



Please Contact:



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131 East Exchange Avenue, Suite #220  
Fort Worth, TX 76164

40'  
Clear Height

165  
Dock High Doors

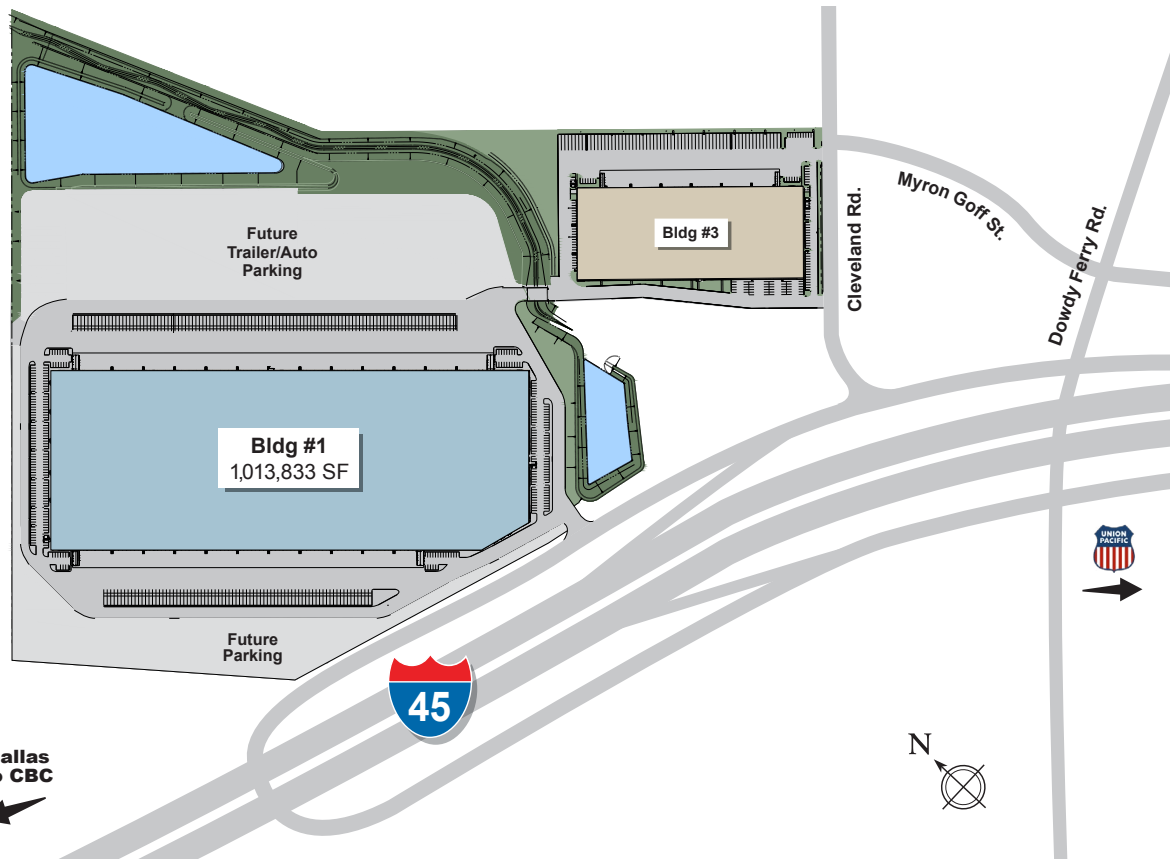
271  
Auto Parking

182  
Trailer Parking

### BUILDING 1 SPECS

Total Size	1,013,833 SF
Office:	4,378 SF
Bay Spacing:	50' x 54' (Typical) 60' x 54' (Staging Bays)
Warehouse Lighting:	LED Lighting w/Motion Sensors, Average of 20 FC @ 36" AFF
Auto Parking	271
Trailer Parking:	182 (Expandable)
*Power:	2,500 Amp, 277/480 Volt
Fire Sprinkler System:	ESFR
Loading:	165 Dock High Doors • 50 Doors Have in Place: Pit Levelers, Dok-Loks, Swing Lights and Seals • 4 Ramped Doors
Configuration:	Cross-Dock Loading

\*This site offers the flexibility to meet various power needs utilizing existing adjacent infrastructure and the ability to construct a substation on-site for larger power requirements.





### IMMEDIATE ACCESS & VISIBILITY TO:

- Interstate 45
- Interstate 20
- FedEx Ground Facility

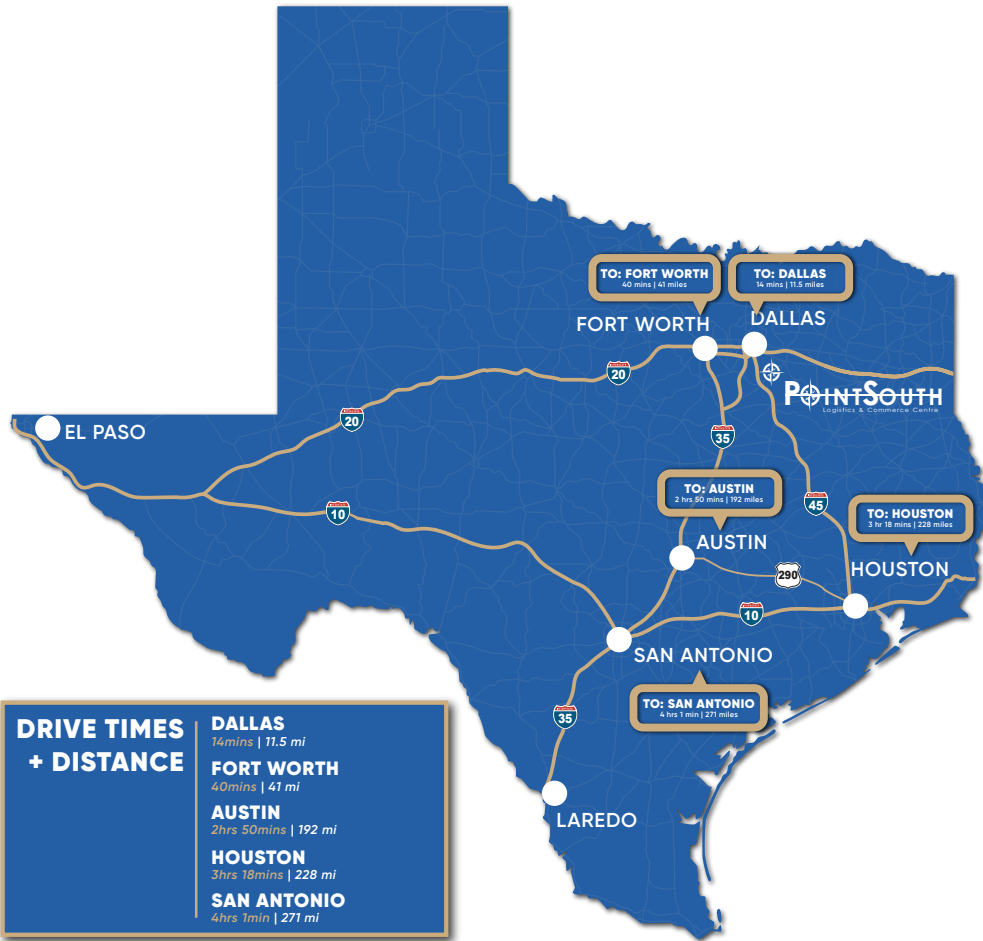
### CLOSE PROXIMITY TO:

- Interstate 35
- Union Pacific Intermodal

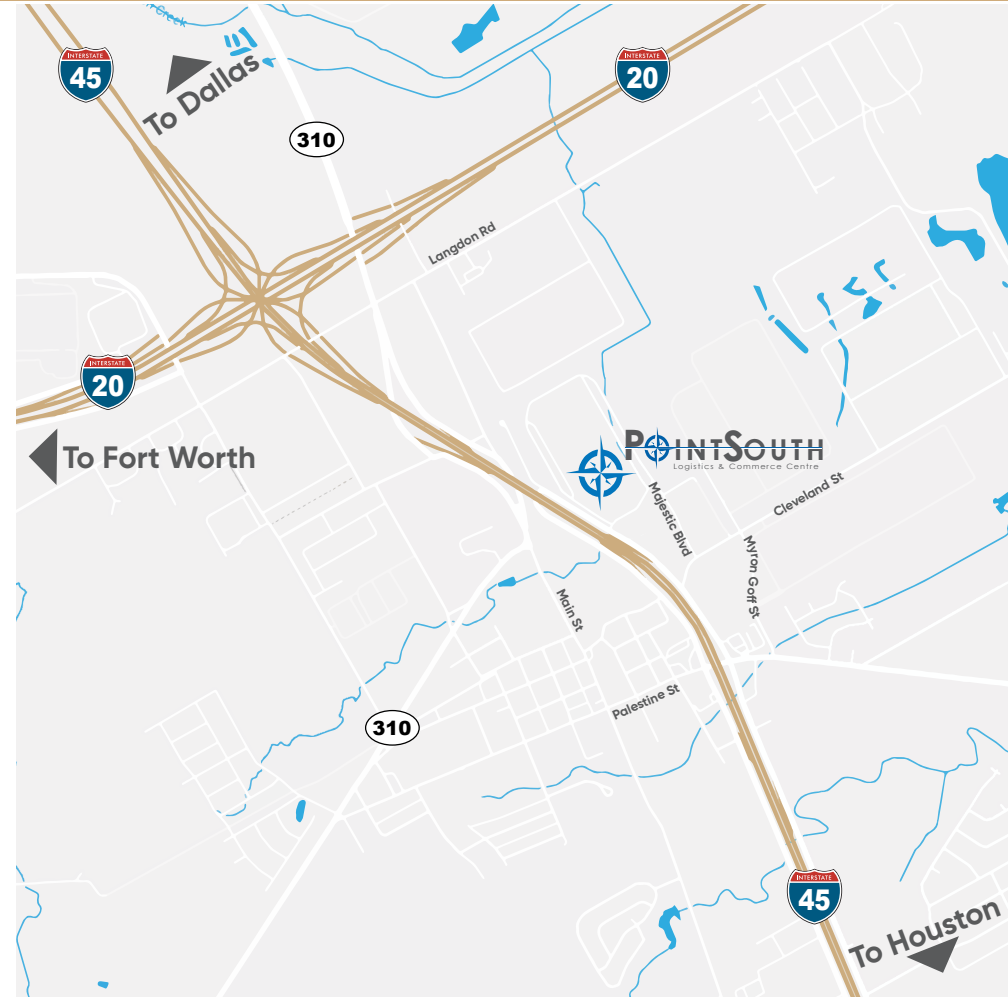
Expandable Trailer and Automobile Parking







DRIVE TIMES + DISTANCE	
DALLAS	14mins   11.5 mi
FORT WORTH	40mins   41 mi
AUSTIN	2hrs 50mins   192 mi
HOUSTON	3hrs 18mins   228 mi
SAN ANTONIO	4hrs 1min   271 mi



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