

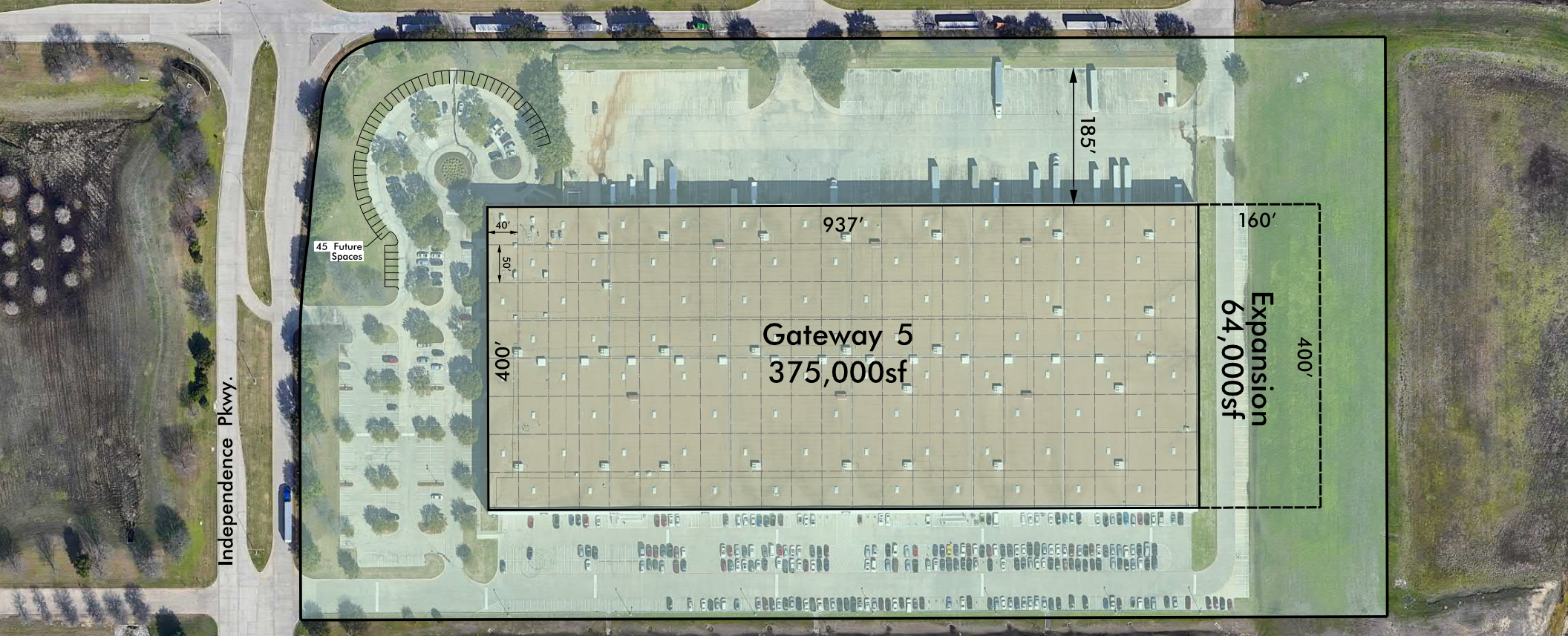


# Alliance Gateway 5

**375,000 SF AVAILABLE**

13550 Independence Pkwy  
Fort Worth, Texas 76177  
Tarrant County





## Available Space

- 375,000 SF available, expandable
- 100% HVAC
- ±20,000 SF existing office space
- Existing warehouse lights (4 per bay average)
- Heavy power
- 40' x 50' typical bay spacing
- ±660 car parking spaces, expandable
- 58 trailer parking spaces, expandable
- 38 (9'x10') dock doors, 31 with packages: bumpers, dock locks, lights, dock seals, and levelers
- One (1) 12' x 16' OH door with drive-in ramp
- 185' north truck court
- 400' building depth
- 18 forklift charging stations
- ESFR fire protection
- Compressed air available
- Secure truck court
- Direct access to SH 170 via Independence Parkway
- Direct access to US 377 via Westport Parkway



## OPPORTUNITY THRIVES HERE

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Tarrant County

AllianceTexas® is a 27,000-acre master-planned community including four distinctive developments — Alliance®, Circle T Ranch®, Harvest<sup>SM</sup> and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



## FOR MORE INFORMATION

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