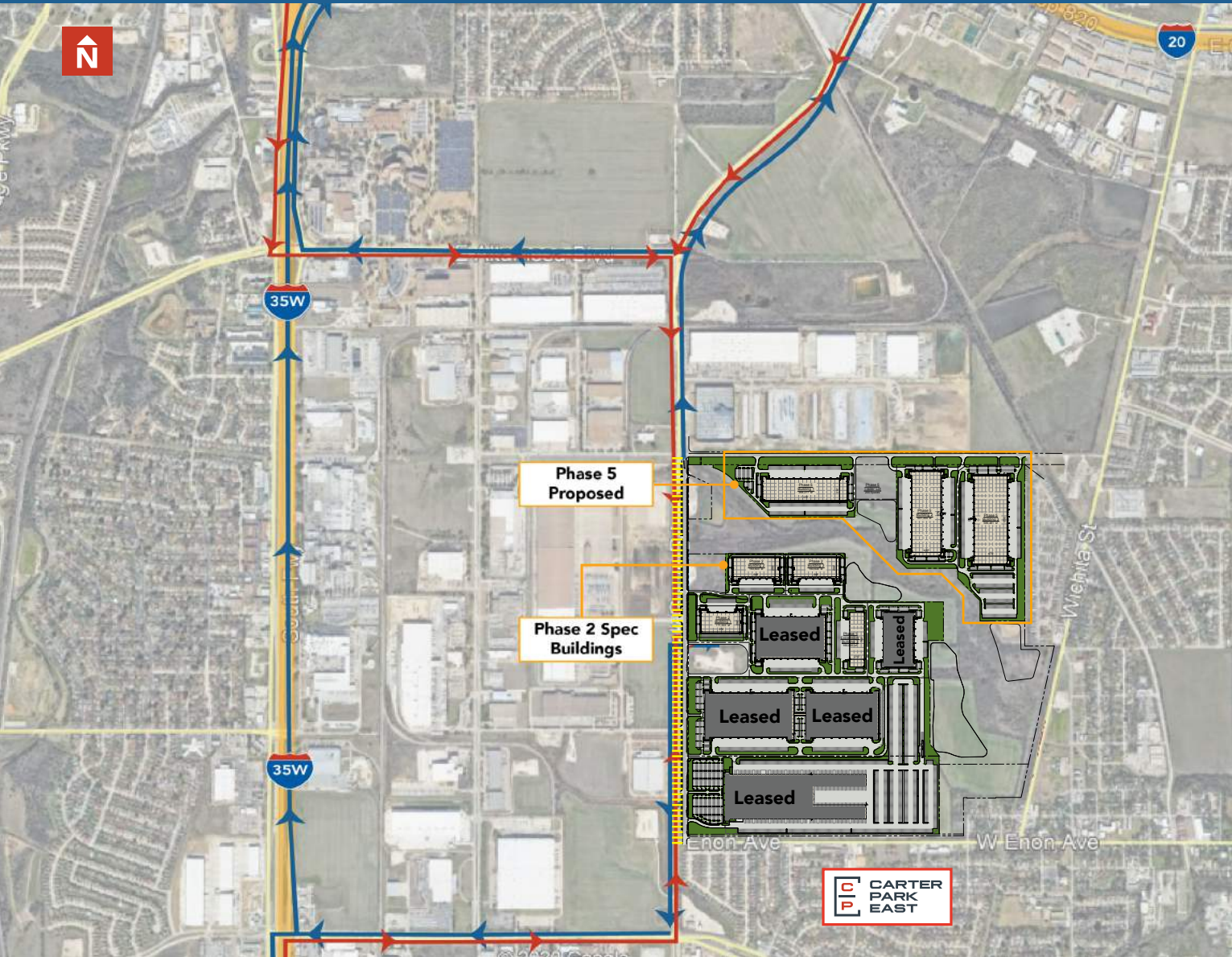
TRAILER PARKS
41

COLUMN SPACING
54 x 57.5'

FIRE SUPPRESSION
ESFR

LIGHTING
LED Lighting throughout
Warehouse at 30 FC





INGRESS/EGRESS

- █ INGRESS
- █ EGRESS
- ▬▬▬ IMPROVED R.O.W.

FULLY IMPROVED 110' R.O.W.





LOCATION

INTERSTATE 35W
1.5 Miles | 3 Minutes

INTERSTATE 20
3.4 Miles | 6 Minutes

INTERSTATE 820
6.1 Miles | 10 Minutes

INTERSTATE 30
9.4 Miles | 12 Minutes

STATE HIGHWAY 121
10.8 Miles | 13 Minutes

STATE HIGHWAY 360
16.6 Miles | 19 Minutes

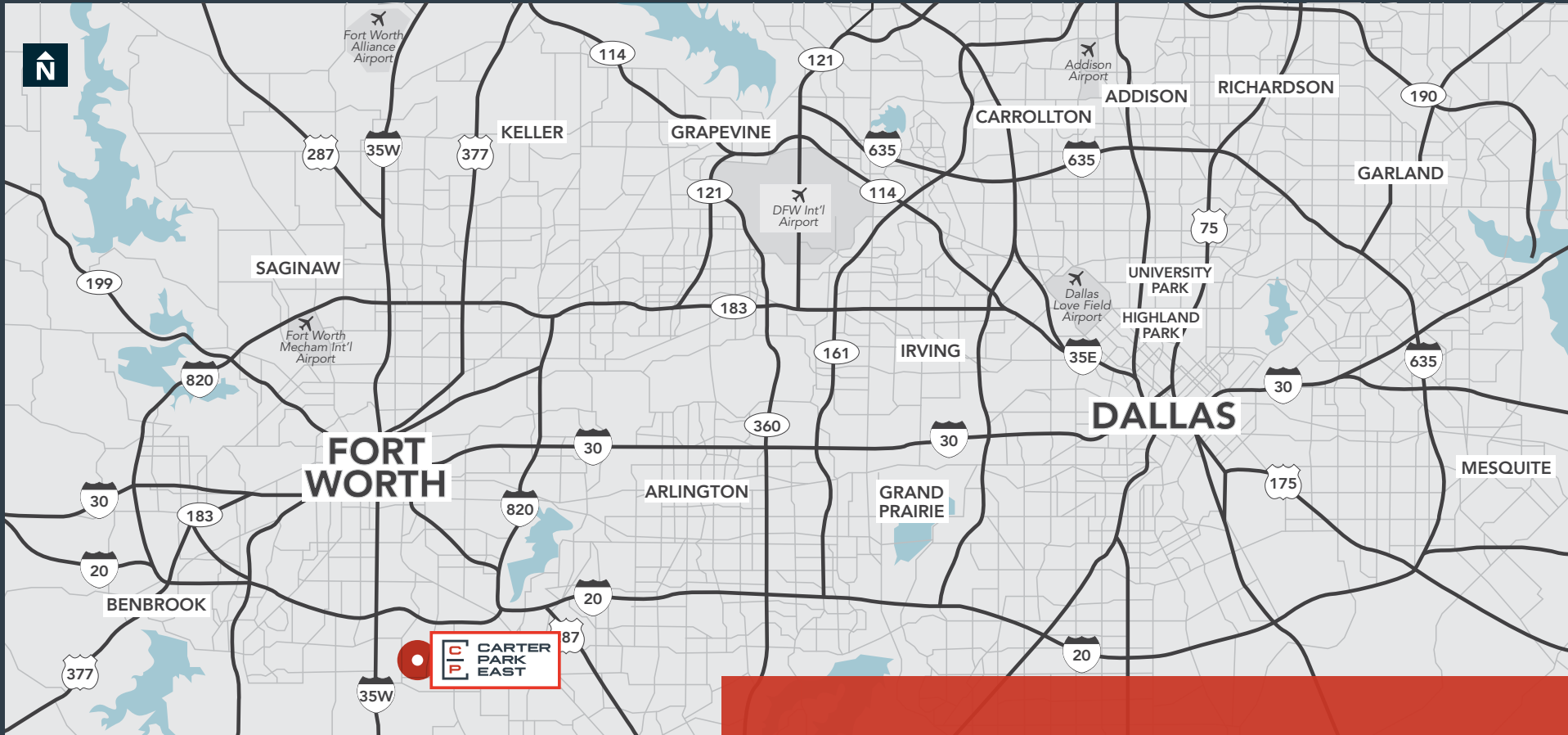
PGBT
18.9 Miles | 21 Minutes

FORT WORTH CBD
9.2 Miles | 13 Minutes

DALLAS CBD
39 Miles | 39 Minutes

DFW AIRPORT
29 Miles | 30 Minutes

DALLAS LOVE FIELD
42 Miles | 46 Minutes



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PROFESSIONALLY
LEASED & MANAGED BY:

STREAM