

DFW POINT 35

ACCESS TO IT ALL



12901 HARMON ROAD | FORT WORTH, TEXAS 76177

TWO BUILDING DEVELOPMENT TOTALING 485,680 SF | Q3 2022 DELIVERY

CONNECTING THE DOTS BETWEEN STATE-OF-THE-ART
INDUSTRIAL DESIGN AND A STRATEGIC DFW LOCATION



LOCATION



DESIGN



LABOR



MULTI-MODAL



STONEMONT
FINANCIAL GROUP

Q3 2022
DELIVERY



MODERN DESIGN & CONSTRUCTION

Be the first to occupy one of the newly developed warehouses at **DFW Point35** featuring ample trailer and car parking with ample 32 foot clear height. The two-building development, located at 12901 Harmon Road in Fort Worth, totals 485,680 SF with frontage on Harmon Road. Enjoy modern, contemporary office space with rear-load design to accommodate a large employee base.



ESTABLISHED DFW CONNECTION IN AN EMERGING MARKET

Just a short 10 miles North of Fort Worth and 5 miles South of Hillwood's AllianceTexas development, **DFW Point35** offers industrial tenants the opportunity to quickly connect with DFW-based customers and endless amenities in the immediate area.



LEGEND

FOOD

Chuy's	Whataburger
Our Brunch Spot	Native Coffee
Piada Italian	54th Street Draft
Glazed Dough	Starbucks

SHOP

TJ Maxx	Cabela's
Alliance Town Center	Target
Costco	Kroger

LIVE / STAY

Village of Woodland Springs	Enclave on Golden Triangle
Holiday Inn	Courtyard by Marriott
WoodSpring Suites	Hilton Garden Inn

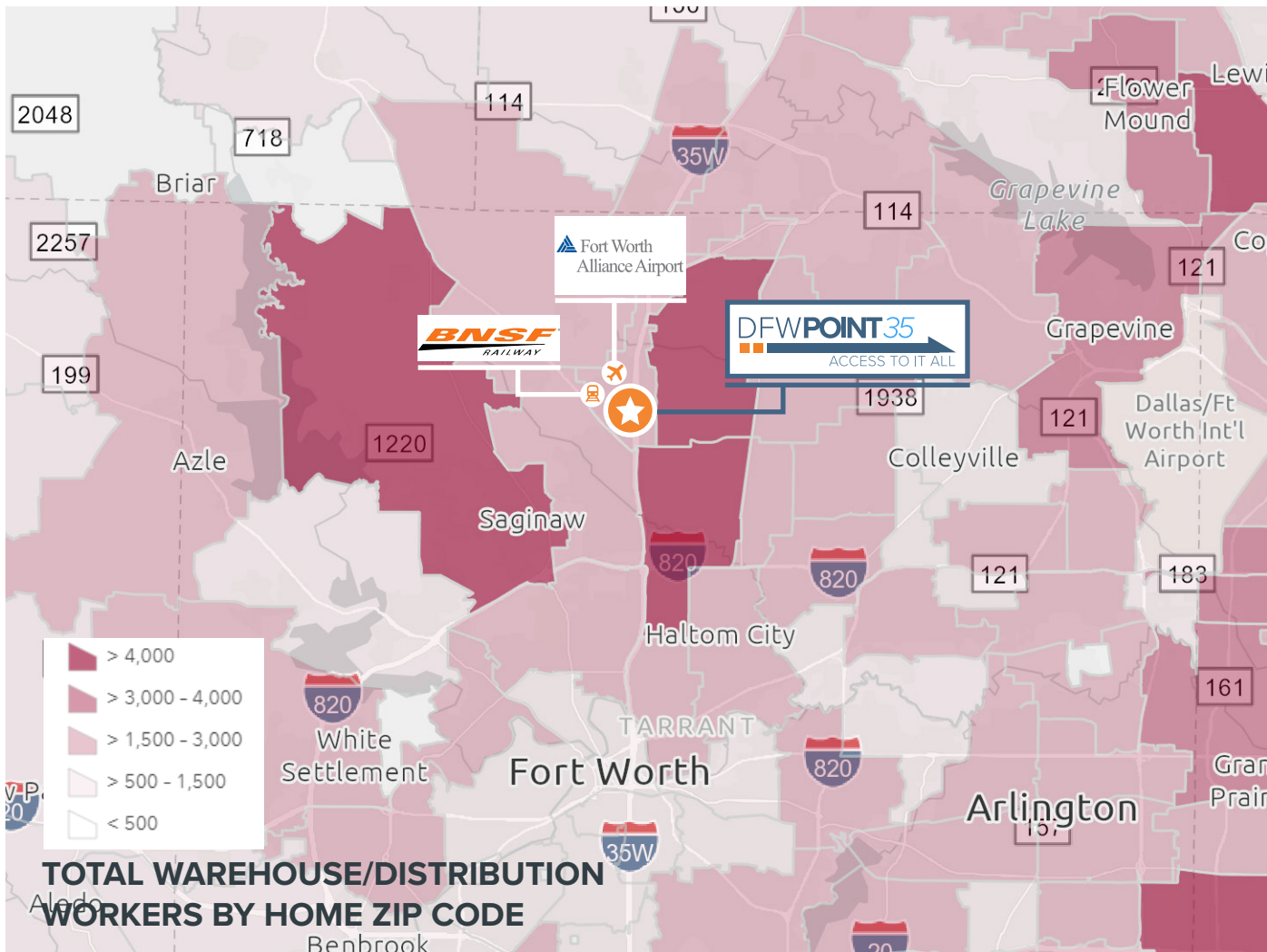
PLAY

Main Event	Lifetime Fitness
Sky Creek Ranch Golf Club	Junction Park
Texas Motor Speedway	Urban Air Trampoline and Adventure Park



STRONG EMPLOYMENT BASE

Surrounded by a wealth of qualified and trained existing labor, **DFW Point35** is a short commute for potential employees. Strong and consistent population growth in the area provides an abundant employment base to draw from.



STRATEGIC MULTI-MODAL ACCESS

Conveniently located North of Fort Worth, **DFW Point35** offers prospective tenants the desirable city of Fort Worth address while maintaining the transportation benefits of properties located in Alliance Submarket and North Fort Worth Cluster. The site is a short drive from the BNSF Alliance Intermodal, Fort Worth Alliance Airport and Interstate 35W to reach over 50% of the country's population within a 11 hour drive.

6 mi TO BNSF INTERMODAL

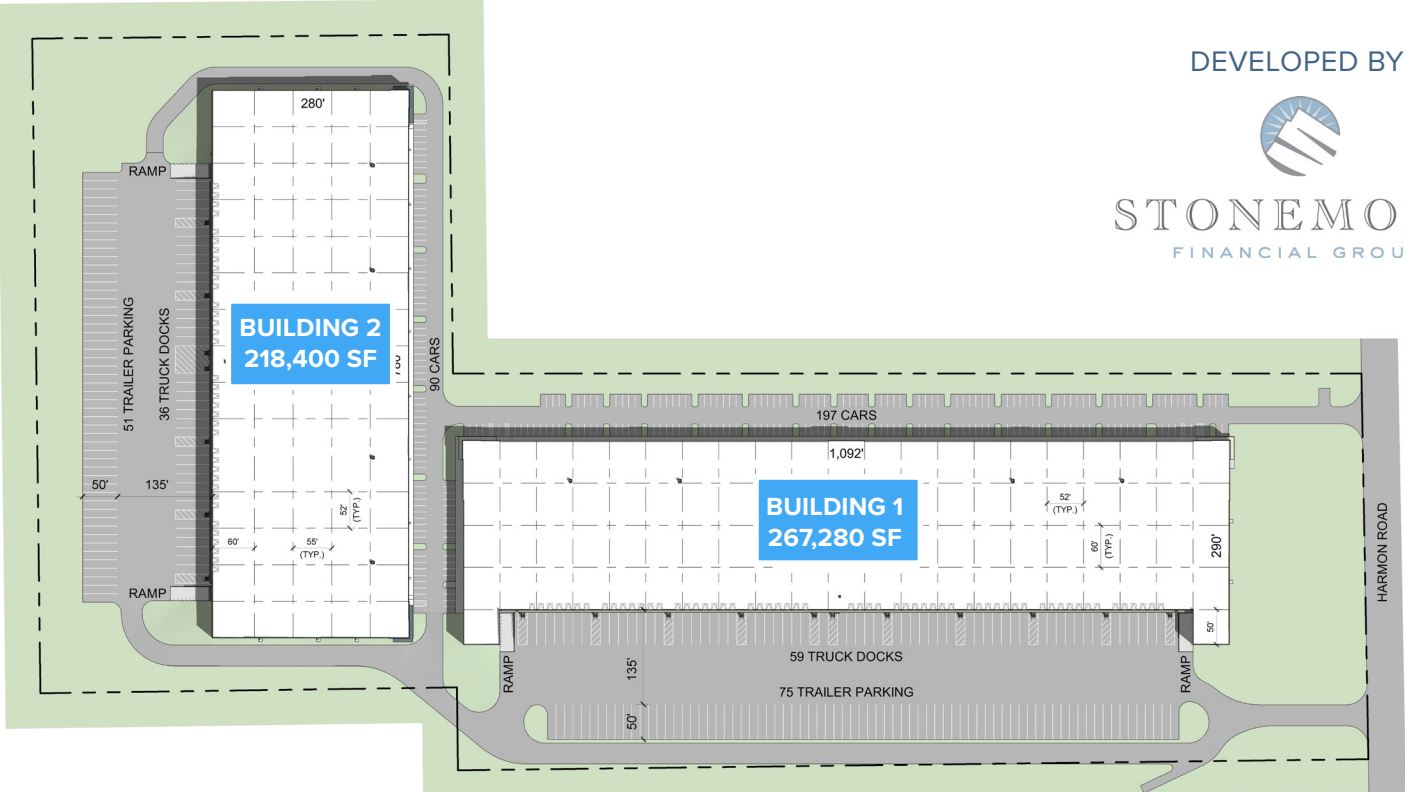
4.5 mi TO FORT WORTH ALLIANCE AIRPORT

2 mi TO I-35 (& 4-HOUR DRIVE TO PORT OF HOUSTON)

DEVELOPED BY



STONEMONT
FINANCIAL GROUP



ABOUT THE SITE

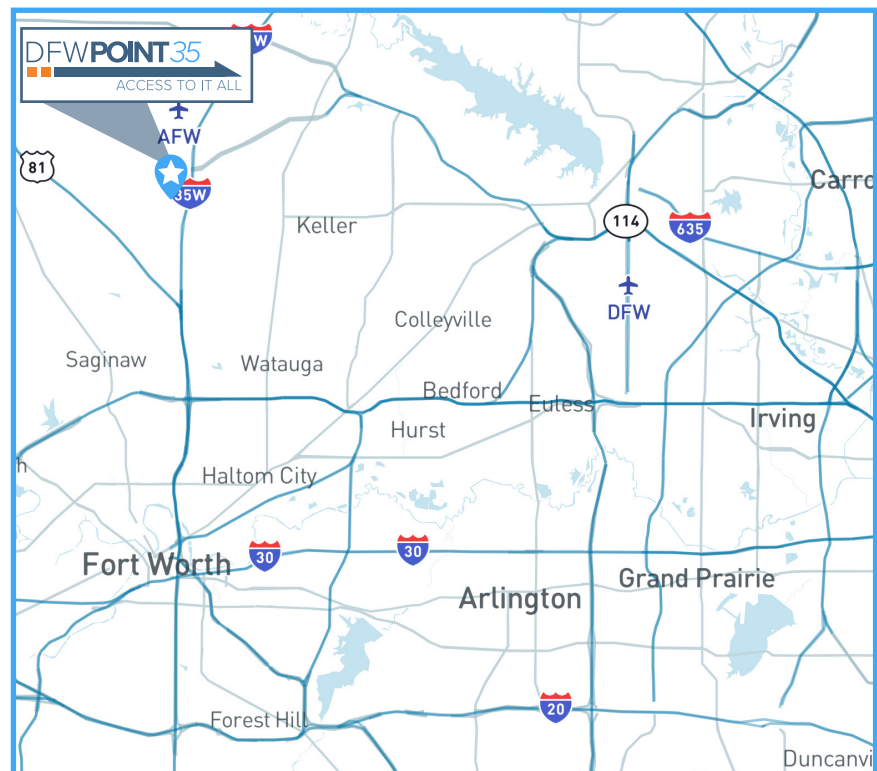
Total Building Size: 485,680 SF
Land Size: 28 Acres
Loading: Rear-loaded
Truck Court: 185'
Trailer Parking: 126 spaces
Clear Height: 32'

BUILDING 1

Building Size: 267,280 SF
Office: Build to suit
Docks: 59 Docks

BUILDING 2

Building Size: 218,400 SF
Office: Build to suit
Docks: 36 Docks



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