



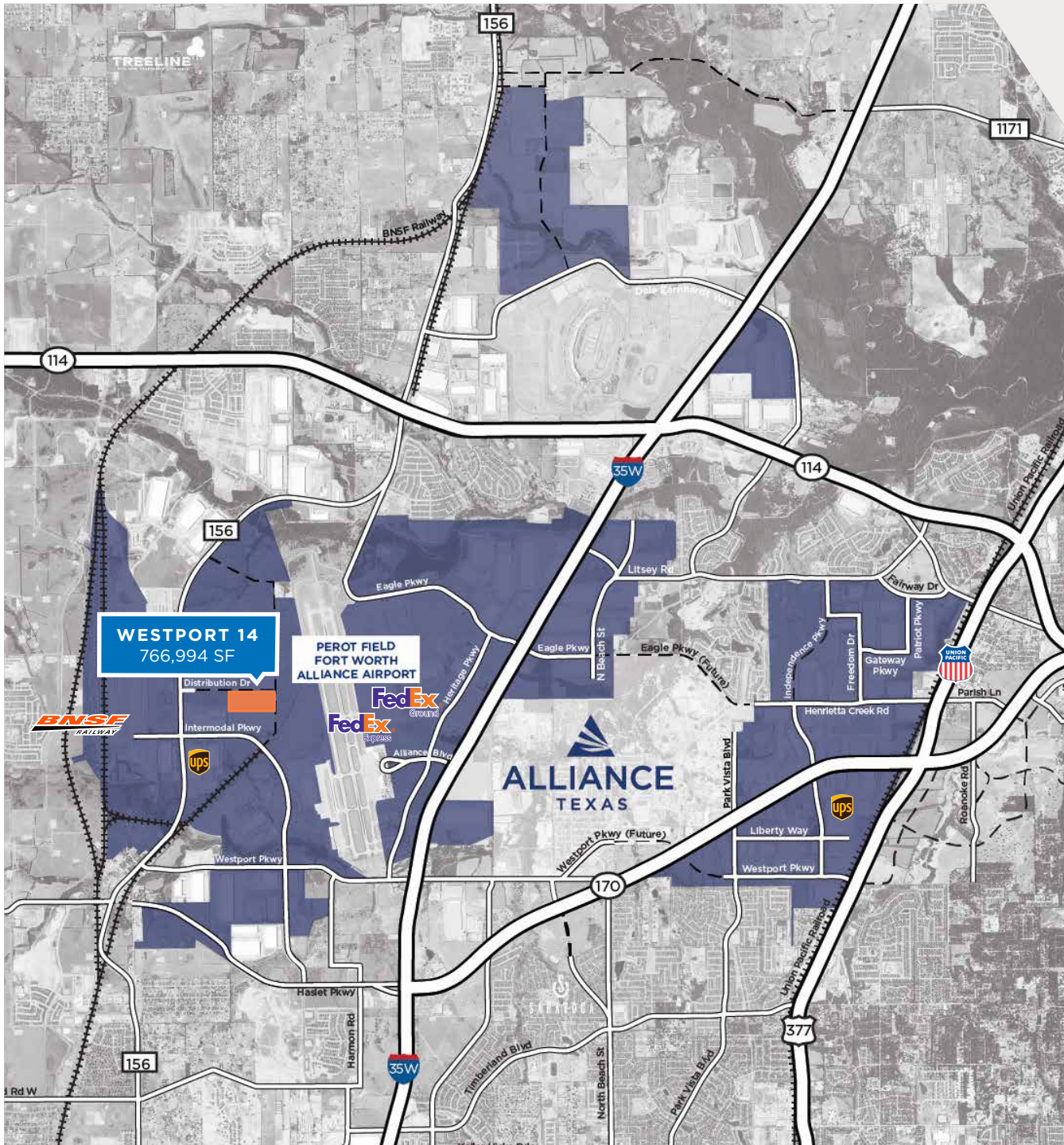
Alliance Westport 14

766,994 SF AVAILABLE

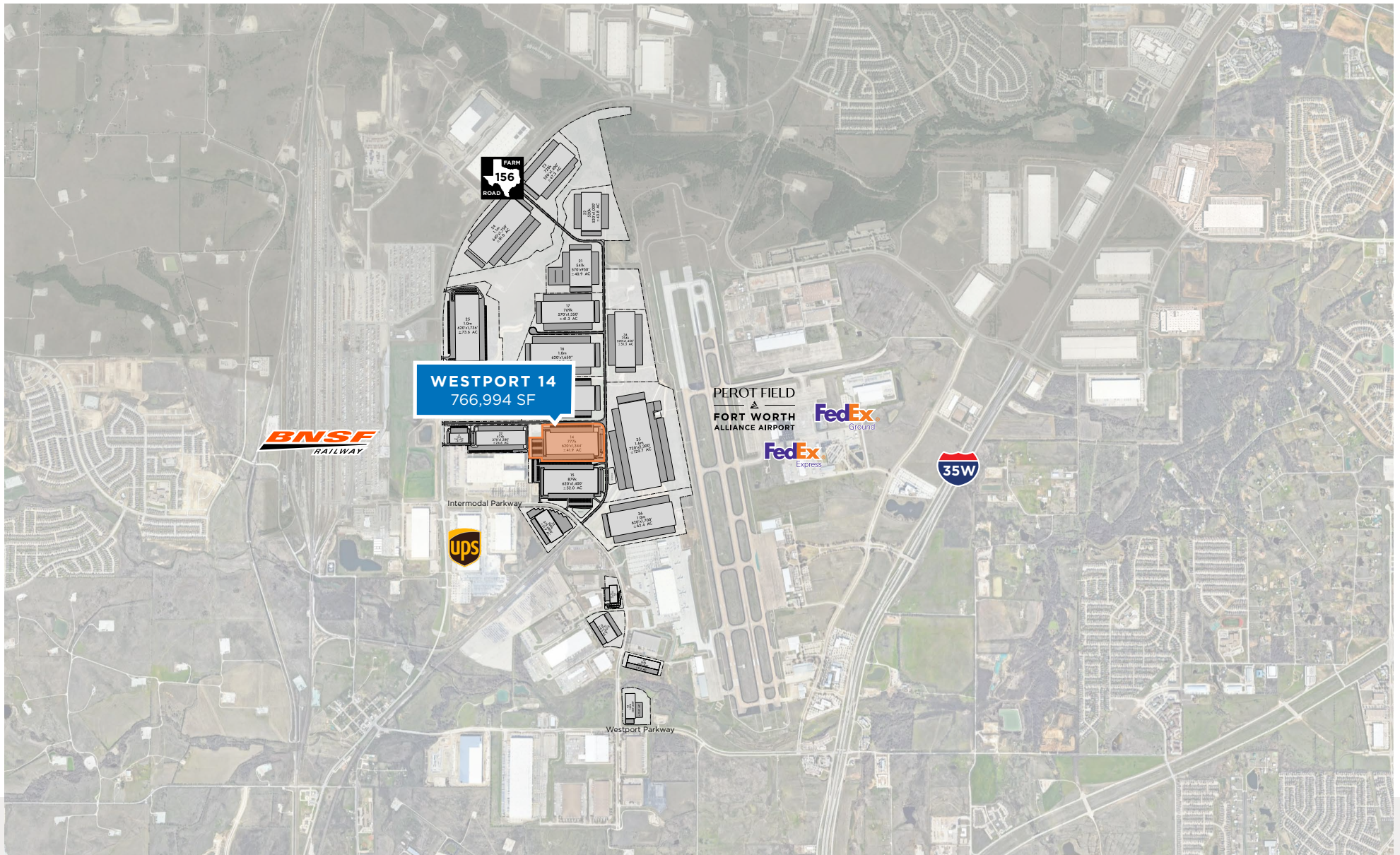
Divisible to 319,200 SF

14601 Mobility Way
Fort Worth, TX 76177
Denton County





- ▼ 27,000-acre master planned mixed-use development
- ▼ 57.8 million SF developed
- ▼ 574 corporate residents
- ▼ 66,198 direct jobs generated
- ▼ Population of over 2 million within 20 miles of AllianceTexas
- ▼ BNSF Alliance Intermodal Facility – 1 MM lifts per year, capacity to expand
- ▼ Three parcel package ground sort hubs (UPS & FedEx)
- ▼ 40+ Air Cargo flights daily (FedEx Express Air Hub & Amazon Prime Air Hub)
- ▼ Two Class I rail lines (BNSF & Union Pacific)
- ▼ 162 miles of roadways – I-35W, SH-114, SH-170, & FM-156



Alliance Westport - 14MM SF of Future Development

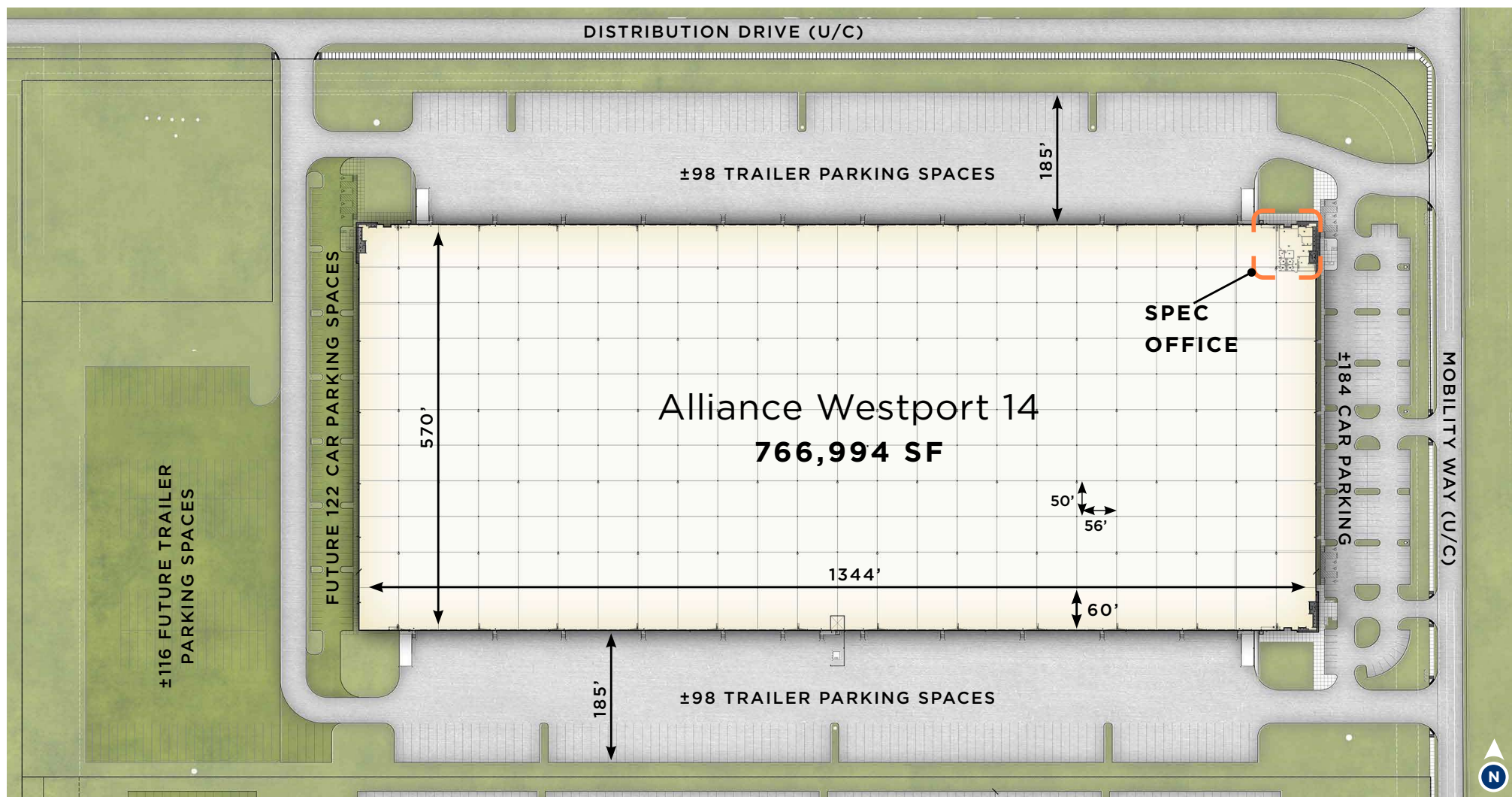
766,994 SF - Alliance Westport 14

Up to 60% Drayage Cost Savings with Intermodal Proximity

Low Cost Tax Location in Denton County

Direct Access to FM-156 & Intermodal Pkwy

Future Private Bridge - Direct Connection to BNSF Intermodal Yard



Building Features

- 766,994 SF (divisible to 319,200 SF)
- 40' clear height
- 137 dock doors
- 4 drive-in ramps with 12'x14' doors
- 570' building depth
- 185' truck courts
- ±196 trailer parking spaces (expandable to ±312)
- ±184 car parking spaces (expandable to ±306)
- 56' x 50' bay spacing
- 60' x 56' loading bays
- 4' x 8' skylights, 1 per 6 bays
- Additional land onsite for car/truck parking expansion
- EV car charging station ready

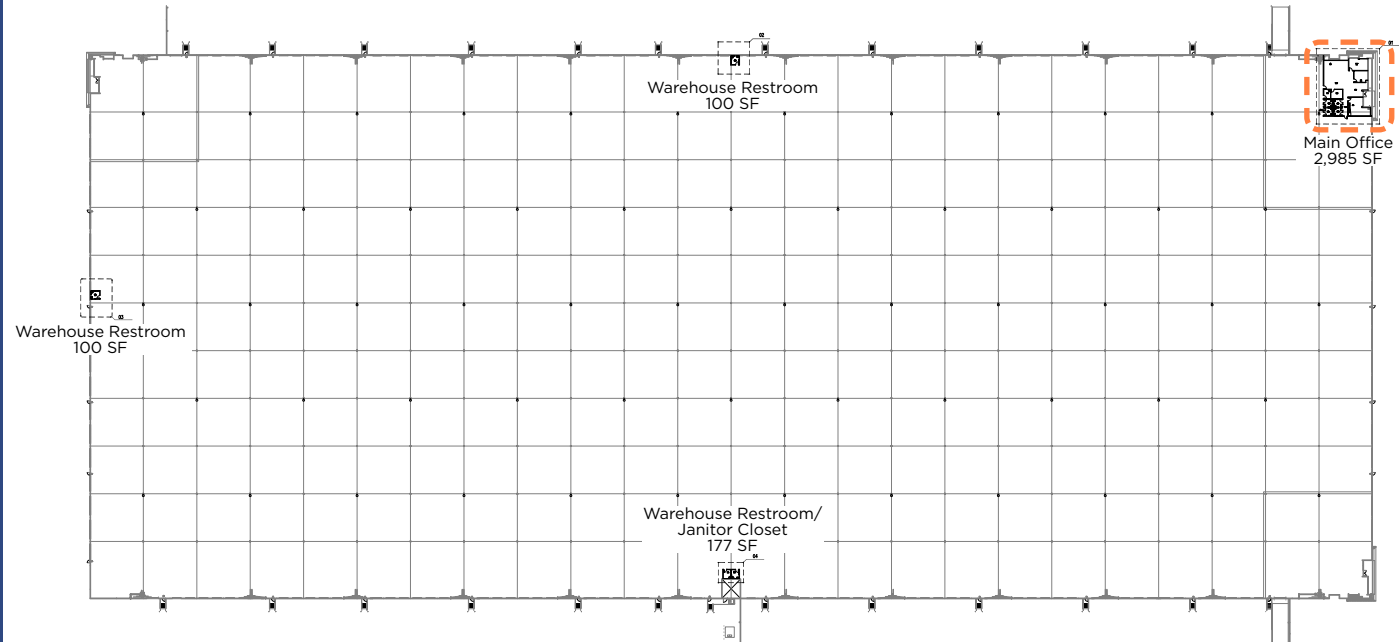
Spec TI

- White-reflective TPO roof
- Native low-consumption landscaping
- Painted (white) interior walls
- ESFR fire protection
- Clerestory windows
- Heating system for freeze protection
- ±2,985 SF of main office space plus 3 remote restrooms
- 1,600 amps of power
- LED warehouse lights - 1 per bay
- 20 dock packages including seals, bumpers, lights, and mechanical levelers

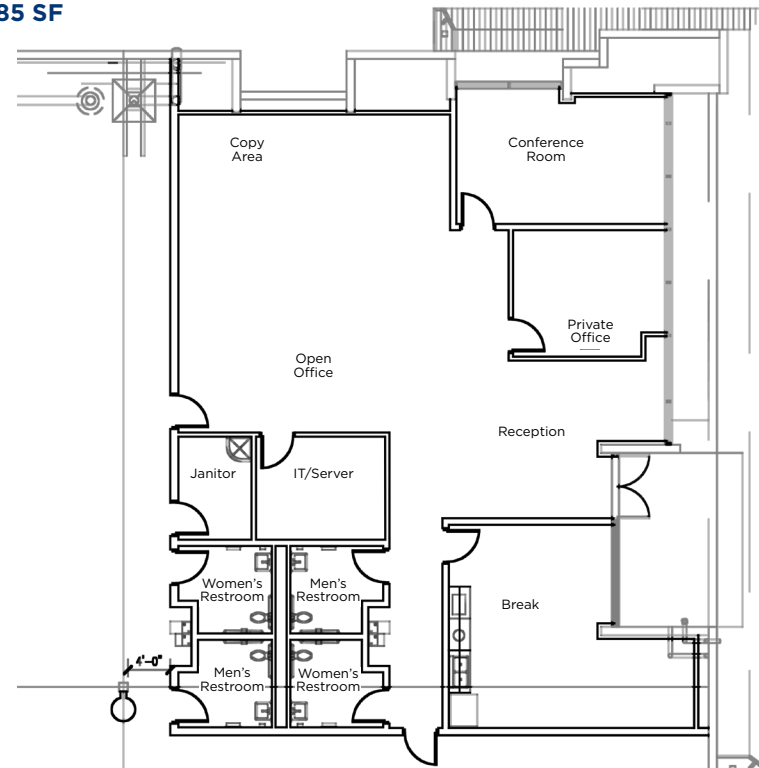
BUILDING FEATURES

Office Spec TI

- ▼ Total Site: ±2,985 SF
- ▼ 1 Private Office
- ▼ Open Office/Reception Area
- ▼ Break Room
- ▼ 1 Conference Room
- ▼ 4 Private Restrooms
- ▼ North Remote Restroom ±100 SF
- ▼ West Remote Restroom ±100 SF
- ▼ South Remote Restroom and Janitor Closet ±177 SF



MAIN OFFICE ±2,985 SF





AllianceTexas Logistics Amenities

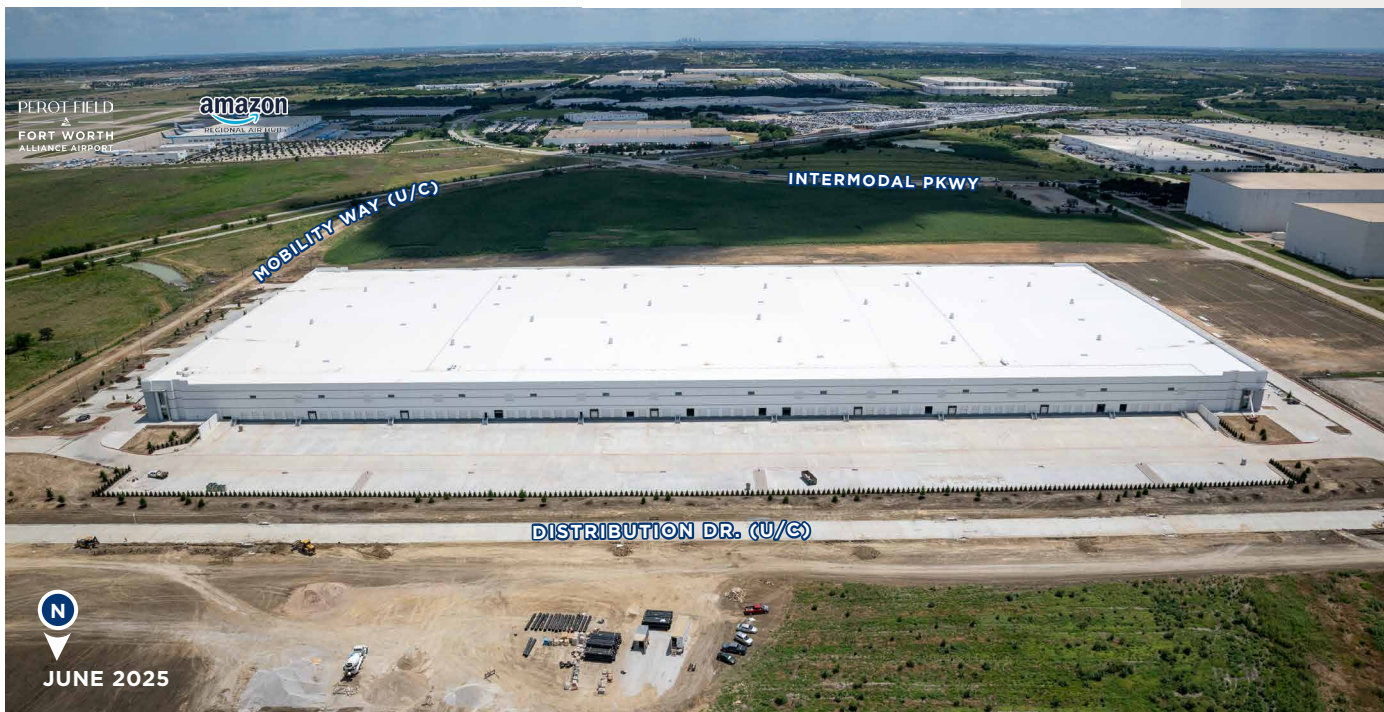
- ▼ Direct access to FM-156 & Intermodal Pkwy
- ▼ Adjacent to BNSF Alliance Intermodal Facility
- ▼ Adjacent to Fort Worth Alliance Airport
- ▼ 1 minute to UPS Ground Sort Hub
- ▼ 4 minutes to SH-114 via FM-156 (Full Interchange)
- ▼ 5 minutes to I-35W via Westport Parkway (Full Interchange)
- ▼ 9 minutes to FedEx Express Air Hub and FedEx Ground Sort Hub
- ▼ US Customs and Border Protection
- ▼ Centralized Examination Station

Workforce Advantages

- ▼ Alliance Workforce Center - complimentary recruitment services
- ▼ Tarrant County College provides on-site employee training
- ▼ Trinity Metro On-Demand - Last mile, on-demand employee transportation within Alliance

Economic Incentives

- ▼ Significant cost savings to customers via lower ongoing operating expenses and inventory taxes (Denton County's tax rate is 0.189485%)
- ▼ Foreign Trade Zone status available (located within Alliance FTZ #196)
- ▼ Triple Freeport Inventory Tax Exemption





AllianceTexas® is a 27,000-acre master-planned community offering world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



FOR MORE INFORMATION:

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