



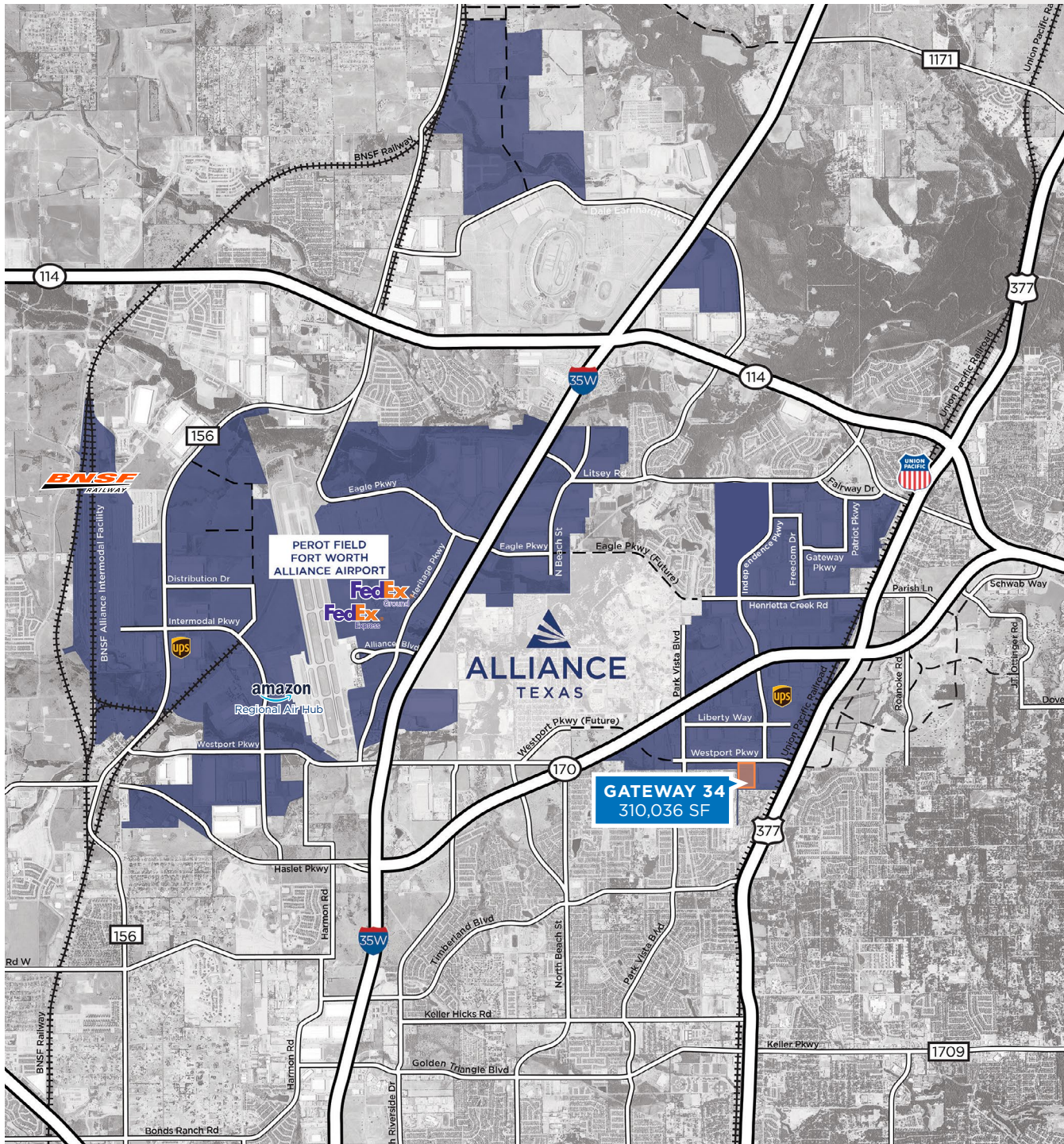
Alliance Gateway 34

310,036 SF AVAILABLE

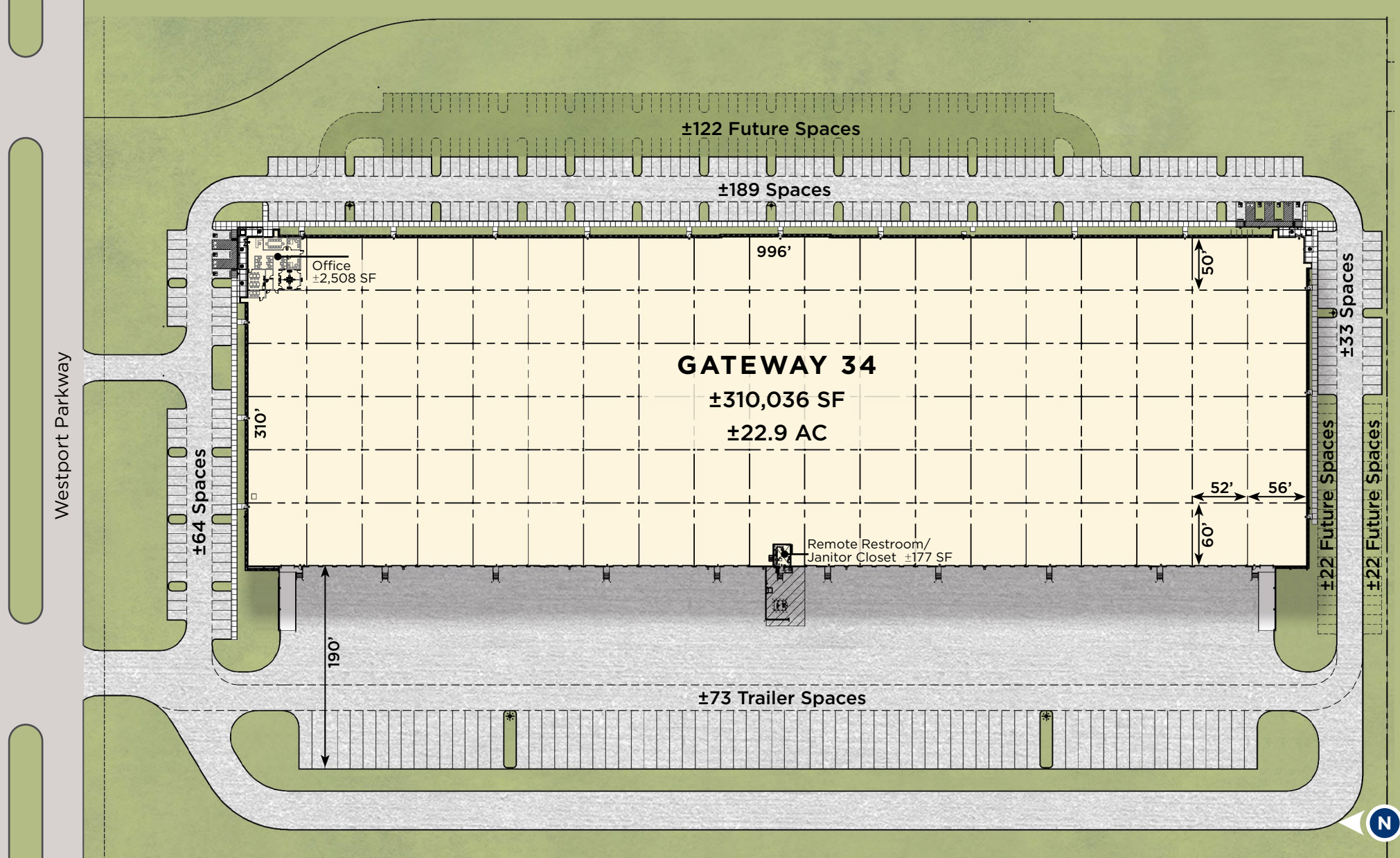
146,947 SF Minimum Divisible

5000 Westport Parkway
Fort Worth, TX 76177
Tarrant County





- ▼ 27,000-acre master planned mixed-use development
- ▼ 64.7 million SF developed
- ▼ 602 corporate residents
- ▼ 73,000+ 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



Building Features

- ±310,036 SF Available, 146,947 SF Minimum Divisible
- 36' clear height
- 56 dock doors
- 2 drive-in ramps with 12' x 14' doors
- 310' building depth
- 190' truck court
- ±73 trailer parking spaces
- ±286 car parking spaces (expandable to ±452)
- 52' x 50' typical bay spacing
- 60' x 52' typical loading bays
- 18 total 4' x 8' skylights, 1 per 6 bays
- EV charging station ready

- White-reflective TPO roof
- Native low-consumption landscaping
- Painted (white) interior walls
- ESFR fire protection system
- Heating system for freeze protection
- Smooth panel painted tilt-wall construction

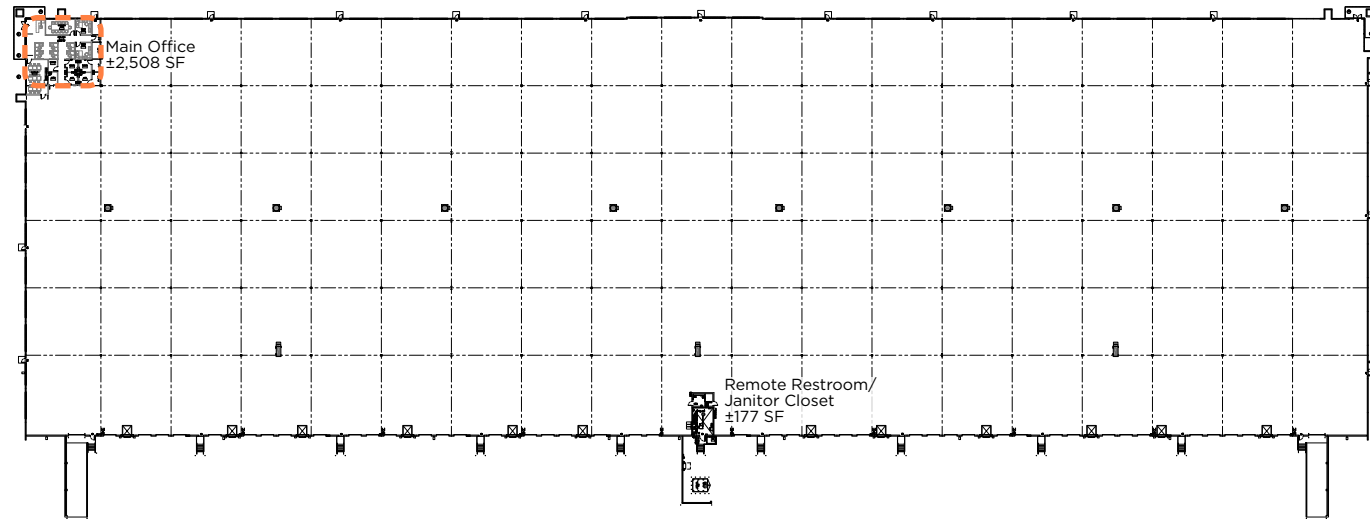
Spec TI

- ±2,508 SF office space
- ±177 SF remote restroom/janitor closet
- 1,600 amps of power (1,500 kVA transformer)
- 12 dock packages including seals, bumpers, lights, and mechanical levelers
- LED warehouse lights - 1 per bay

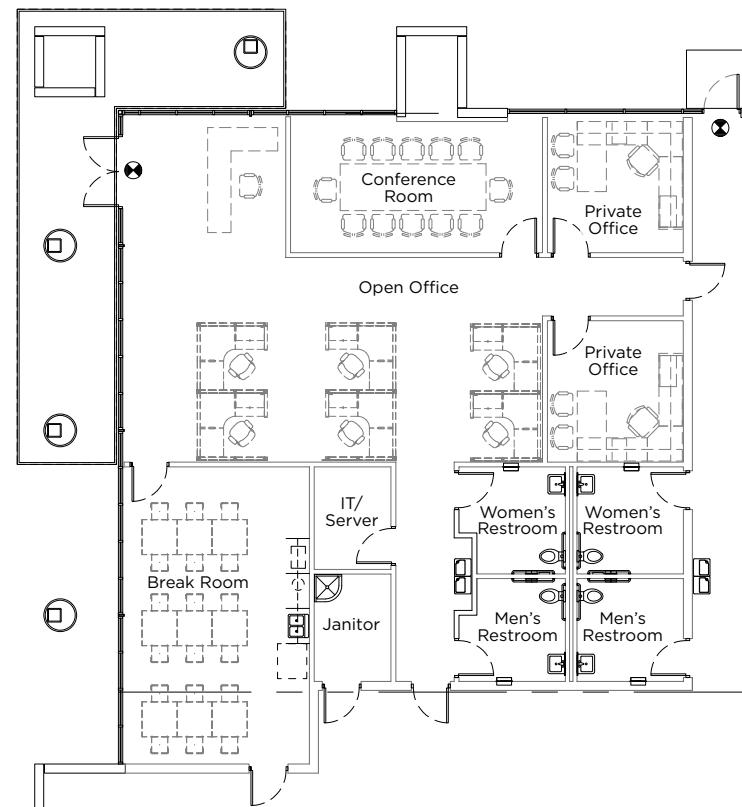
BUILDING FEATURES

Office Spec TI

- ▼ Total Site: $\pm 2,685$ SF
- ▼ Main Office: $\pm 2,508$ SF
 - ▼ 2 Private Offices
 - ▼ Open Office/Reception Area
 - ▼ Conference Room
 - ▼ Break Room
 - ▼ 4 Private Restrooms
 - ▼ Janitor Closet
 - ▼ IT Server Room
- ▼ Remote Restroom and Janitor Closet ± 177 SF



MAIN OFFICE $\pm 2,508$ SF





Economic Incentives

- Foreign Trade Zone status available (located within Alliance FTZ #196)
- Triple Freeport Inventory Tax Exemption

Workforce Advantages

- Tarrant County College provides on-site employee training

AllianceTexas Logistics Amenities

- 2 minutes to UPS Ground Hub
- 12 minutes to Perot Field Fort Worth Alliance Airport (AFW)
- 12 minutes to FedEx Express Air Hub and FedEx Ground Sort Hub at Perot Field
- 15 minutes to Amazon Regional Air Hub at Perot Field Fort Worth Alliance Airport
- 15 minutes to BNSF Railway's Alliance Intermodal Facility
- US Customs and Border Protection
- Centralized Examination Station





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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