



IRONHEAD COMMERCE CENTER

A 906,271 SF, FOUR BUILDING, INDUSTRIAL DEVELOPMENT
FOR SALE OR FOR LEASE IN THE HEART OF THE ALLIANCE SUBMARKET

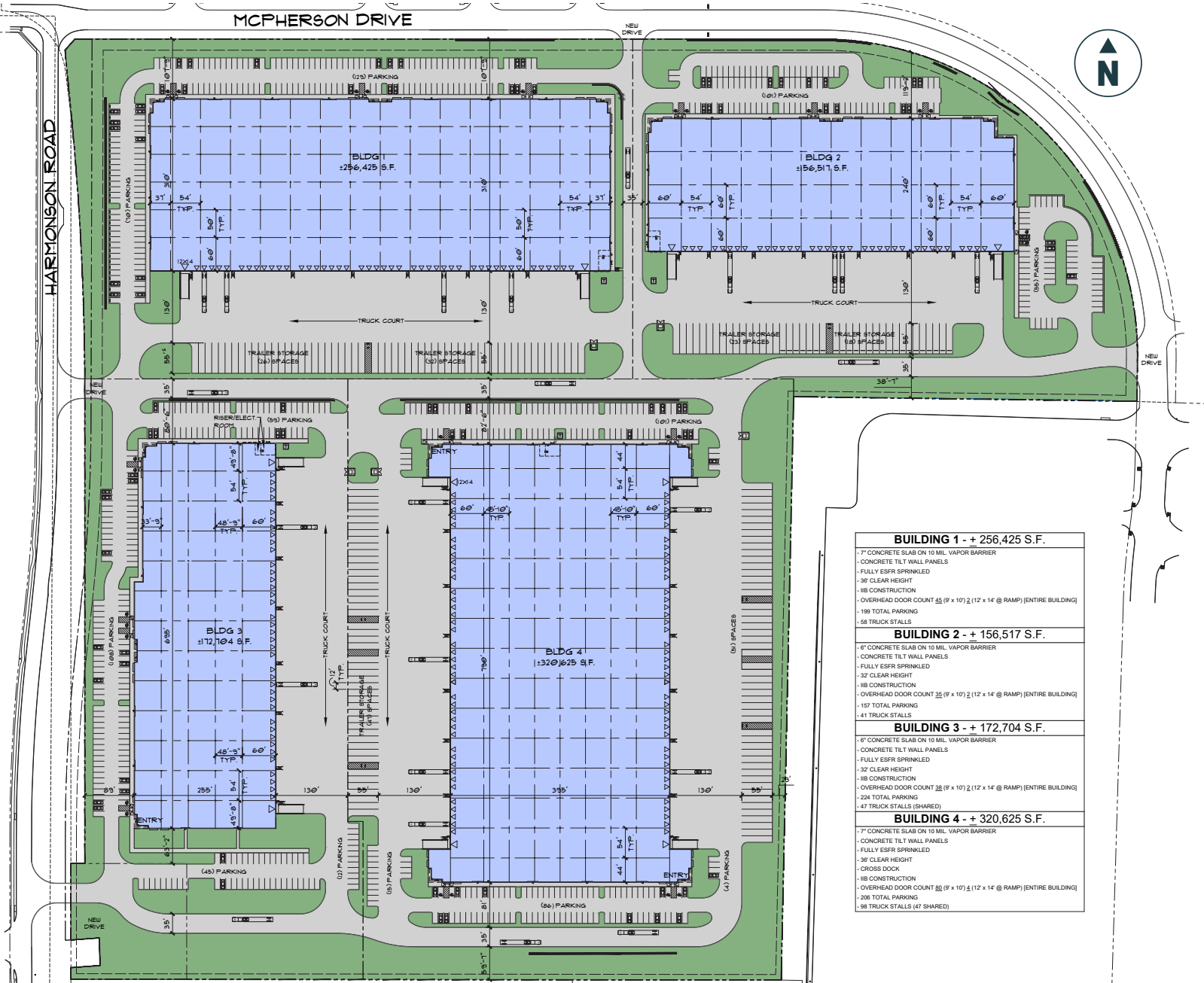
11863 Harmonson Rd, Northlake, TX 76247





IRONHEAD COMMERCE CENTER

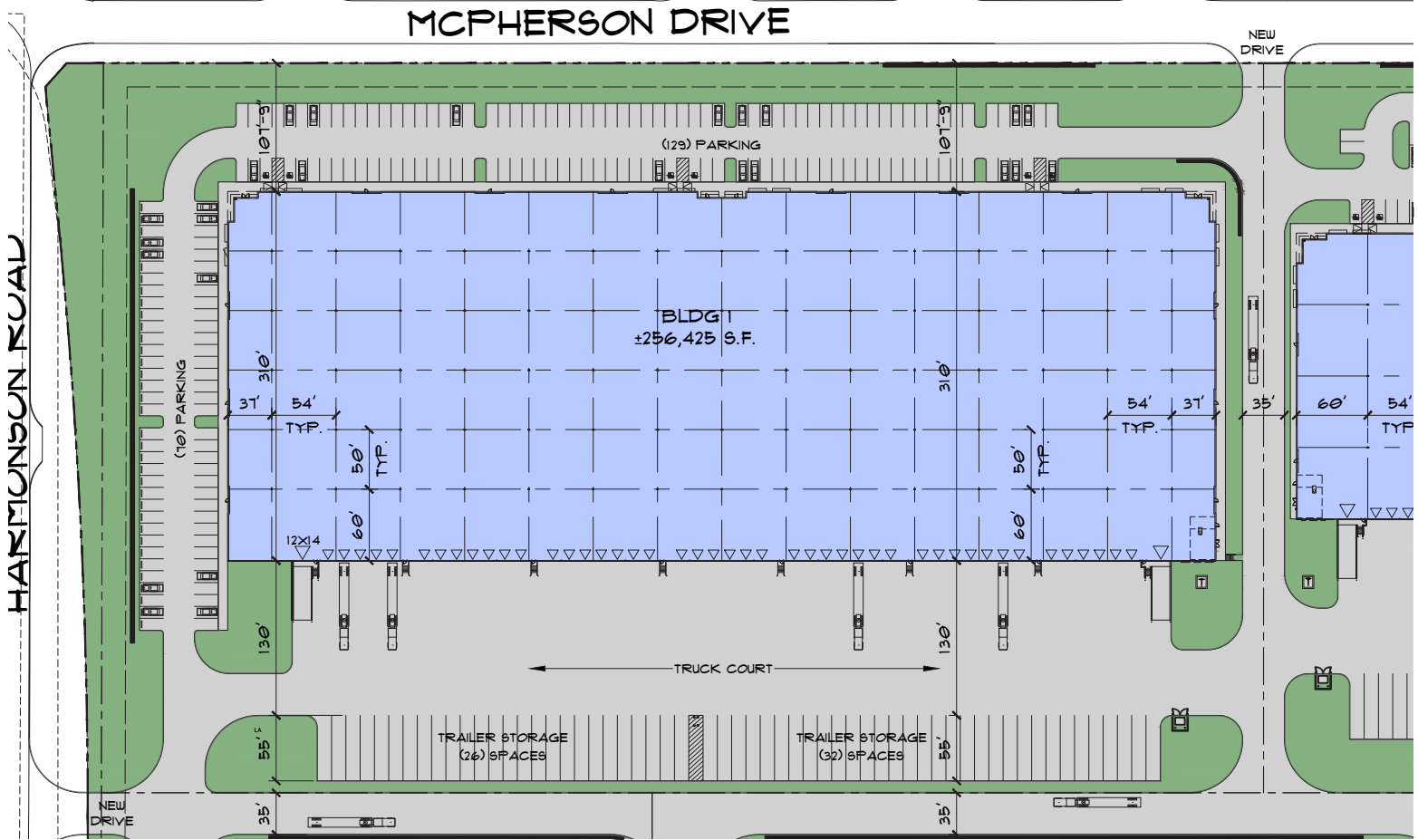
SITE PLAN



<p>BUILDING 1 - + 256,425 S.F.</p> <ul style="list-style-type: none"> 7" CONCRETE SLAB ON 10 MIL VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY EFSR SPRINKLED 36' CLEAR HEIGHT 18B CONSTRUCTION OVERHEAD DOOR COUNT 22 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING] 199 TOTAL PARKING 58 TRUCK STALLS
<p>BUILDING 2 - + 156,517 S.F.</p> <ul style="list-style-type: none"> 6" CONCRETE SLAB ON 10 MIL VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY EFSR SPRINKLED 32' CLEAR HEIGHT 18B CONSTRUCTION OVERHEAD DOOR COUNT 35 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING] 157 TOTAL PARKING 41 TRUCK STALLS
<p>BUILDING 3 - + 172,704 S.F.</p> <ul style="list-style-type: none"> 6" CONCRETE SLAB ON 10 MIL VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY EFSR SPRINKLED 32' CLEAR HEIGHT 18B CONSTRUCTION OVERHEAD DOOR COUNT 38 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING] 224 TOTAL PARKING 47 TRUCK STALLS (SHARED)
<p>BUILDING 4 - + 320,625 S.F.</p> <ul style="list-style-type: none"> 7" CONCRETE SLAB ON 10 MIL VAPOR BARRIER CONCRETE TILT WALL PANELS FULLY EFSR SPRINKLED 36' CLEAR HEIGHT 18B CONSTRUCTION OVERHEAD DOOR COUNT 82 (9' x 10') ± (12' x 14' @ RAMP) [ENTIRE BUILDING] 235 TOTAL PARKING 58 TRUCK STALLS (47 SHARED)

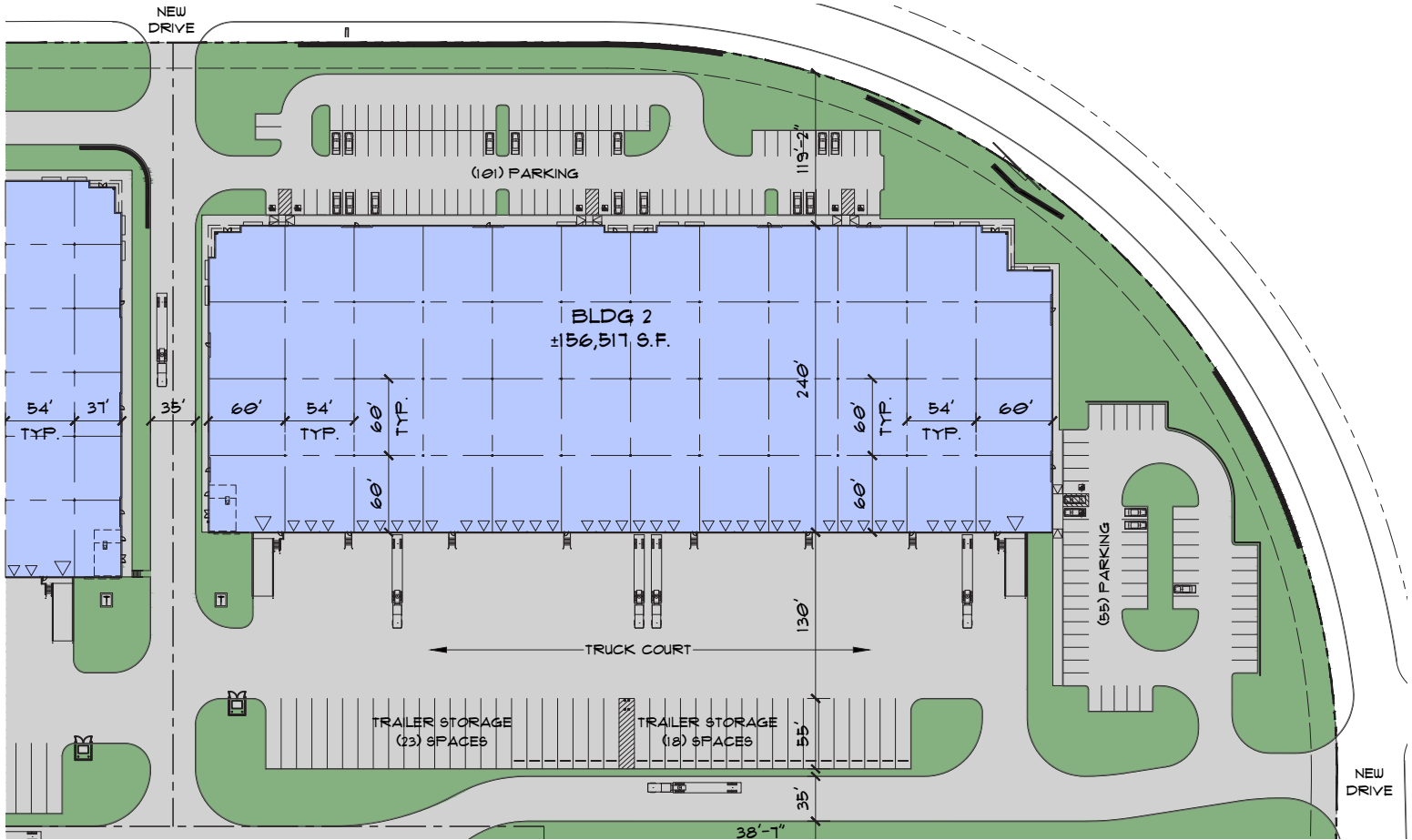
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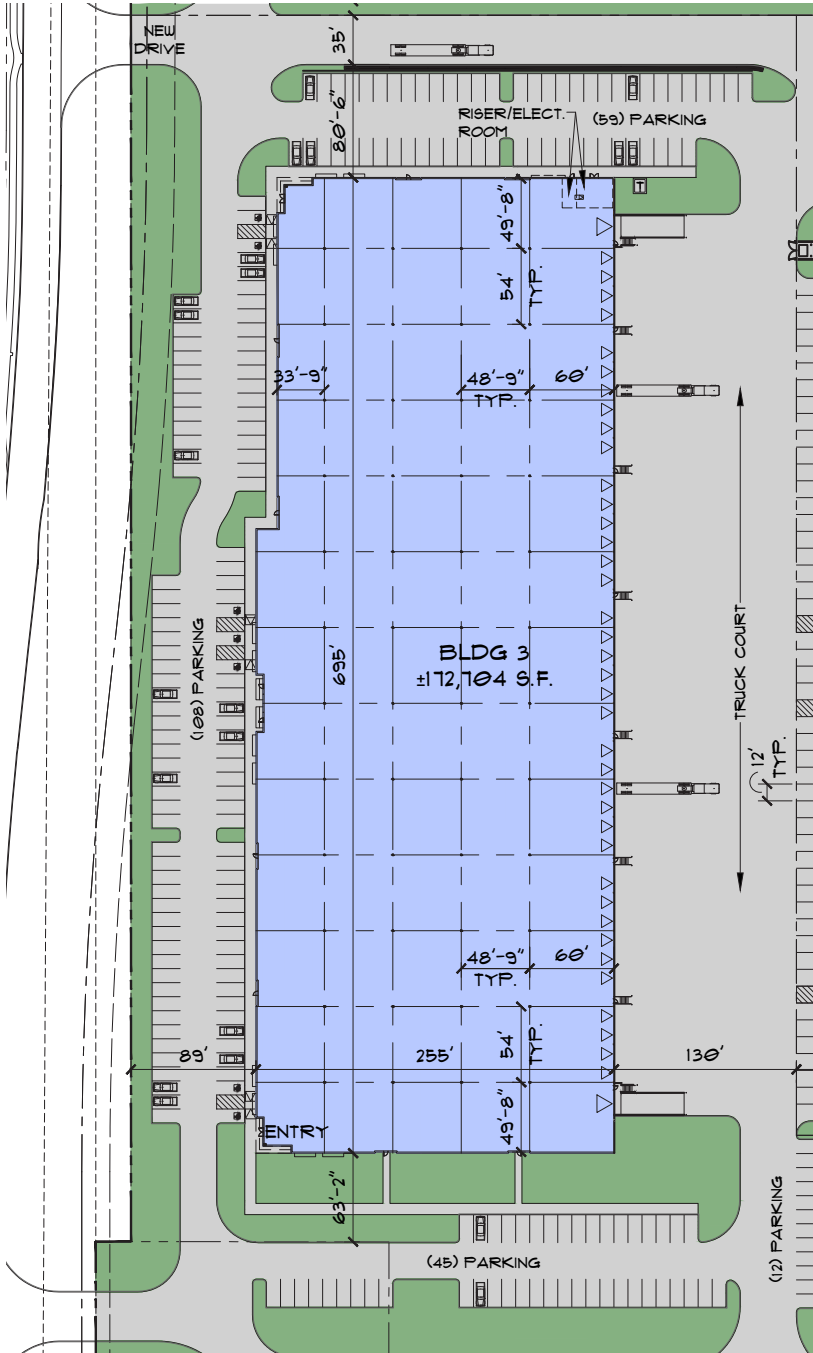
BUILDING 1

RBA:	256,425	Trailer Parks:	58
Divisible:	128,213	Truck Court Depth:	185'
Building Dimensions:	310' x 830'	Building Configuration:	Rear Load
DH Doors:	(45) 9'X 10' OH Doors	Office:	BTS
Oversized Doors:	(2) 12X14 OH Doors W/ Ramps	Slab:	7"
Column Spacing:	54' W x 50' D	Roof & Insulation:	45 MIL - R9
Speed Bay:	60'	Security:	Ability to Fully Secure with Fence
Clear Height:	36'	Sprinkler:	ESFR
Car Parks:	199	Power:	1,000 KVA transformer w/ 2,500 amp tap can



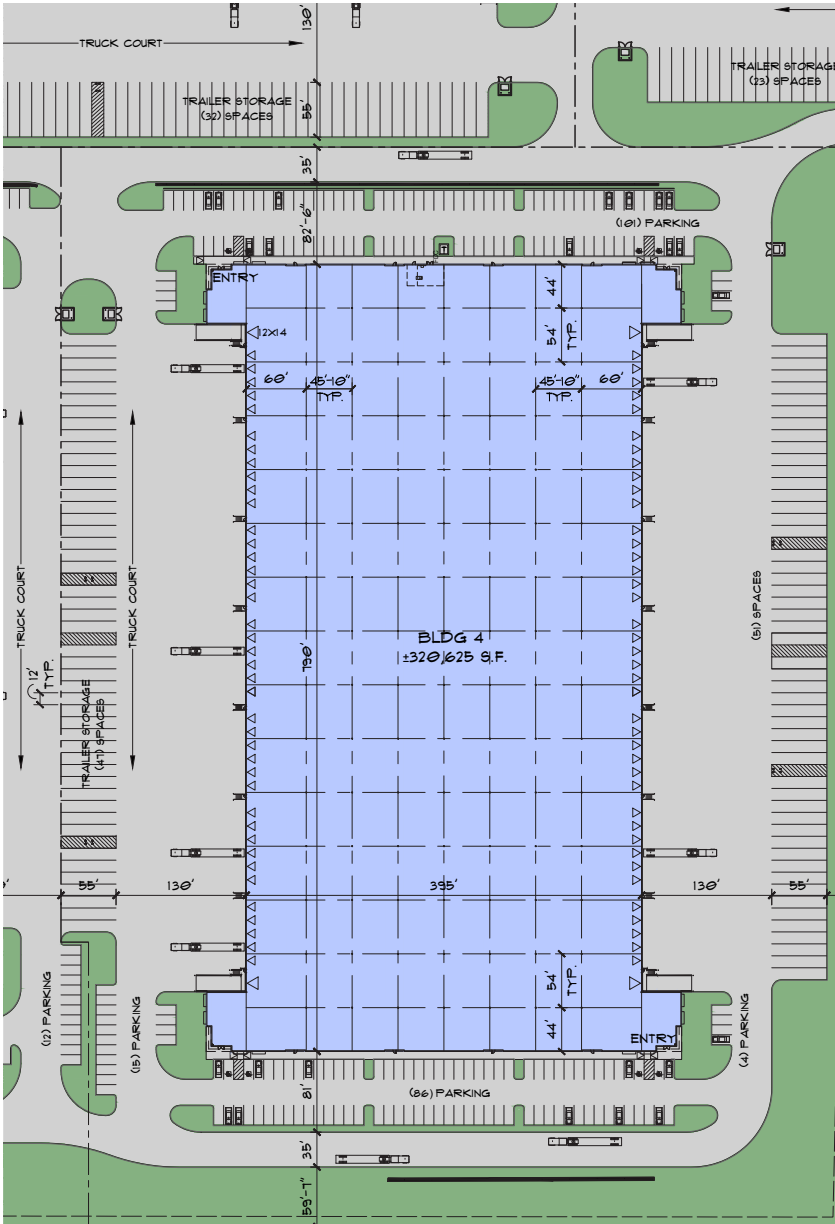
BUILDING 2

RBA:	156,517	Trailer Parks:	41
Divisible:	52,172	Truck Court Depth:	185'
Building Dimensions:	240' x 660'	Building Configuration:	Rear Load
DH Doors:	(35) 9'X 10' OH Doors	Office:	BTS
Oversized Doors:	(2) 12X14 OH Doors W/ Ramps	Slab:	6"
Column Spacing:	54' W x 60' D	Roof & Insulation:	45 MIL - R9
Speed Bay:	60'	Security:	Ability to Fully Secure with Fence
Clear Height:	32'	Sprinkler:	ESFR
Car Parks:	156	Power:	1,000 kVA transformer w/ 2,500 amp tap can



BUILDING 3

RBA:	172,704
Divisible:	57,568
Building Dimensions:	255' x 695'
DH Doors:	(38) 9'X 10' OH Doors
Oversized Doors:	(2) 12X14 OH Doors W/ Ramps
Column Spacing:	54' W x 48'9" D
Speed Bay:	60'
Clear Height:	32'
Car Parks:	212
Trailer Parks:	47 (Shared w/ bldg 4)
Truck Court Depth:	130' (55' shared w/ bldg 4)
Building Configuration:	Rear Load
Office:	BTS
Slab:	6"
Roof & Insulation:	45 MIL - R9
Security:	Ability to Fully Secure with Fence
Sprinkler:	ESFR
Power:	1,000 kVA transformer w/ 2,500 amp tap can



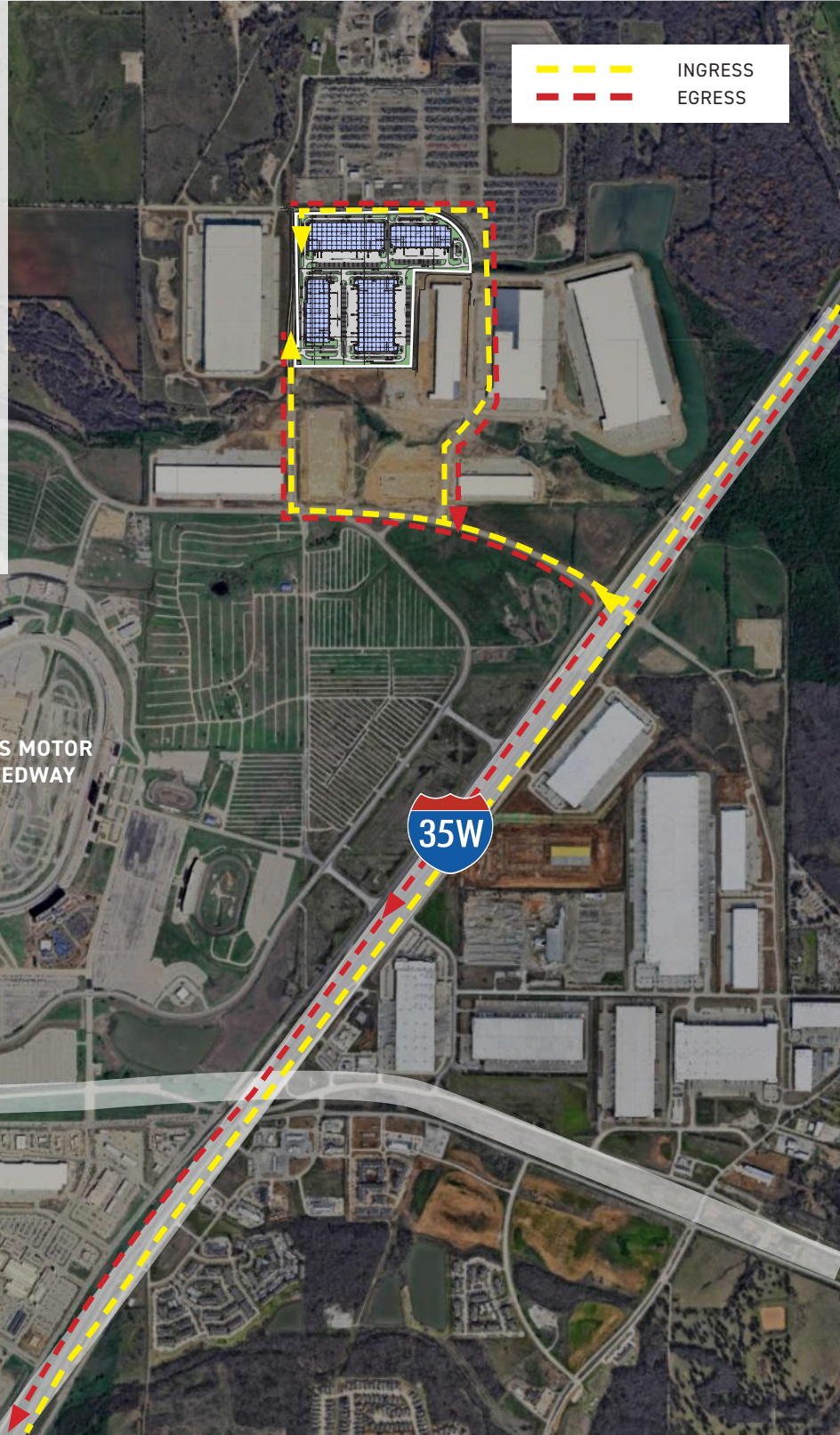
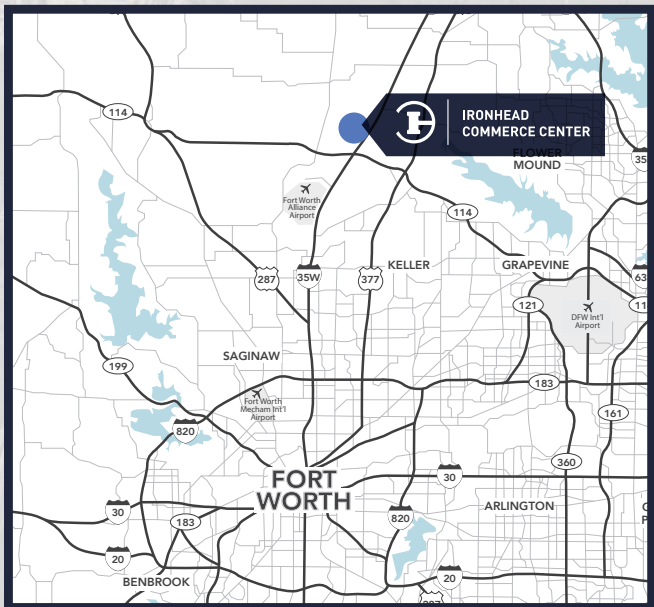
BUILDING 4

RBA:	320,625
Divisible:	320,625
Building Dimensions:	395' x 790'
DH Doors:	(80) 9'X 10' OH Doors
Oversized Doors:	(4) 12X14 OH Doors W/ Ramps
Column Spacing:	54' W x 45'10" D
Speed Bay:	60'
Clear Height:	36'
Car Parks:	206
Trailer Parks:	98
Truck Court Depth:	185'
Building Configuration:	Cross Dock
Office:	BTS
Slab:	7"
Roof & Insulation:	45 MIL - R9
Security:	Ability to Fully Secure with Fence
Sprinkler:	ESFR
Power:	1,500 kVA transformer w/ 2,500 amp tap can



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INGRESS / EGRESS



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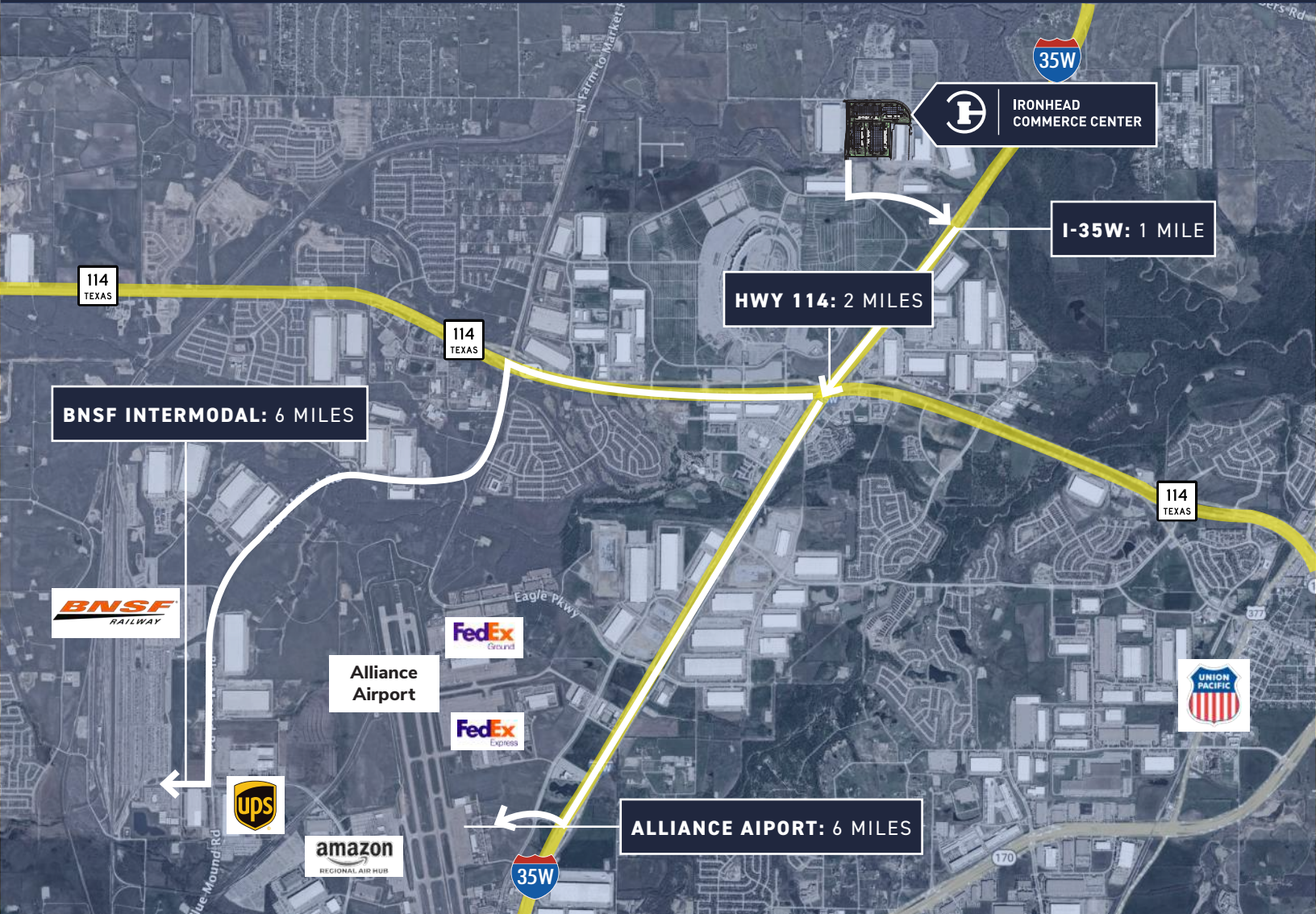
 **STREAM**

 **ALLIANCE**
INDUSTRIAL COMPANY



IRONHEAD COMMERCE CENTER

DRIVE DISTANCES / AMENITIES



DRIVE DISTANCES:

ALLIANCE AIRPORT: 6 MILES	I-35W: 1 MILE
BNSF INTERMODAL: 6 MILES	HWY 114: 2 MILES
DFW INTL AIRPORT: 20 MILES	LOOP 820: 15 MILES
FORT WORTH CBD: 22 MILES	I-30: 22 MILES
DALLAS CBD: 38 MILES	I-20: 27 MILES

AMENITIES:

- Excellent Access to skilled & unskilled labor. Population of 2 million within 20 miles
- Great proximity to BNSF Alliance Intermodal Facility (1 million lifts per year) and Fort Worth Alliance Airport (UPS, FedEx, FedEx Express Air Hub & Amazon Prime Air Hub)
- Located in an amenity rich area (Tanger Outlets, Buc-ee's, Texas Motor Speedway, Numerous Fast Casual and other desirable retailers)

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