

NORTHERN CROSS BLVD & N BEACH ST  
HALTOM CITY, TEXAS



**MERCANTILE 820**  
LOGISTICS PARK



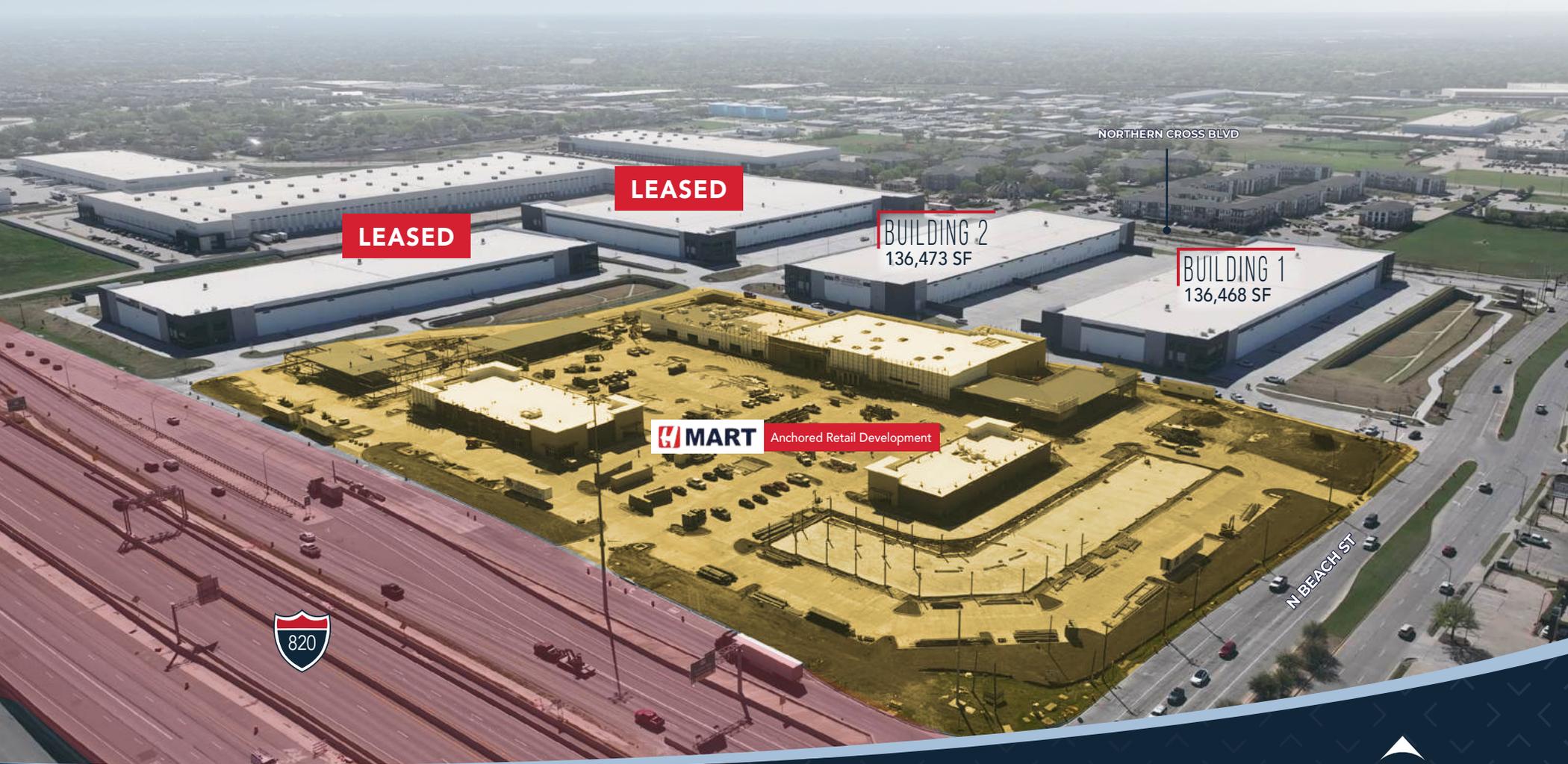
CLASS A LOGISTICS PARK  
UP TO 272,941 SF AVAILABLE

# PROPERTY ADVANTAGES

Frontage along I-820 and  
±1 mile to I-35W

Access to multiple diamond  
interchanges on I-820

Superior infill location with  
excellent freeway visibility



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VELOCIS



# SITE PLAN

| MERCANTILE           | BLDG 1                   | BLDG 2                   |
|----------------------|--------------------------|--------------------------|
| Address              | 4101 Northern Cross Blvd | 4151 Northern Cross Blvd |
| Building Size        | 136,468                  | 136,473                  |
| Divisible To         | 35,000                   | 35,000                   |
| Clear Height         | 32'                      | 32'                      |
| Building Dimensions  | 648' x 210'              | 648' x 210'              |
| Column Spacing       | 54' x 50'                | 54' x 50'                |
| Loading Bays         | 60'                      | 60'                      |
| Dock Doors           | 36                       | 36                       |
| Oversized Ramp Doors | 2                        | 2                        |
| Truck Court          | 210' shared              | 210' shared              |
| Trailer Parking      | 0                        | 0                        |
| Auto Parking         | 147                      | 149                      |
| Sprinklers           | ESFR                     | ESFR                     |
| Configuration        | Rear Load                | Rear Load                |



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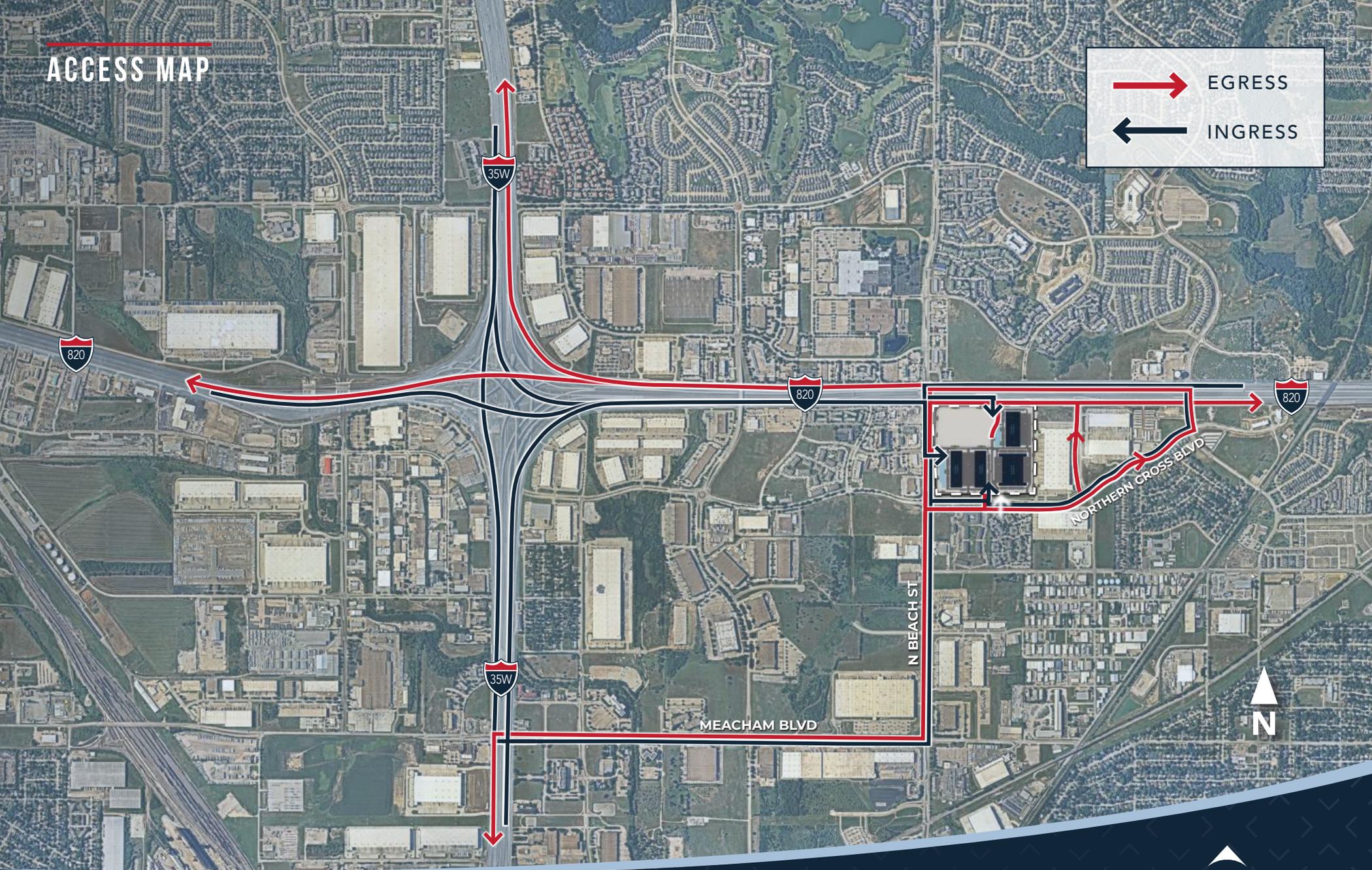
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# ACCESS MAP



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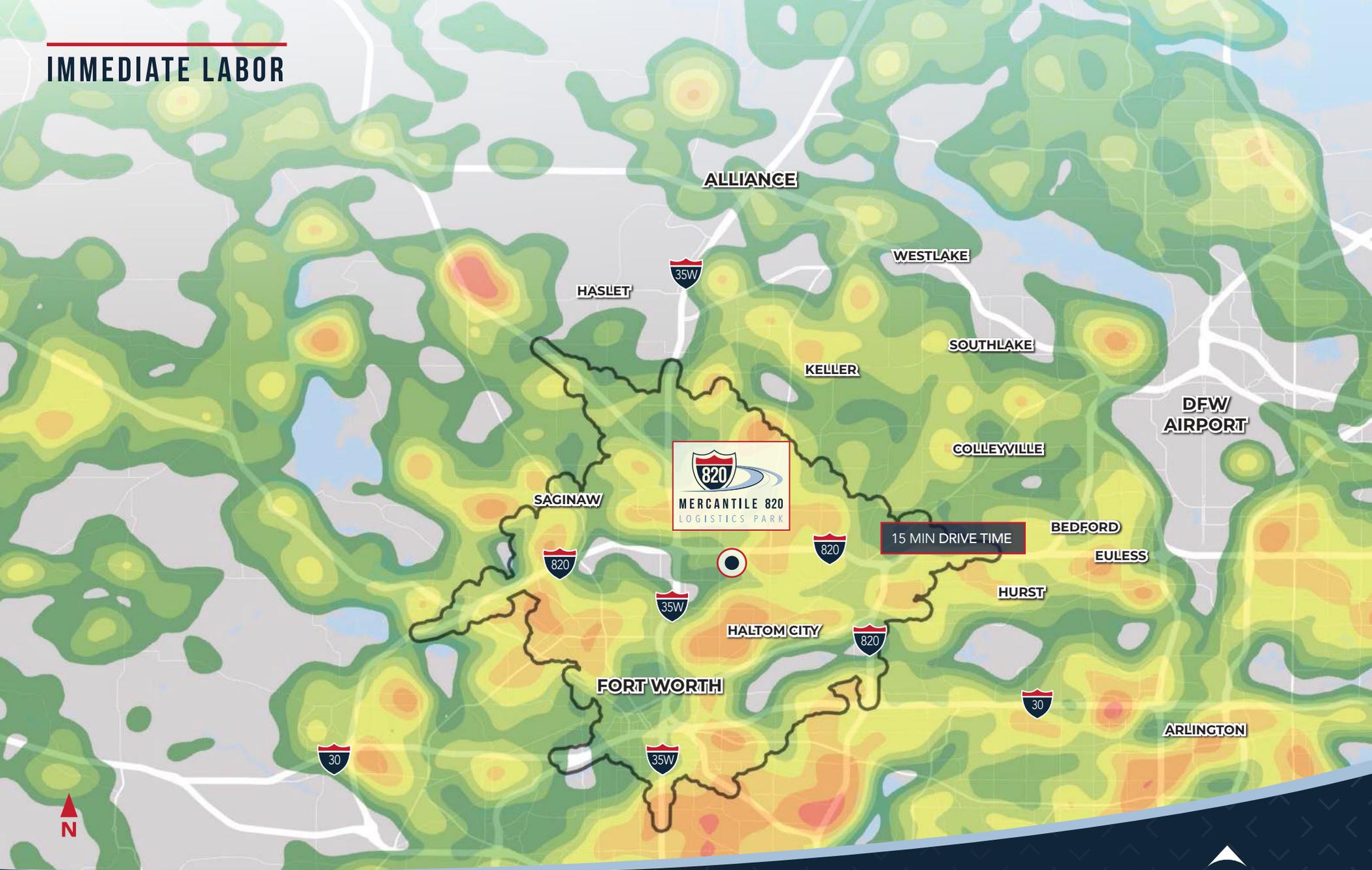
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# IMMEDIATE LABOR



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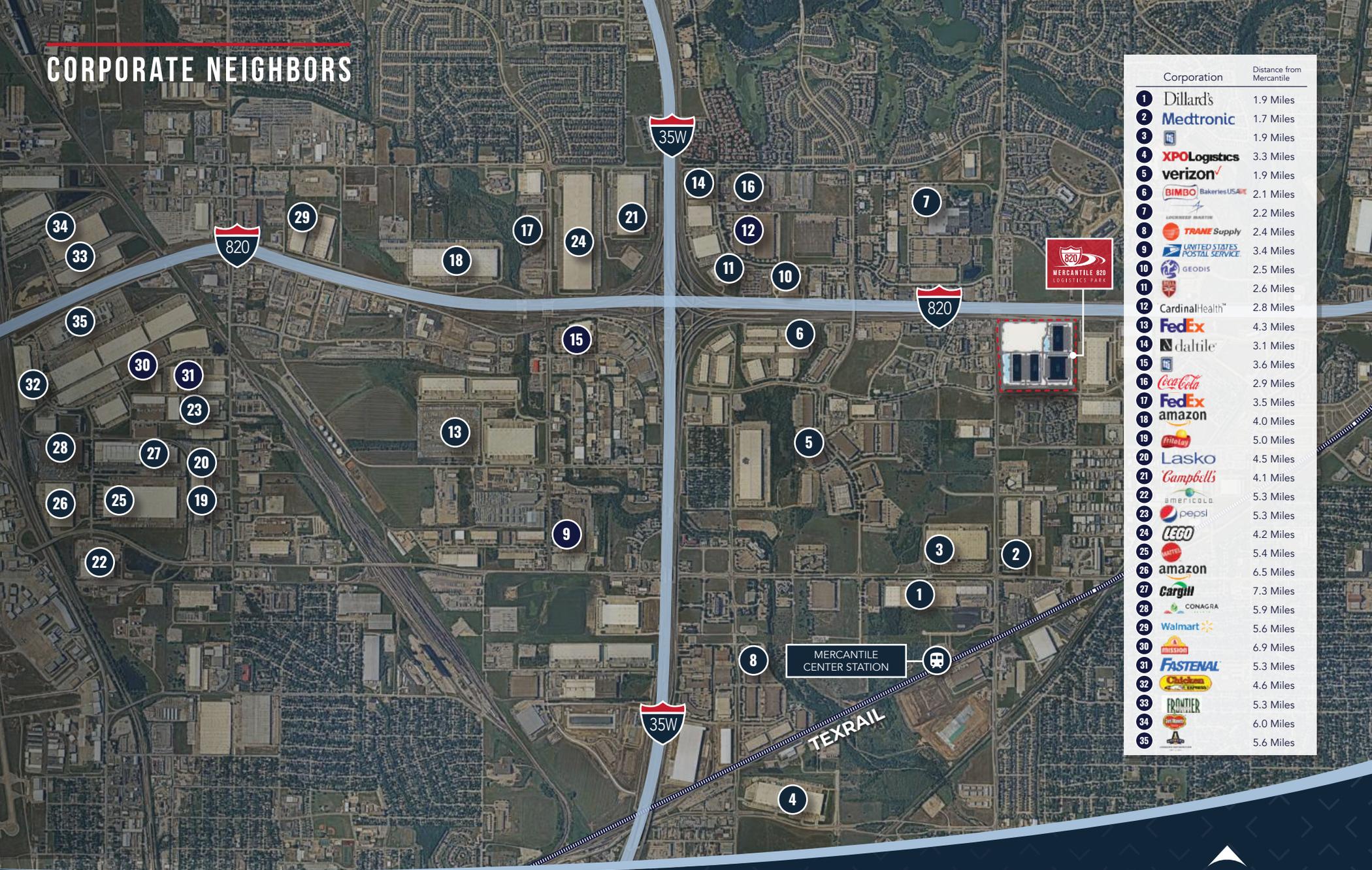
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# VELOCIS



# CORPORATE NEIGHBORS



| Corporation                    | Distance from Mercantile |
|--------------------------------|--------------------------|
| 1 Dillard's                    | 1.9 Miles                |
| 2 Medtronic                    | 1.7 Miles                |
| 3                              | 1.9 Miles                |
| 4 XPO Logistics                | 3.3 Miles                |
| 5 verizon                      | 1.9 Miles                |
| 6 BIMBO Bakeries USA           | 2.1 Miles                |
| 7                              | 2.2 Miles                |
| 8 TRANE Supply                 | 2.4 Miles                |
| 9 UNITED STATES POSTAL SERVICE | 3.4 Miles                |
| 10 GEODIS                      | 2.5 Miles                |
| 11                             | 2.6 Miles                |
| 12 CardinalHealth              | 2.8 Miles                |
| 13 FedEx                       | 4.3 Miles                |
| 14 daltile                     | 3.1 Miles                |
| 15                             | 3.6 Miles                |
| 16 Coca-Cola                   | 2.9 Miles                |
| 17 FedEx                       | 3.5 Miles                |
| 18 amazon                      | 4.0 Miles                |
| 19                             | 5.0 Miles                |
| 20 Lasko                       | 4.5 Miles                |
| 21 Campbell's                  | 4.1 Miles                |
| 22 AMERICA'S                   | 5.3 Miles                |
| 23 pepsi                       | 5.3 Miles                |
| 24 LEGO                        | 4.2 Miles                |
| 25                             | 5.4 Miles                |
| 26 amazon                      | 6.5 Miles                |
| 27 Cargill                     | 7.3 Miles                |
| 28 CONAGRA                     | 5.9 Miles                |
| 29 Walmart                     | 5.6 Miles                |
| 30 FOLEXION                    | 6.9 Miles                |
| 31 FASTENAL                    | 5.3 Miles                |
| 32 Chick-fil-E                 | 4.6 Miles                |
| 33 FRONTIER                    | 5.3 Miles                |
| 34                             | 6.0 Miles                |
| 35                             | 5.6 Miles                |

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