



FOR LEASE

4501 NORTH FREEWAY • FORT WORTH, TEXAS 76106
CLASS A INDUSTRIAL PARK | 1,311,910 SF TOTAL AVAILABLE

PREMIER BUILD TO SUIT SITES

LEASED & MANAGED BY:



DEVELOPED BY:



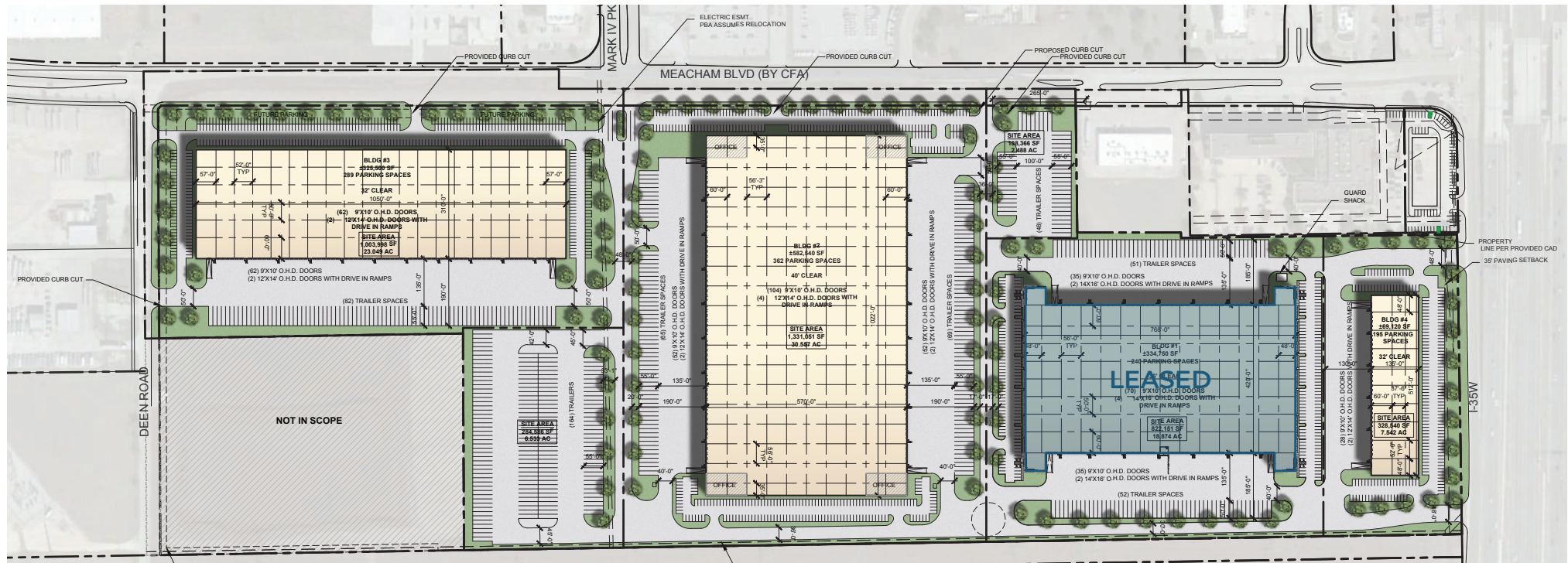
LEASING CONTACT

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The information is provided by sources deemed reliable, however, Holt Lunsford Commercial makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



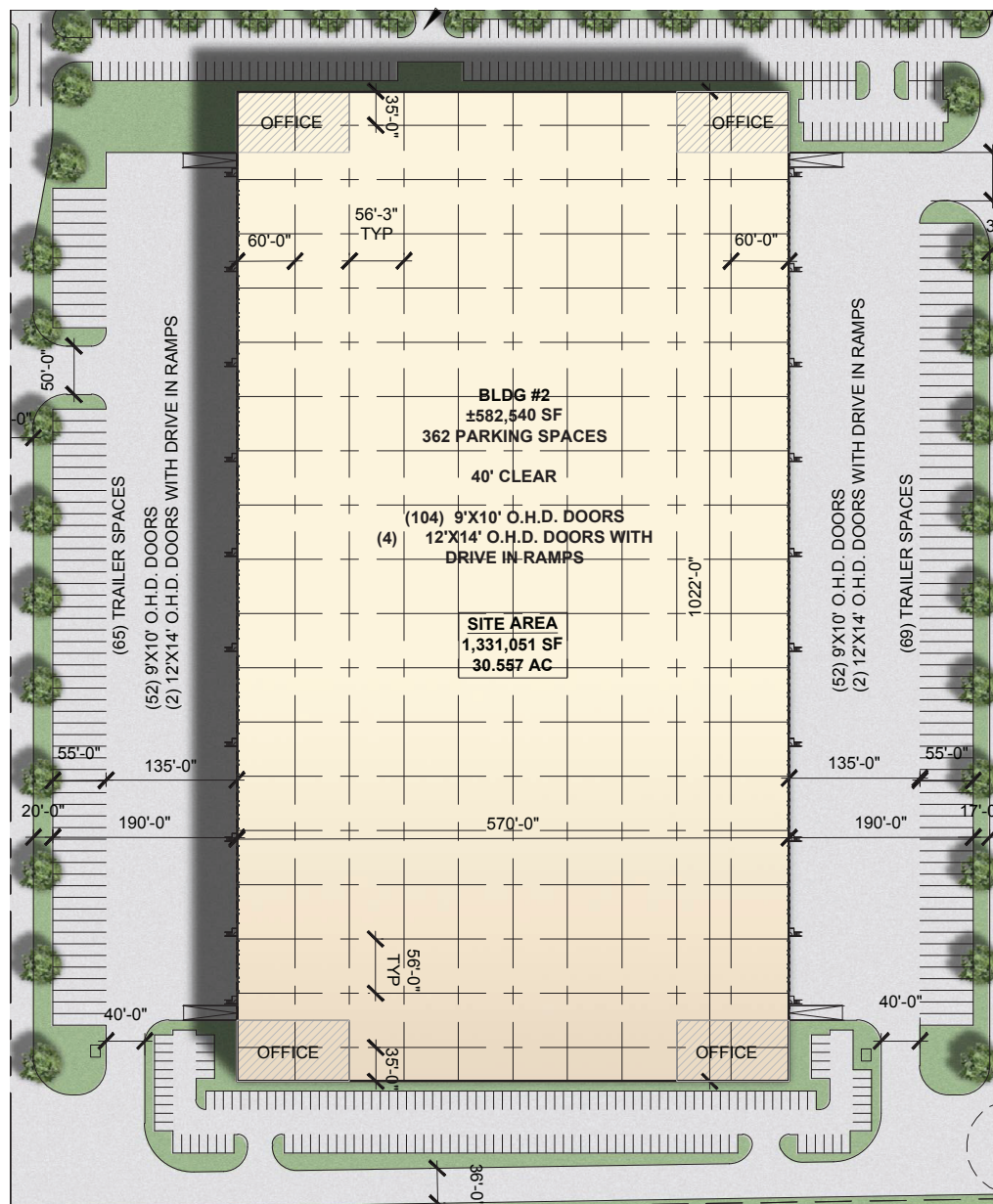
BUILDING SPECS	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
Total Square Feet	334,750 SF	582,540 SF	325,500 SF	69,120 SF
Divisible To	83,688 SF	145,635 SF	81,375 SF	13,824 SF
Clear Height	36'	40'	32'	24'
Configuration	Cross dock	Cross dock	Rear load	Rear load
Car Parks	240	362	289	195
Trailer Parks	103	134	82	0
Truck Court	185'	190'	190'	136'
Building Depth	420'	570'	310'	135'
Dock Doors	70 - 9' x 10'	104 - 9' x 10'	62 - 9' x 10'	28 - 9' x 10'
Drive-In Ramps	4 - 14' x 16'	4 - 12' x 14'	2 - 12' x 14'	2 - 12' x 14'
Column Spacing	56' x 50'	56'-3" x 56'	52' x 50'	52' x 37'-6"
Staging Bays	60'	60'	60'	60'
Slab	7" reinforced	7" reinforced	7" reinforced	7" reinforced
Lighting	LED lights on motion sensors	LED lights on motion sensors	LED lights on motion sensors	LED lights on motion sensors
Sprinkler System	ESFR	ESFR	ESFR	ESFR
Roof	60 mil TPO	60 mil TPO	60 mil TPO	60 mil TPO
Perimeter	Ability to secure perimeter	Ability to secure perimeter	Ability to secure perimeter	Ability to secure perimeter
Tax Exemption	Triple Freeport/FTZ	Triple Freeport/FTZ	Triple Freeport/FTZ	Triple Freeport/FTZ





BUILDING SPECS | *Building 2*

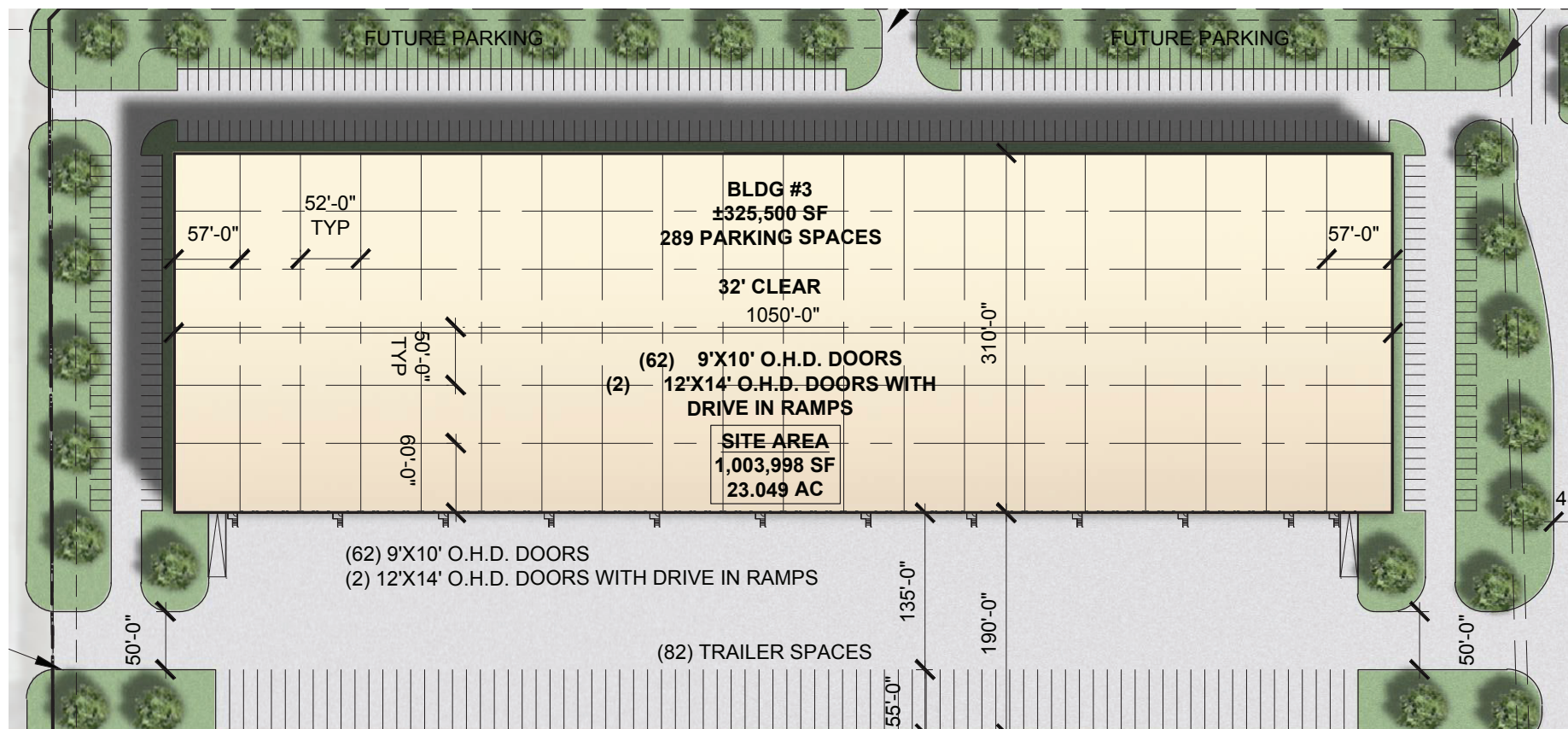
- 582,540 SF
- Divisible to 145,635 SF
- 40' clear height
- Cross dock configuration
- 362 car parks
- 134 trailer parks
- 190' truck court
- 570' building depth
- 104 dock doors - 9' x 10'
- 4 drive-in ramps - 12' x 14'
- 56'-3" x 56' column spacing
- 60' staging bays
- 7" reinforced slab
- LED lights on motion sensors
- ESFR sprinkler system
- Ability to secure perimeter
- Triple Freeport
- Strong workforce labor
- Foreign trade zone





BUILDING SPECS | Building 3

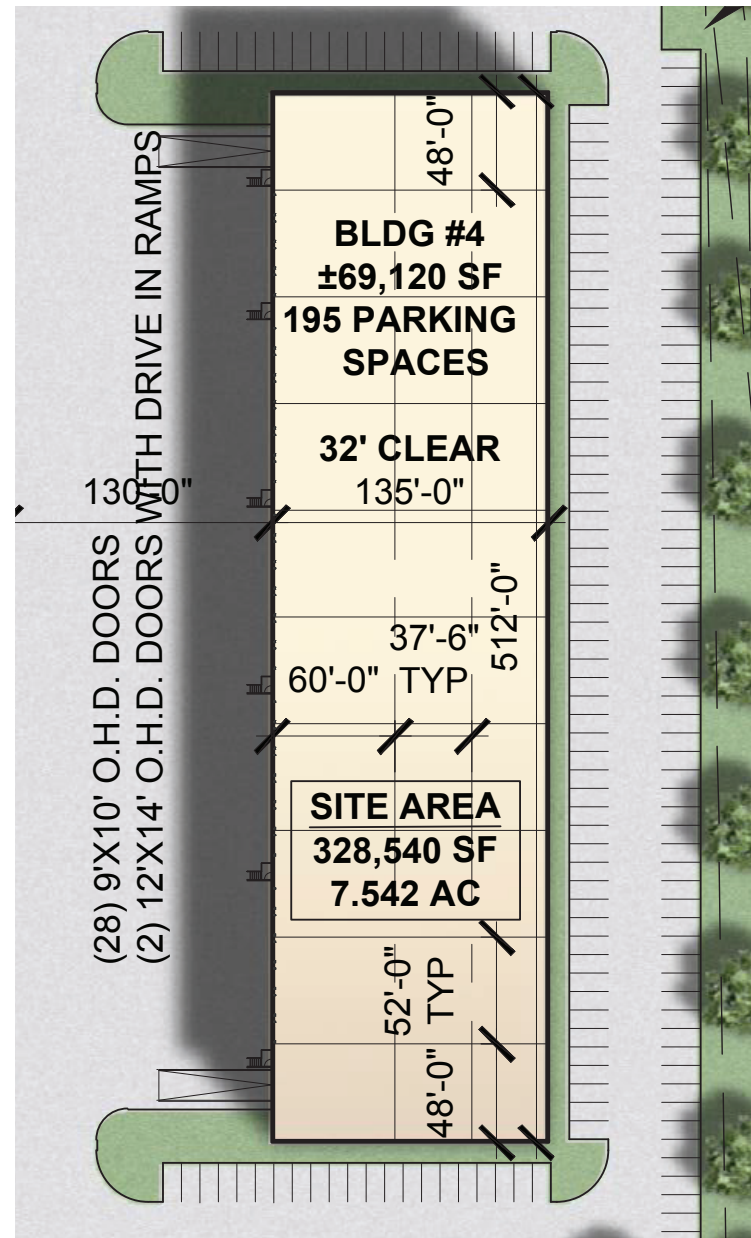
- 325,500 SF
- Divisible to 81,375 SF
- 32' clear height
- Rear Load configuration
- 289 car parks
- 82 trailer parks
- 190' truck court
- 310' building depth
- 62 dock doors - 9' x 10'
- 2 drive-in ramps - 12' x 14'
- 52' x 50' column spacing
- 60' staging bays
- 7" reinforced slab
- LED lights on motion sensors
- ESFR sprinkler system
- Ability to secure perimeter
- Triple Freeport
- Strong workforce labor
- Foreign trade zone





BUILDING SPECS | *Building 4*

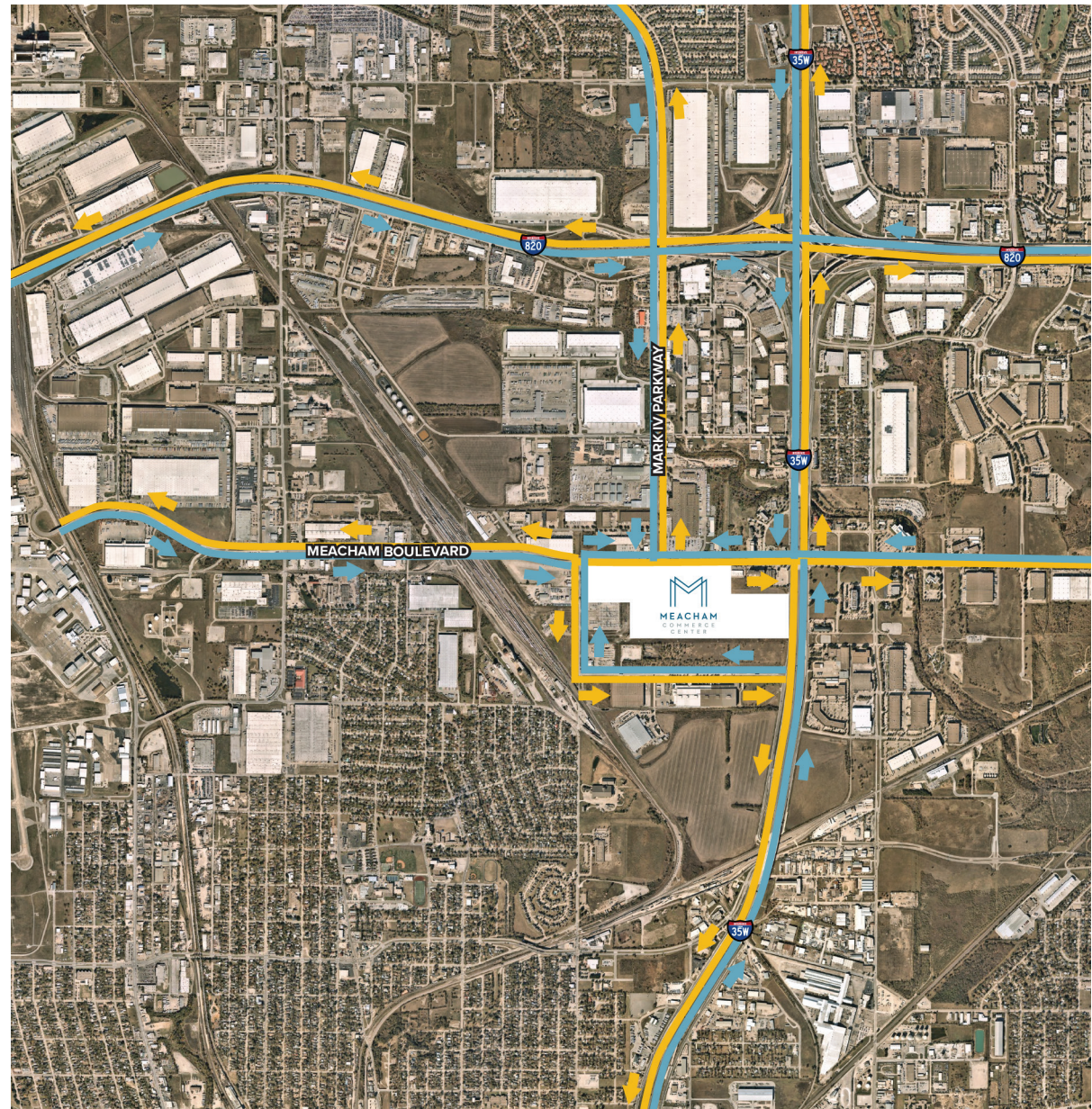
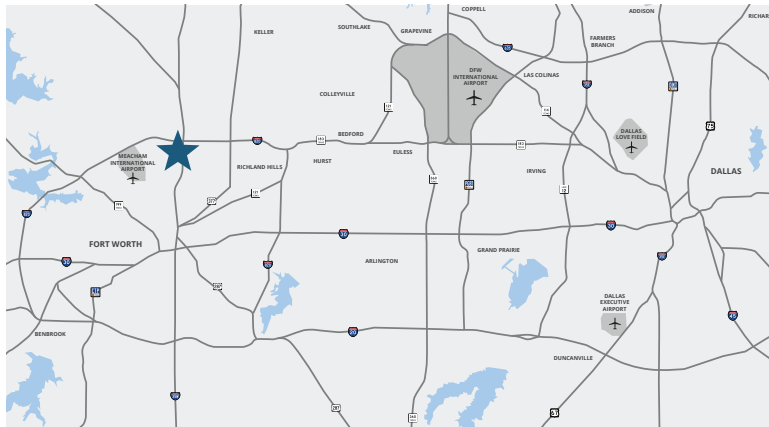
- 69,120 SF
- Divisible to 13,824 SF
- 24' clear height
- Rear Load configuration
- 195 car parks
- 130' truck court
- 135' building depth
- 28 dock doors - 9' x 10'
- 2 drive-in ramps - 12' x 14'
- 52' x 37'-6" column spacing
- 60' staging bays
- 7" reinforced slab
- LED lights on motion sensors
- ESFR sprinkler system
- Ability to secure perimeter
- Triple Freeport
- Strong workforce labor
- Foreign trade zone





EXCELLENT ACCESS

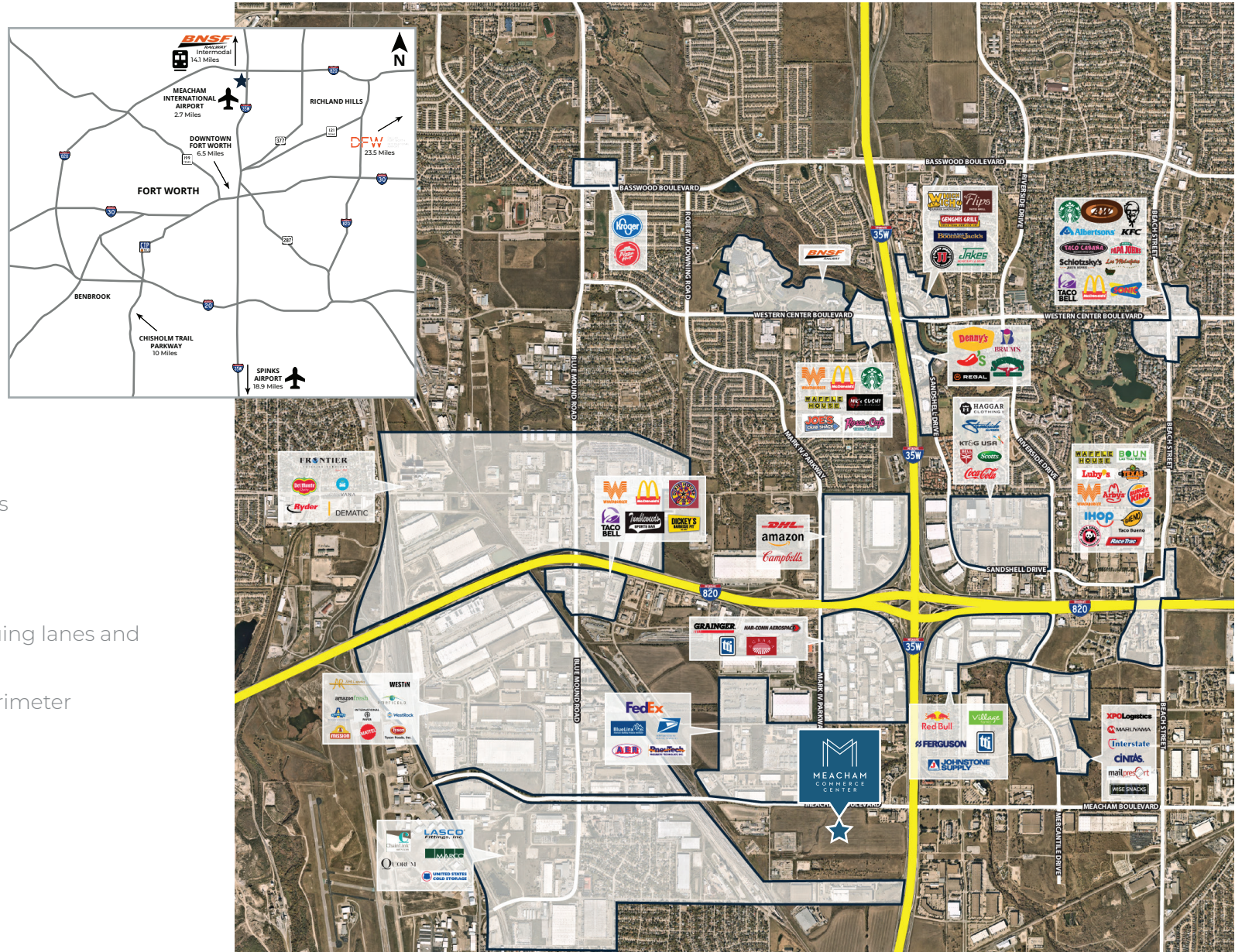
- Minutes from I-35W and I-820
- 6 miles to I-30
- 6 miles to Fort Worth CBD
- 9 miles to Chisholm Trail Parkway
- 13 miles to Alliance & BNSF Intermodal
- 14 miles from I-20
- 18 miles to Highway 360
- 23.3 miles to DFW Airport
- Proximity to affordable housing





SITE STRENGTHS

- Class A industrial park totaling 1,311,910 SF
- Options ranging from 13,824 SF to 582,540 SF
- Corporate tenant mix
- Triple Freeport Tax incentives
- Foreign trade zone
- Strong labor base
- Dedicated spine roads, queuing lanes and circulation drives
- Ability to secure building perimeter





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Holt Lunsford Commercial, Inc.</u>	<u>359505</u>	<u>hlunsford@holtlunsford.com</u>	<u>972.241.8300</u>
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Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date