

# SIGNATURE 35

IMPOSSIBLE TO IGNORE

North Fort Worth

Freeway Frontage on I-35W

HVAC Ready

5 Acres of IOS



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HOLLEY DEVELOPMENT  
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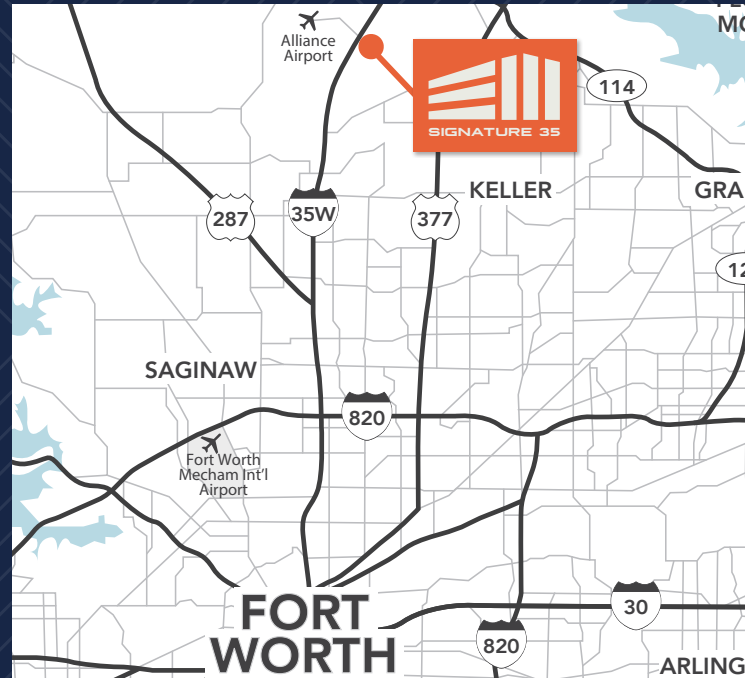
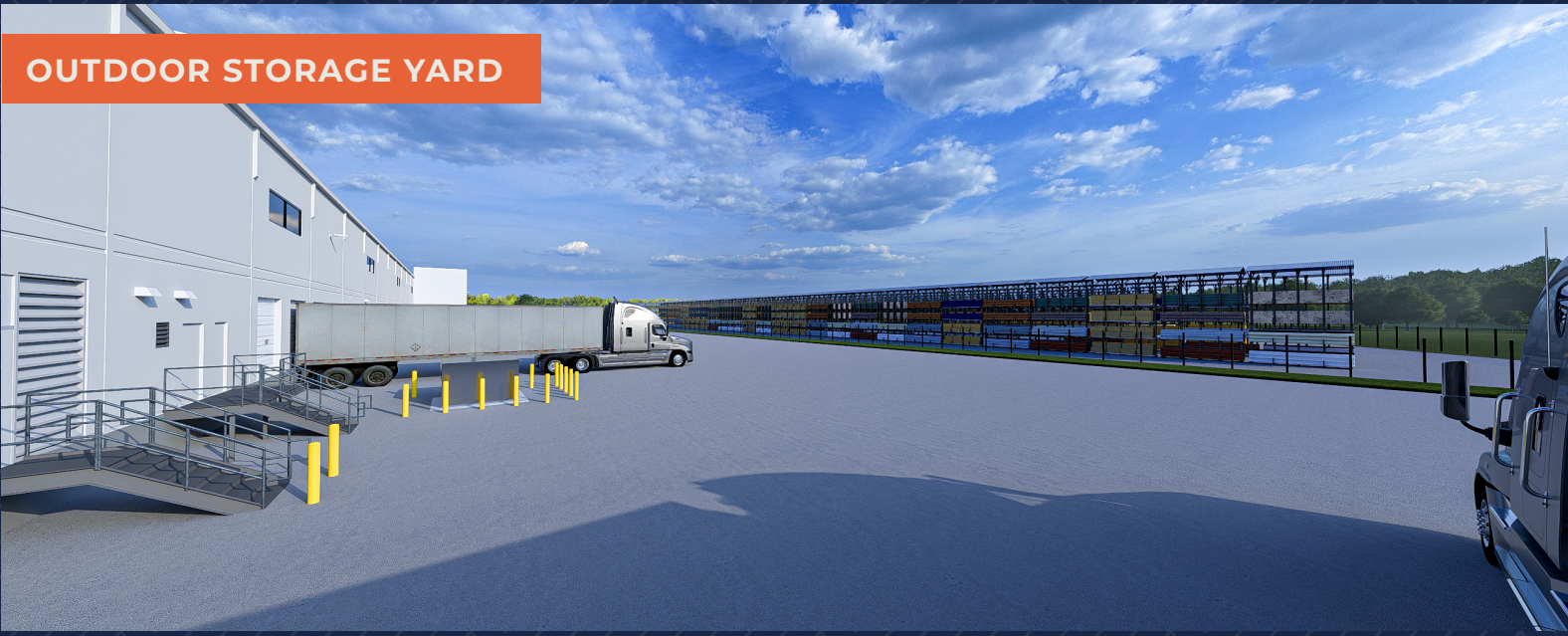
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## PROPERTY HIGHLIGHTS

|                     |                                                   |
|---------------------|---------------------------------------------------|
| Total Available:    | 111,923 SF                                        |
| Outdoor Storage:    | 5.181 AC                                          |
| Divisible:          | 25,000 SF (3 entries)                             |
| Office:             | 3,200 SF                                          |
| Configuration:      | Rear-Load                                         |
| Clear Height:       | 32'                                               |
| Dock Doors:         | (36) 9' x 10'<br>Four (4) 35,000 LB Dock Levelers |
| Drive-In / Ramps:   | (2) 24' w x 16' h                                 |
| Building Depth:     | 164'                                              |
| Column Spacing:     | 52' x 52'                                         |
| Truck Court:        | 117'                                              |
| Fire Suppression:   | ESFR                                              |
| Car Parking Spaces: | 156                                               |
| Power:              | 2,000Amp,<br>277/480V, 3-phase                    |
| HVAC Ready:         | R-30 Insulation                                   |



## OUTDOOR STORAGE YARD



## DRIVE TIMES

I-35W

0

Minutes

ALLIANCE  
AIRPORT

2

Minutes

BNSF  
INTERMODAL

8

Minutes

DFW  
AIRPORT

16

Minutes

FORT  
WORTH CBD

18

Minutes

DALLAS  
CBD

35

Minutes

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