

3 BUILDINGS. 705,700 SQUARE FEET.
DELIVERING Q3 2025.



SPEEDWAY



JEFF REIN | 817.877.1309 | jeff.rein@streamrealty.com

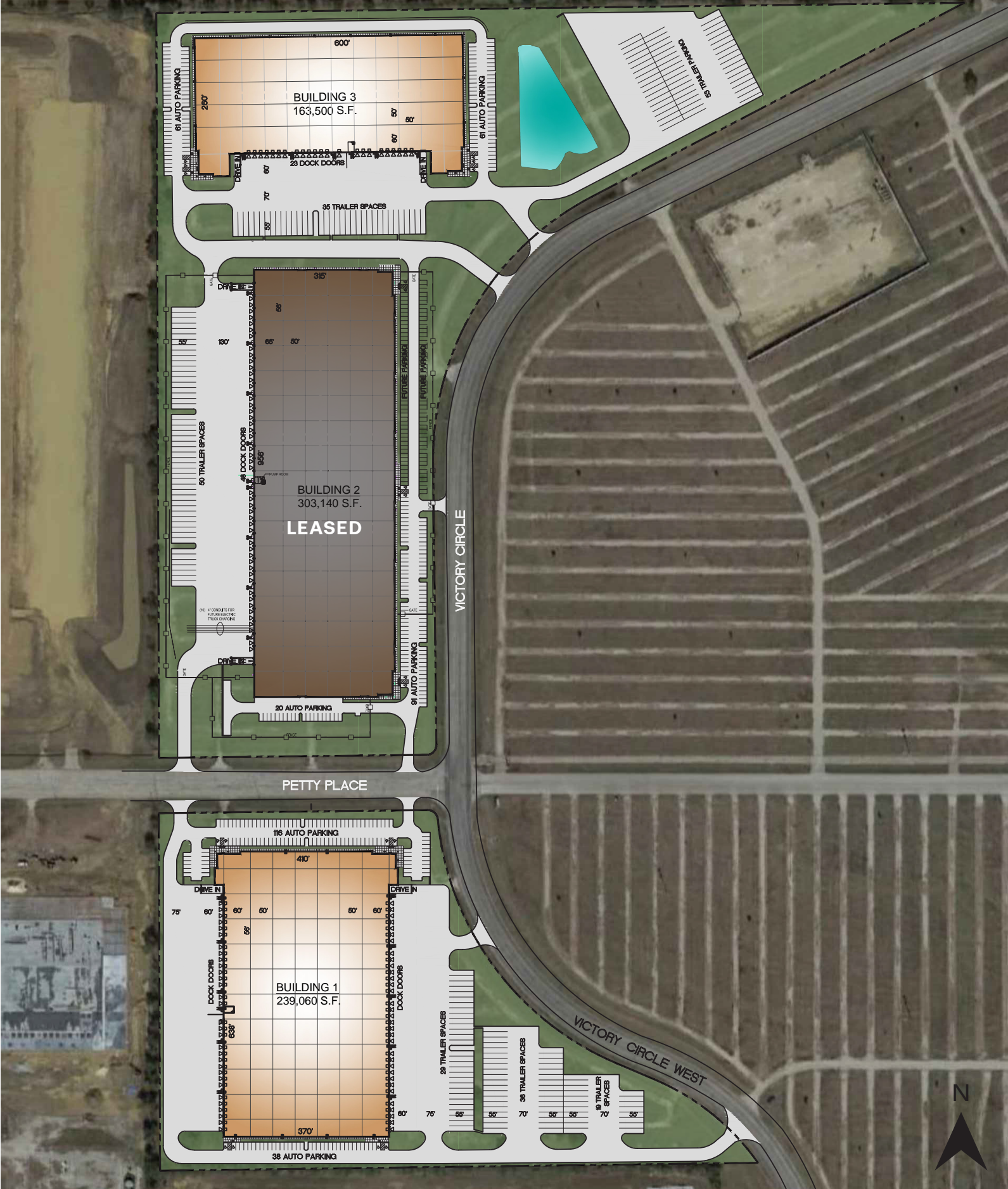
FORREST COOK | 817.877.1310 | forrest.cook@streamrealty.com

SARAH OZANNE | 214.210.1281 | sarah.ozanne@streamrealty.com

DEVELOPED BY:

LEASED BY:





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PROPERTY HIGHLIGHTS

- Located in the Alliance Submarket with close Proximity to I-35 and Highway 114
- Great Access to Alliance Airport, BNSF Intermodal, Amazon, FedEx and UPS
- Heavy Trailer Parking with Opportunity for Expansion
- Ability to Secure Premises / Truck Courts
- Speculative Improvements Planned to Accommodate Quicker Occupancy

Building 1

Building Size	239,060 SF
Configuration	Cross Dock
Dimensions	370' x 638'
Clear Height	36'
Office	Build-to-Suit
Dock Doors	62 (9' x 10')
Oversized Doors	4 (12' x 14') - 2 with ramps
Column Spacing	50' x 56'
Truck Court Depth	190'

Trailer Parks	29 (expandable to 84)
Car Parks	154
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
Power	Service to Accommodate Up To 4,000 Amps (3 Phase) Total
Roof & Insulation	45 Mil, R-9
Security	Ability to Fully Secure with Fence
Spec Finish Out	White Box, Painted Columns

Building 2

* LEED Silver Certified

Building Size	303,140 SF
Configuration	Rear Load
Dimensions	315' x 956'
Clear Height	36'
Office	Approx. 18,000 SF
Dock Doors	48 (9' x 10')
Oversized Doors	2 (12' x 14') w/ Ramps
Column Spacing	50' x 56'
Truck Court Depth	185'

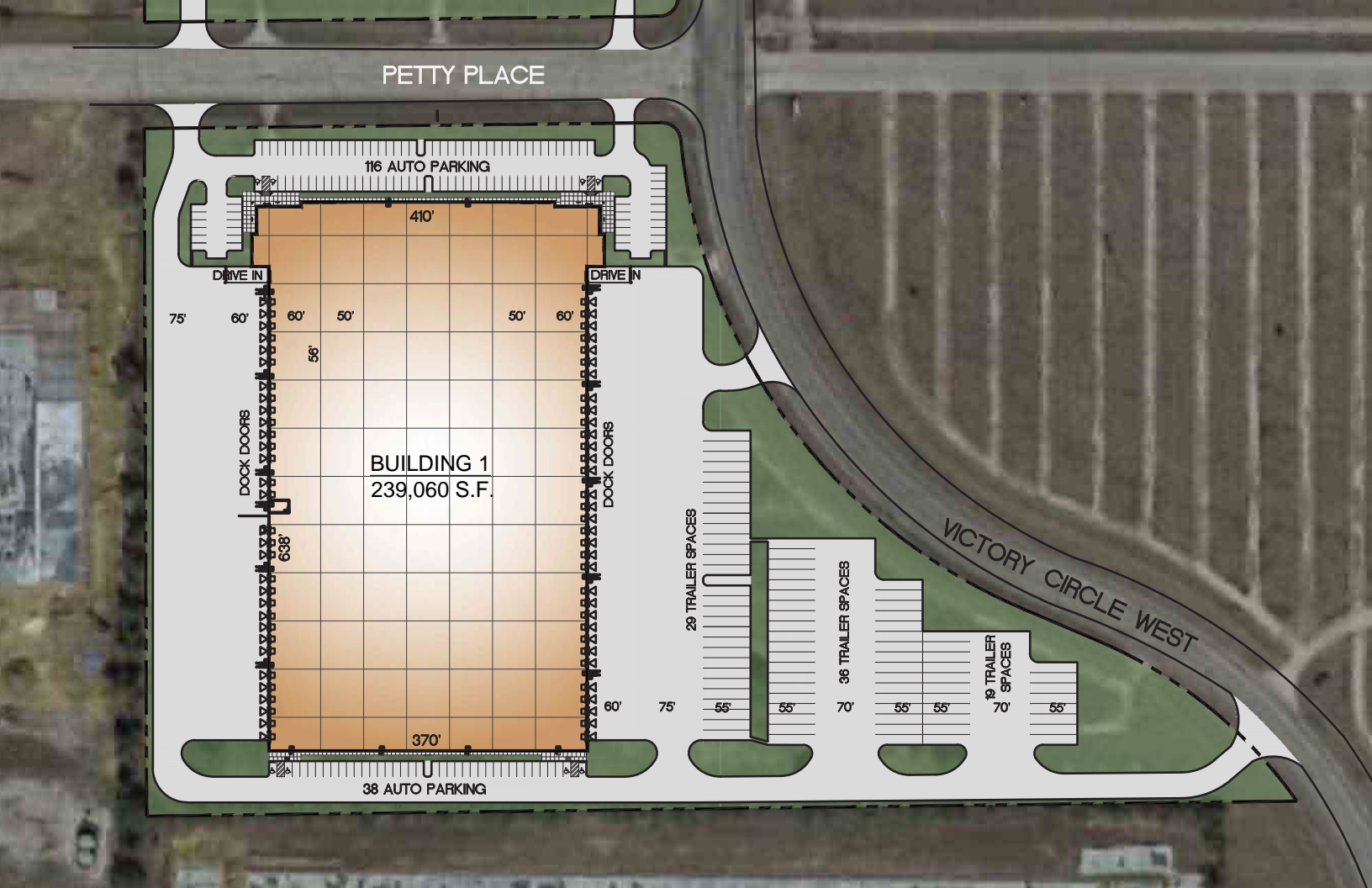
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Trailer Parks	50
Car Parks	111 (expandable)
Sprinkler	ESFR
Slab	7" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
Power	Service to Accommodate Up To 4,000 Amps (3 Phase) Total
Conditioning	100% HVAC Warehouse
Security	Fenced Truck Court

Building 3

Building Size	163,500 SF
Configuration	Front Load
Dimensions	260' x 600'
Clear Height	32'
Office	Build-to-Suit
Dock Doors	23 (9' x 10')
Oversized Doors	2 (12' x 14') w/ Ramps
Column Spacing	50' x 54'
Truck Court Depth	185'

Trailer Parks	35 (Additional 53 Spots on Adjacent Lot)
Car Parks	122
Sprinkler	ESFR
Slab	6" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
Power	Service to Accommodate Up To 3,000 Amps (3 Phase) Total
Roof & Insulation	45 Mil, R-9
Security	Ability to Fully Secure with Fence
Spec Finish Out	White Box, Painted Columns



Building 1

239,060 SF

size

Build-to-Suit

office

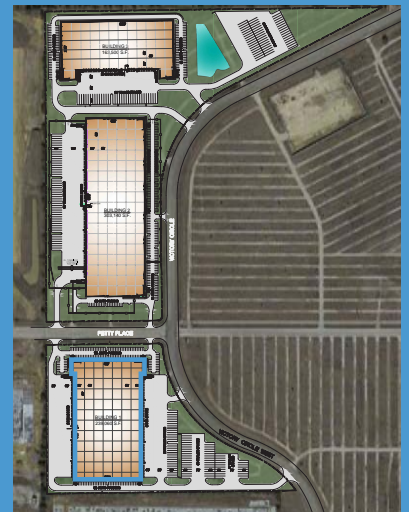
370' x 638'

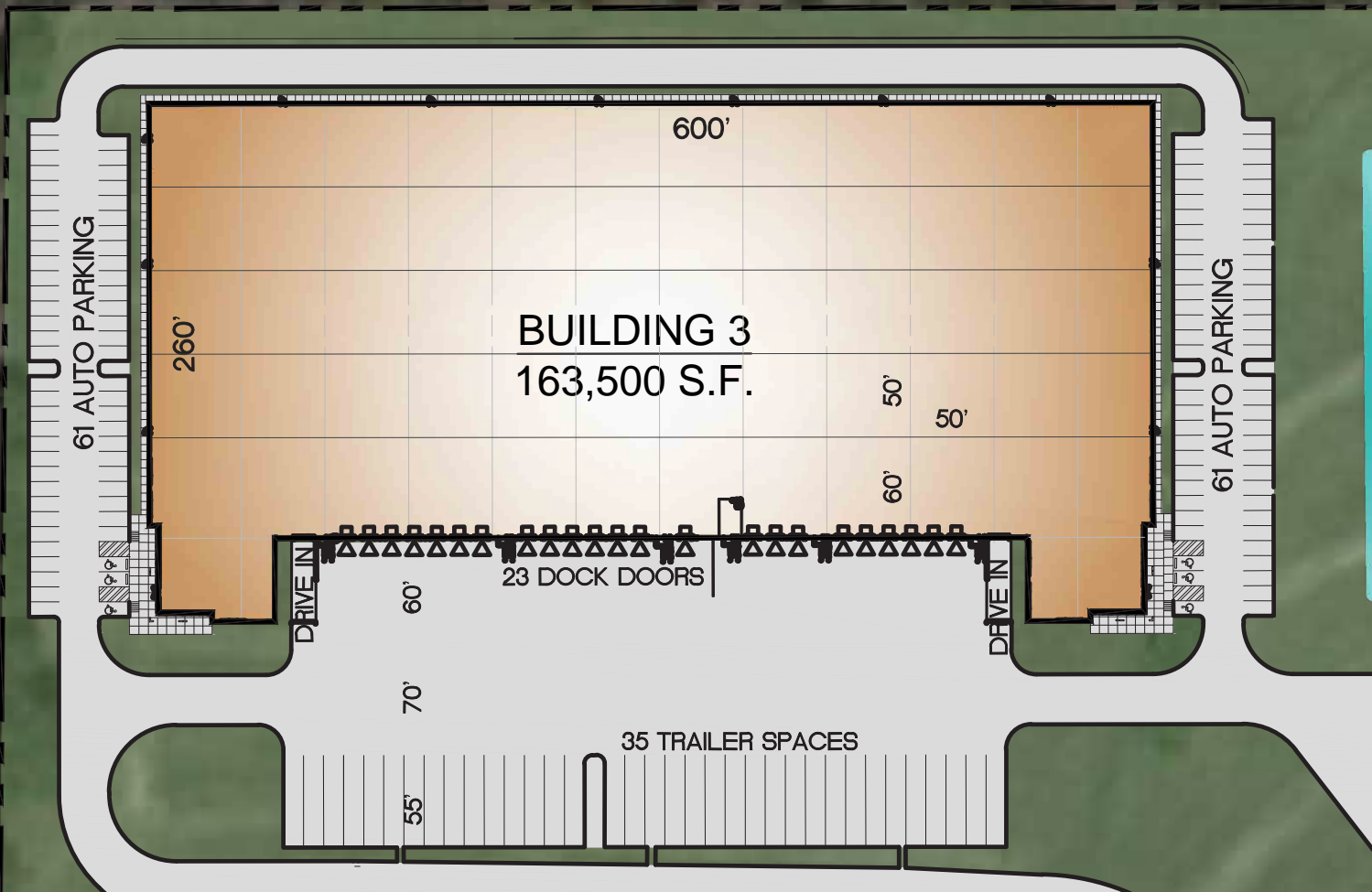
dimensions

36'

clear height

TYP. COLUMN SPACING	50' x 56'
CONFIGURATION	Cross Dock
TRUCK COURT DEPTH	190'
DOCK DOORS	62 (9' x 10')
OVERSIZED DOORS	4 (12' x 14') 2 with ramps
TRAILER PARKS	29 (Expandable)
CAR PARKS	154
SPRINKLER SYSTEM	ESFR
SLAB	7" Reinforced Concrete, 4,000 PSI w/ Full Vapor Barrier
POWER	Service to Accommodate Up To 4,000 Amps (3 Phase) Total
ROOF & INSULATION	45 Mil, R-9
SECURITY	Ability to Fully Secure with Fence
SPEC FINISH OUT	White Box, Painted Columns





Building 3

163,500 SF

size

Build-to-Suit

office

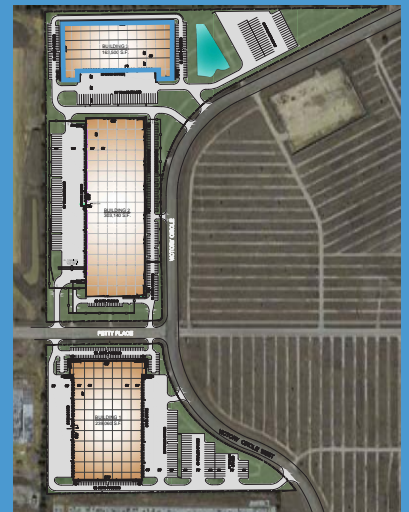
260' x 600'

dimensions

32'

clear height

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Interstate 35

2.5 miles 4 minutes

Highway 114

1.2 miles 3 minutes

BNSF

4.3 miles 6 minutes

Alliance Airport

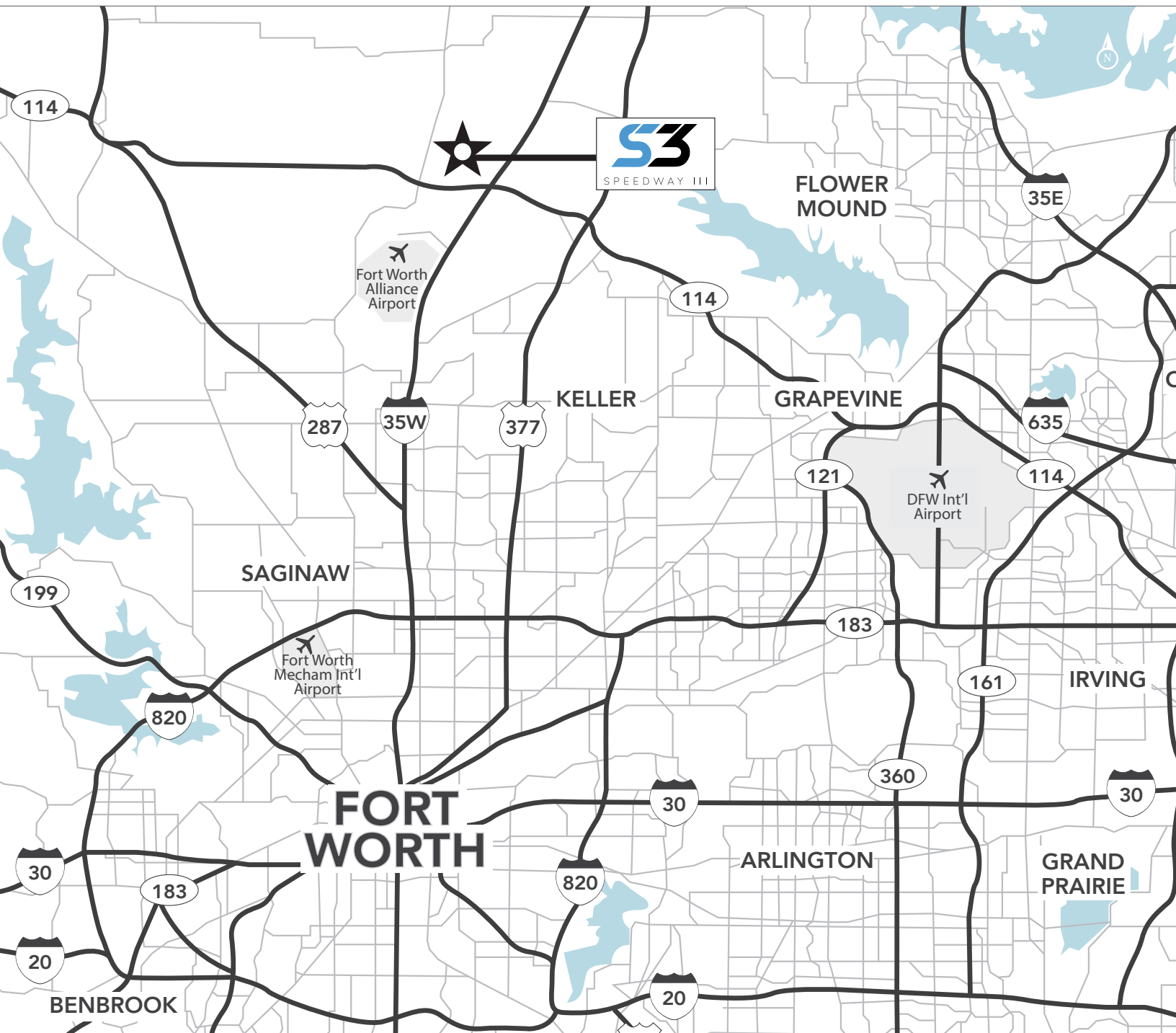
4.5 miles 7 minutes

Fort Worth CBD

21 miles 25 minutes

DFW Int'l Airport

19.4 miles 24 minutes



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