

FOR LEASE

TRUCK TERMINAL | LINE HAUL FACILITY

ALLIANCE, TEXAS | BUILD-TO-SUIT | 103 DOORS | ±21 ACRES



NORTH TEXAS LOGISTICS CENTER

112 Harmon Road
Haslet, Texas 76052

LEASING:



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STATE-OF-THE-ART TRANSPORTATION FACILITY

NEW INFILL DEVELOPMENT WITHIN GLOBAL LOGISTICS HUB

North Fort Worth - Alliance

POTENTIAL TAX INCENTIVES

FOREIGN TRADE ZONE #196

TRIPLE FREEPORT INVENTORY TAX EXEMPTION

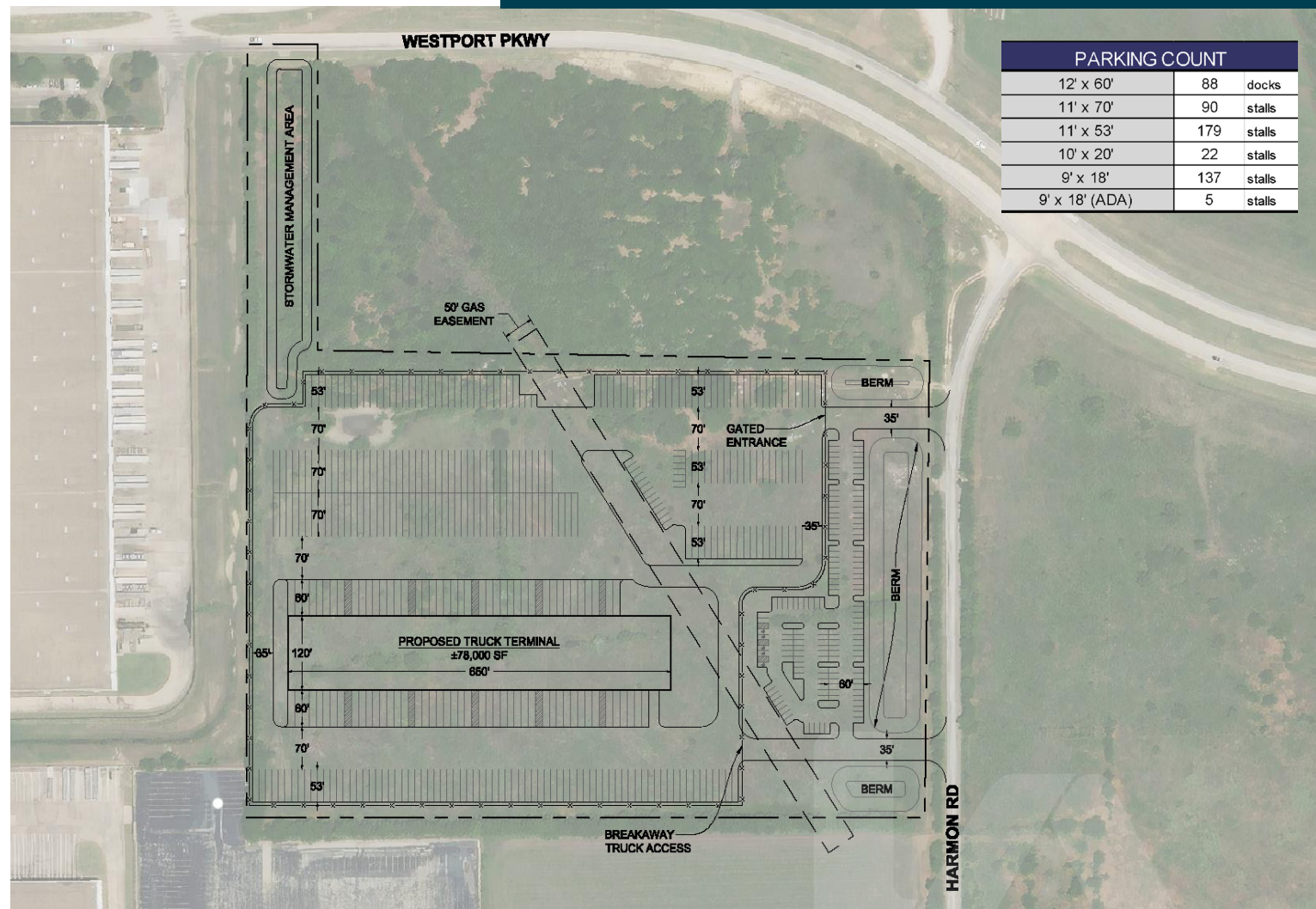
SAMPLE OPTION - 1 HIGHLIGHTS

SITE

- ±21 Acres / 78,000 SF
- Electronically Gated Entrance
- Fenced / Lighted
- On-Site Fuel
- Office / Shop Build-to-Suit

PARKING COUNT

- 11' x 70' - 129 Stalls
- 11' x 53' - 260 Stalls
- 9' x 18' - 367 Stalls
- 9' x 18' (ADA) - 8 Stalls



BUILT TO SUIT YOUR CLIENTS REQUIREMENT

NEW INFILL DEVELOPMENT WITHIN GLOBAL LOGISTICS HUB

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SAMPLE OPTION - 2 HIGHLIGHTS

DOCK

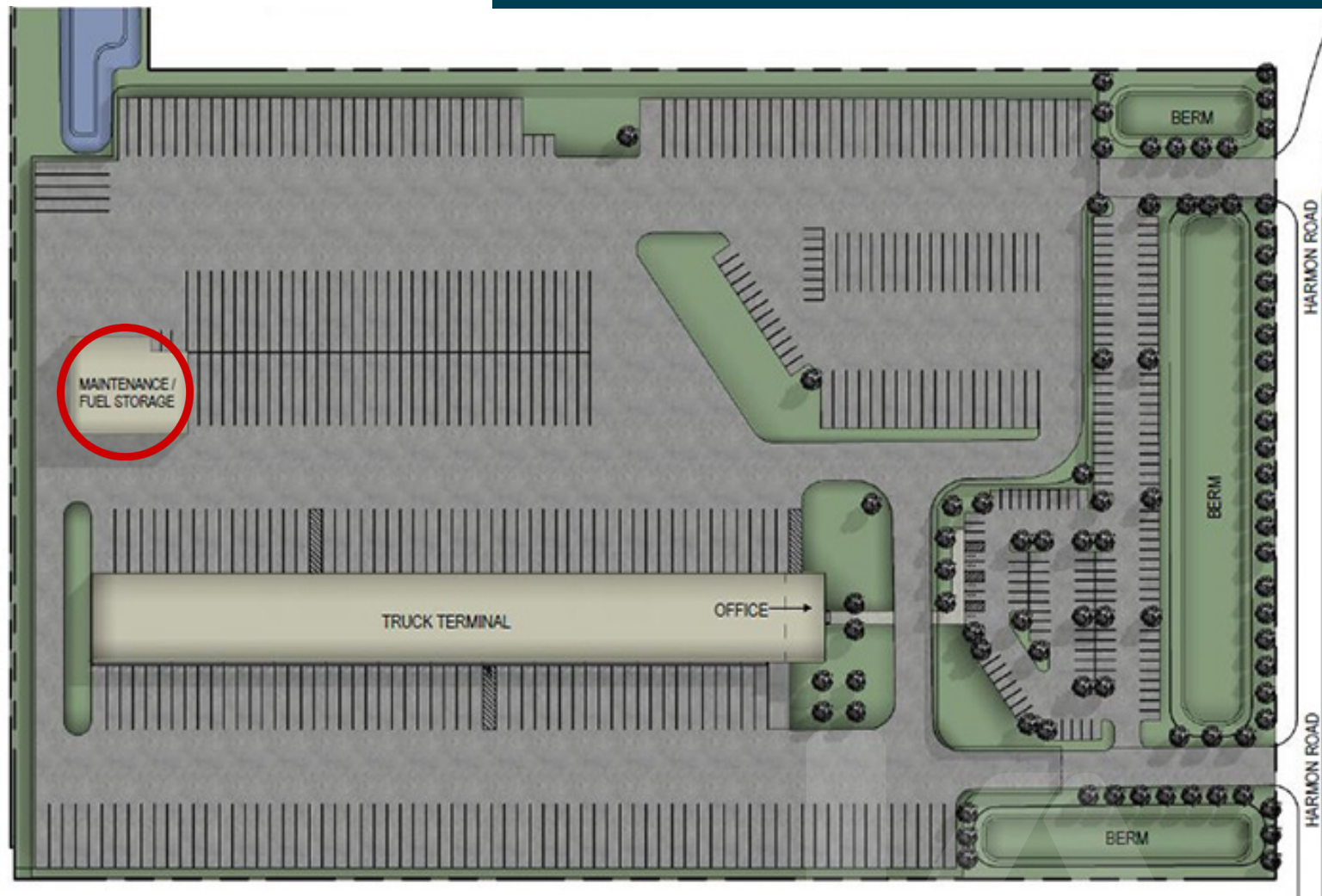
- 54,313 SF Dock (80' Wide)
- 102 Exterior Loading Doors
- 1 Ramp
- 18' Clear Height

SITE

- ±21 Acres
- 266 Trailer Stalls
- 18 Tractor Stalls
- Concrete Surface Finish
- 142 Auto Parking Spaces

SHOP

- ±9,182 SF
- On-site fuel



LINE HAUL FACILITY

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SAMPLE OPTION - 3 HIGHLIGHTS

SITE

- ±21 Acres / Line Haul Facility
- Electronically Gated Entrance
- Fenced / Lighted
- On-Site Fuel
- Office / Shop Build-to-Suit

PARKING COUNT

- 11' x 70' - 129 Stalls
- 11' x 53' - 260 Stalls
- 9' x 18' - 367 Stalls
- 9' x 18' (ADA) - 8 Stalls





112 Harmon Road

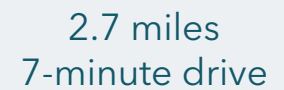
DFW METROPLEX LOCATION

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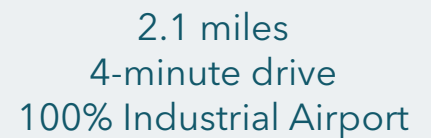


LOCATION HIGHLIGHTS

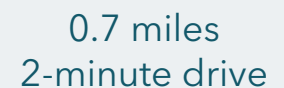
BNSF Alliance Intermodal Hub



Fort Worth Alliance Airport



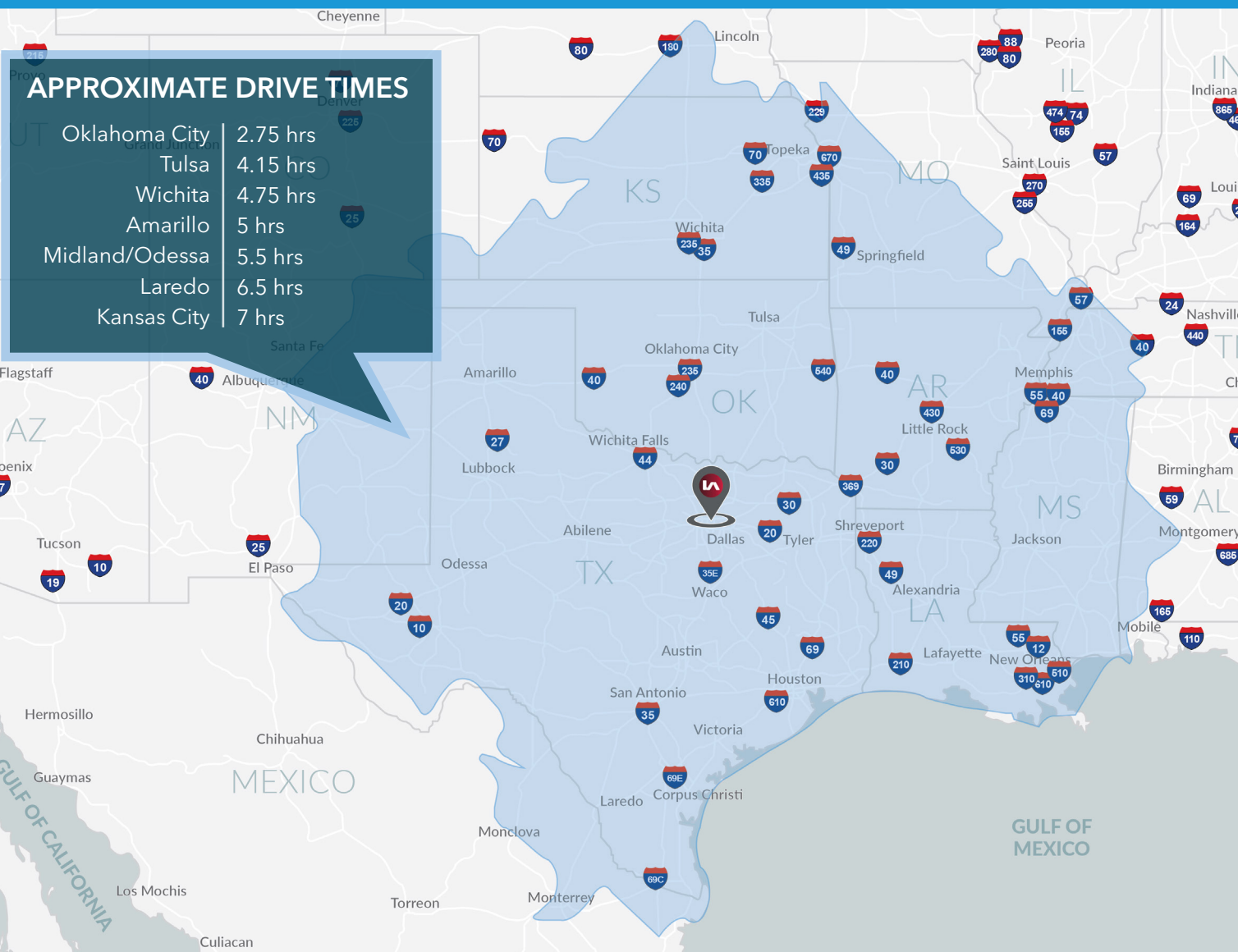
1-35W NAFTA Highway



CORPORATE NEIGHBORS & BUSINESSES



11 HOUR DRIVE TIME MAP & DFW METROPLEX STATISTICS



DALLAS-FORT WORTH METROPLEX



4th Largest Metropolitan Area in U.S.



Population 7.5M



±984M Square Feet Total Warehouse Space

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