

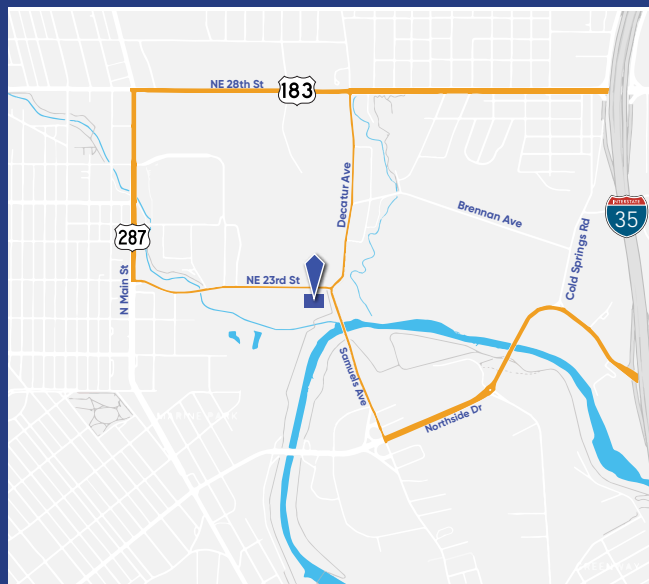
45,900 SF AVAILABLE | READY FOR OCCUPANCY



**1100 NE 23rd Street
Fort Worth, TX 76164**

BUILDING SPECIFICATIONS

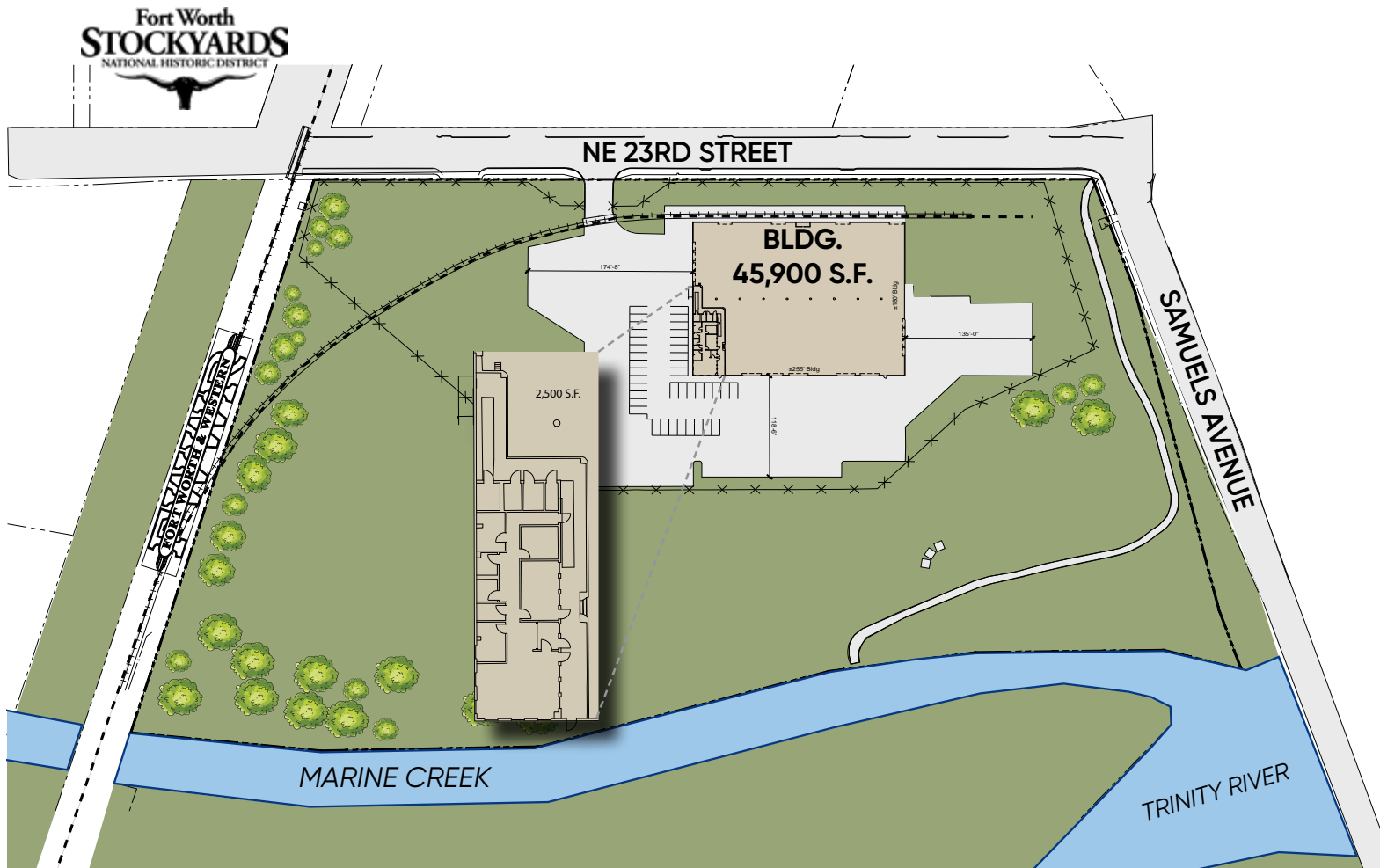
Available:	45,900 SF
Clear Height:	32'
Office:	2,500 SF
Auto Parking:	39
Lighting:	Metal Halide Averages 12 f.c.
Fire Sprinklers:	2 Dry Pipe Systems
Loading:	8 Dock High Doors 5 Ground Level Ramps w/ Oversized Doors
Rail Served:	4 Dock High Rail Doors - Fort Worth & Western Railroad - Open to BNSF & Union Pacific



Cameron Pybus 817-710-7360
cpybus@majesticrealty.com

131 East Exchange Avenue, Suite 212, Fort Worth, TX 76164

1100 NE 23RD STREET, FORT WORTH, TX



ABOUT MAJESTIC REALTY CO.

- 90M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 8.9M SF Presence in DFW (5 Business Parks)

CONTACT US

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LOCATION FEATURES

- Direct Access via I-35W and US 287
- 2 Miles West of I-35 W
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (Competitive Wages)

POTENTIAL INCENTIVES

STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone