

RIVERPARK 500

3101 HIGH RIVER RD, FORTH WORTH, TX 76155

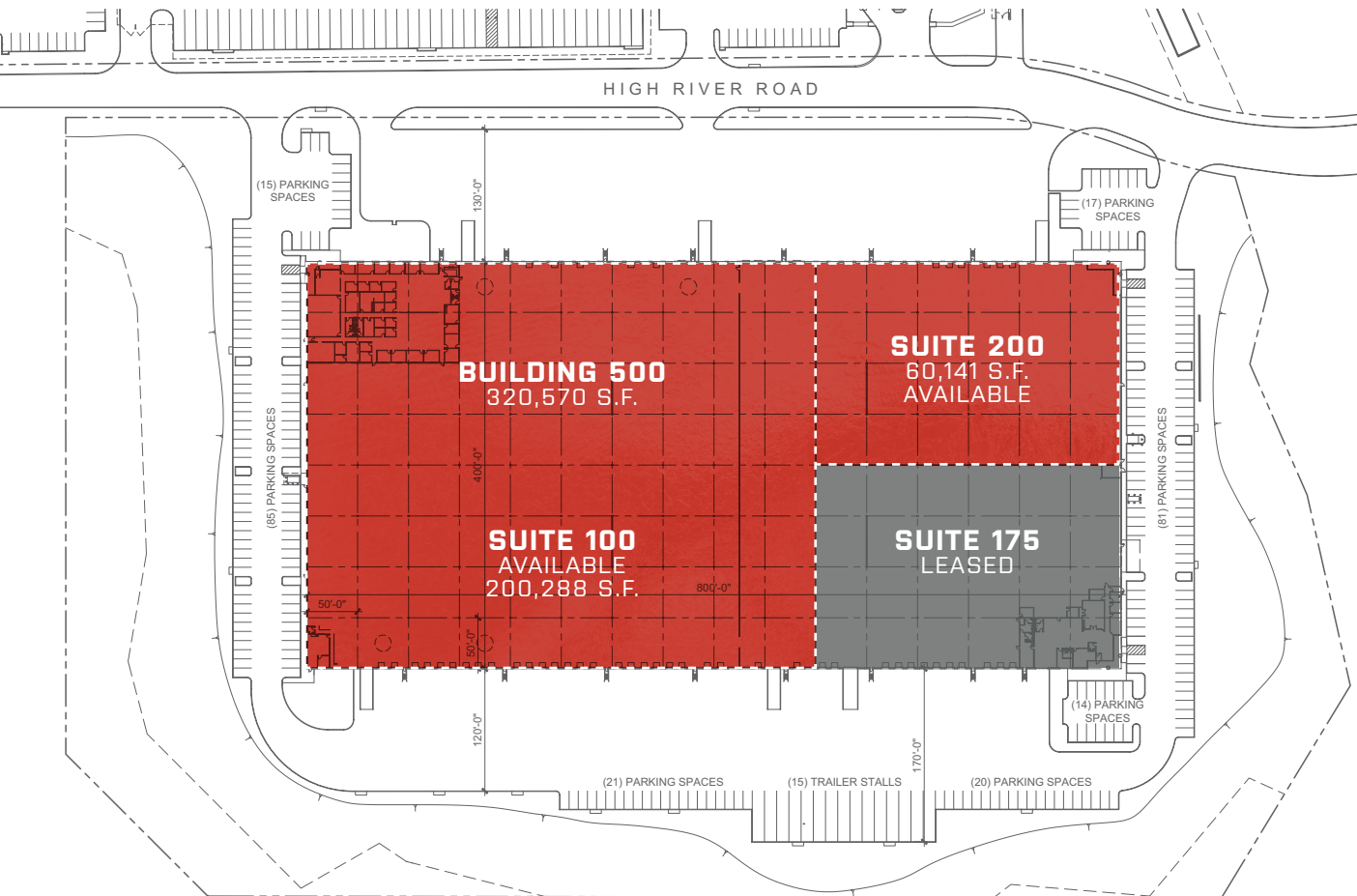
60,141 SF - 260,429 SF AVAILABLE



CENTRALLY CONNECTED STRATEGICALLY POSITIONED



PROPERTY OVERVIEW



Total Building Size: 320,570 SF

Year of Construction: 2006

Available Space: 60,141 - 260,429 SF

Divisible To: 200K SF, 160K SF, 100K SF, & 60K SF

Office SF: ±14,444

Separate Shipping Office & Restrooms

Clear Height: 32'

Configuration: Cross Dock

Dock High Door: 66 (9'x10') - 42 with Levelers

Ramped Doors: 5 (12' x 14')

Trailer Parks: Up to 12

Car Parks: 173

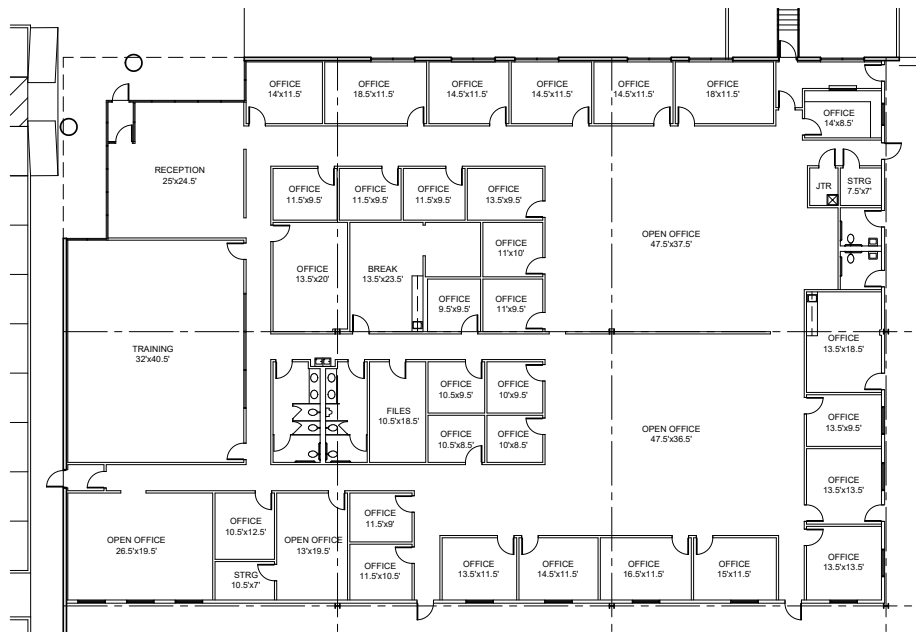
Sprinklers: ESFR

Truck Court: North – 130' | South –120'

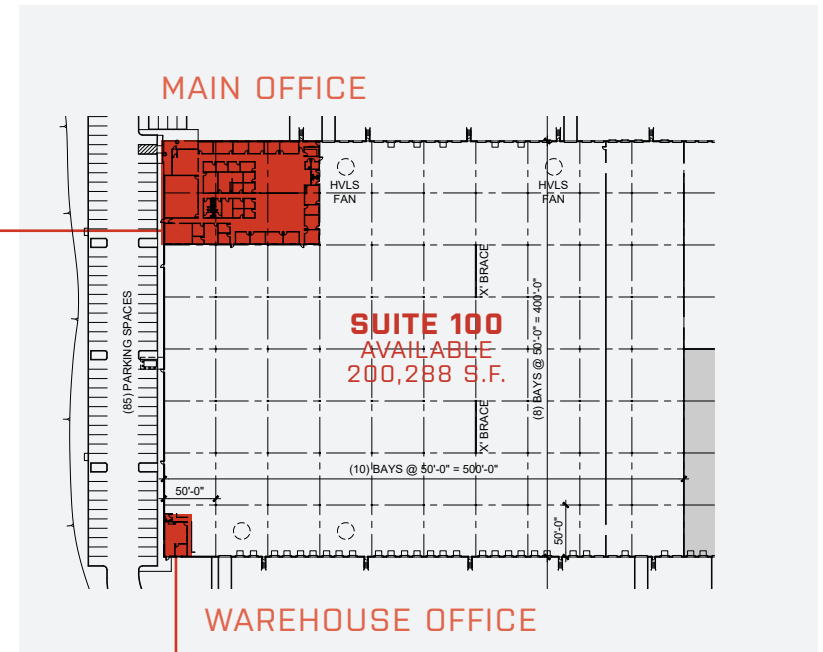
Column Spacing: 50' X 50'

Power: Building Service sized up to 1,600 Amps
277/480V 3-Phase

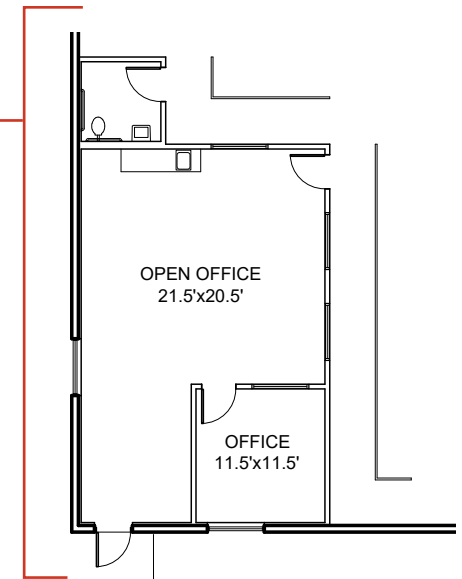
SUITE 100: 200,228 SF



MAIN OFFICE



WAREHOUSE OFFICE



WAREHOUSE OFFICE

Total Building Size: 320,570 SF

Year of Construction: 2006

Available Space: 200,228 SF

Office SF: ±14,444

Separate Shipping Office & Restrooms

Clear Height: 32'

Configuration: Cross Dock

Dock High Door: 51 (9'x10') - 31 with Levelers

Ramped Doors: 4 (12' x 14')

Trailer Parks: 6

Car Parks: 121

Sprinklers: ESFR

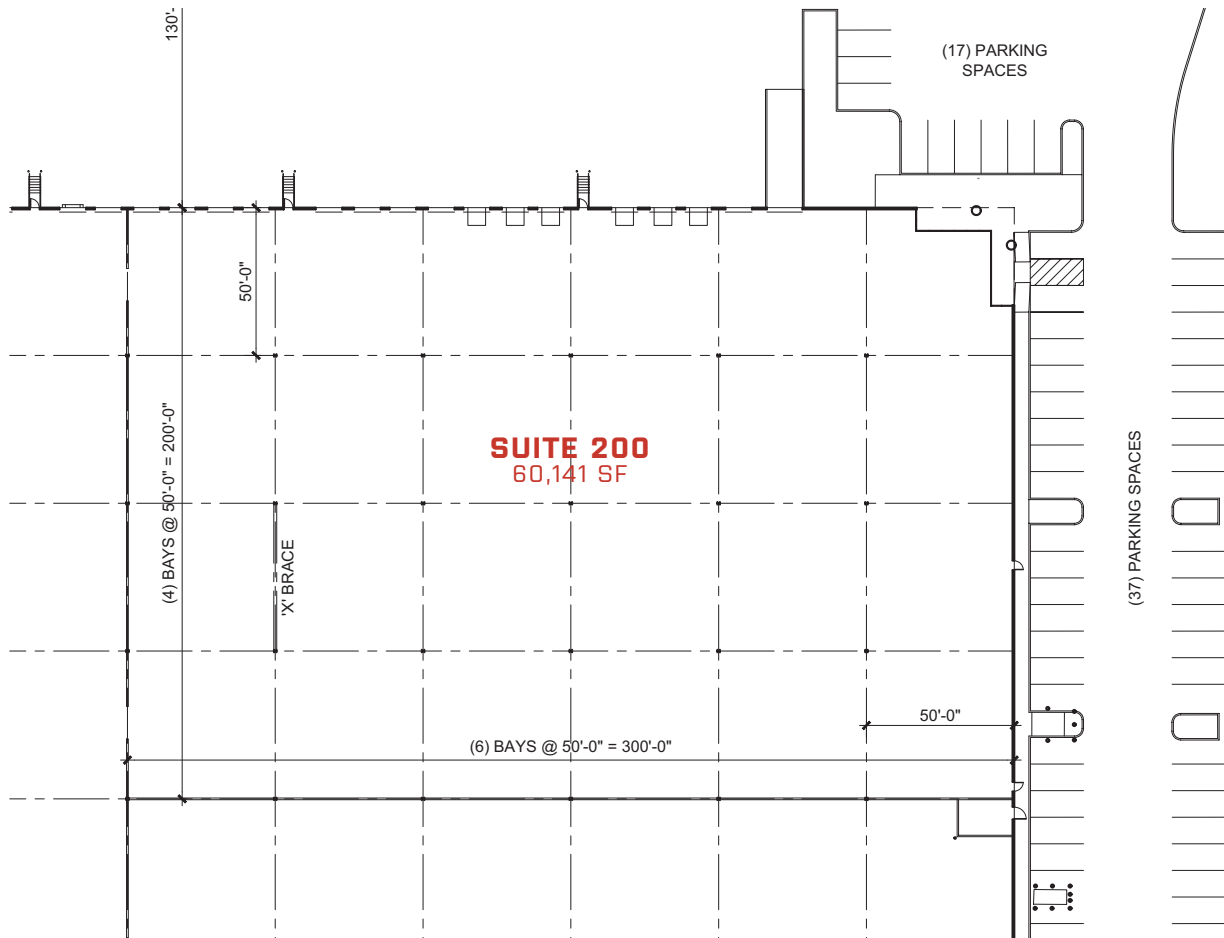
Truck Court: North – 130' | South –120'

Column Spacing: 50' X 50'

Power: Building Service sized up to 1,200 Amps 277/480V 3-Phase

SUITE 200: 60,141 SF

OFFICE AVAILABLE ON A BUILD TO SUIT BASIS



Total Building Size: 320,570 SF

Year of Construction: 2006

Available Space: 60,141

Office SF: Available on Build to Suit Basis

Separate Shipping Office & Restrooms

Clear Height: 32'

Configuration: Front Load

Dock High Door: 15 (9' x 10') - 6 with Levelers

Ramped Doors: 1 (12'x14')

Car Parks: 52

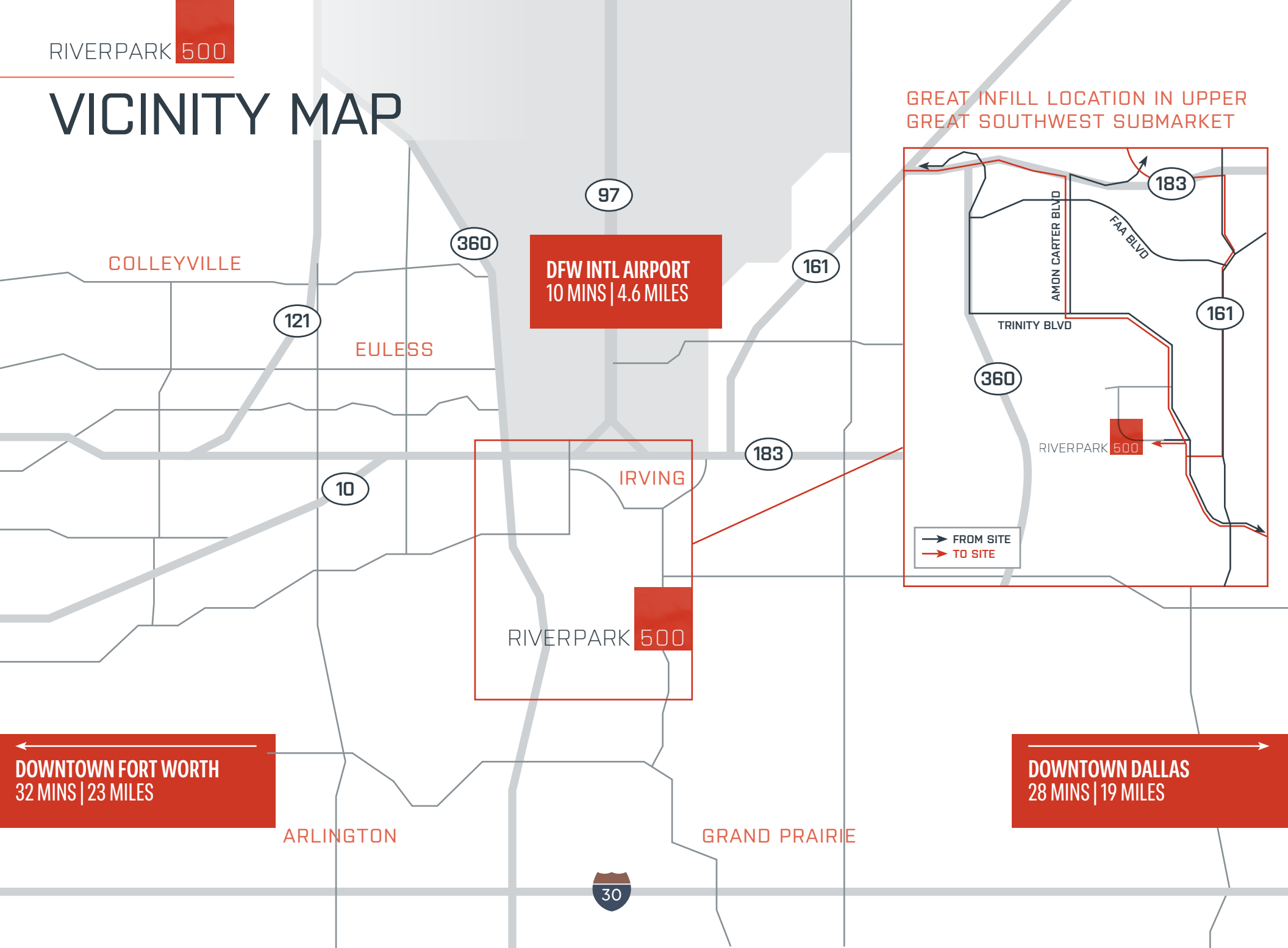
Sprinklers: ESFR

Truck Court: 130'

Column Spacing: 50' X 50'

Power: Building Service sized up to 400 Amps
277/480V 3-Phase

VICINITY MAP



CORPORATE NEIGHBORS MAP



INCRAM
MICRO

183A
TOLL

ESSENDANT™

RSR
GROUP

AR
ALAN RITCHEY, INC.

Schumacher®

360

Hollingsworth
Supply Chain Innovators

PRIMO
WATER™

TRADER JOE'S

GIGACLOUD
TECHNOLOGY

BELL

PRATT
INDUSTRIES

161

SAMSUNG

BRIGHTON-BEST
INTERNATIONAL

LEAR
CORPORATION

APL
Logistics

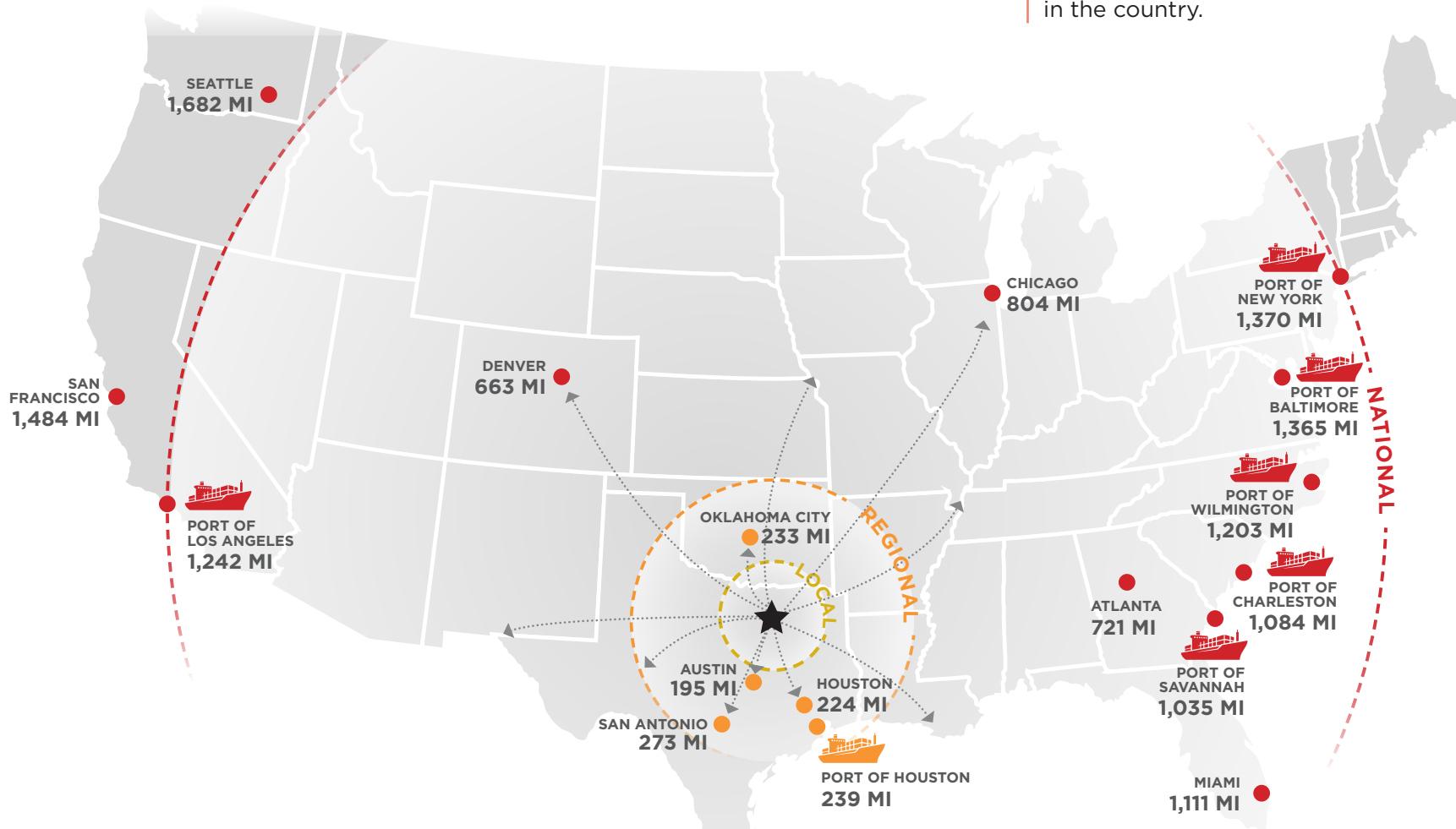
RNDC
REPUBLIC NATIONAL DISTRIBUTING COMPANY

AVERITT®

GIGACLOUD
TECHNOLOGY

THE CENTER OF COMMERCE

In the world of logistics, location is everything, and DFW sits at the **center of it all**. With direct access to ports, highways, air cargo, and rail, it's one of the most connected distribution hubs in the country.



● NATIONAL REACH

Dallas is located equidistant between East and West Coasts, enabling **2-3 day ground transit to nearly any major U.S. metro**.

More than **93% of the U.S. population** can be reached within 48 hours by truck.

Time Zone Advantage - Central Time allows for same-day coordination with both coasts during business hours.

● REGIONAL CROSSROADS

Same-day trucking to key Southern metros like **Houston, Austin, San Antonio, Oklahoma City, and Little Rock**.

Access to **BNSF Railway** and **Union Pacific Railroad** with major intermodal terminals

Within a day's drive of **Port Houston and other Gulf ports**.

● LOCAL LOGISTICS

Dense highway network (I-635, I-820, SH-121, etc.) ensures quick access to every corner of the Metroplex.

Central to the Dallas-Fort Worth population core, **ideal for same-day and next-day delivery**.

Large, **experienced logistics workforce** supports fast scaling and operational efficiency.



RIVERPARK 500

CENTRALLY CONNECTED
STRATEGICALLY POSITIONED

FOR MORE INFORMATION:

JOHN BREWER
MANAGING DIRECTOR
+1 214 680 9415
JOHN.BREWER@CUSHWAKE.COM

RILEY MAXWELL
SENIOR DIRECTOR
+1 214 676 3235
RILEY.MAXWELL@CUSHWAKE.COM

