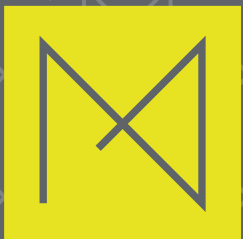




NORTHMARK  
COMMERCE  
CENTER



**NORTHMARK COMMERCE CENTER** is a 234,478 square foot Class A industrial facility located in one of the nation's most sought-after industrial submarkets, North Fort Worth. Situated on over 20 acres the cross-dock building boasts a fully securable, 104 trailer stall drop lot. The project contains the most cutting-edge industrial design qualities to-date making it one of the most accommodating logistics hubs in D/FW. Skilled labor, top ranked school districts, affordable housing, and abundant nearby dining & shopping make Northmark a place your business will be proud to call home.



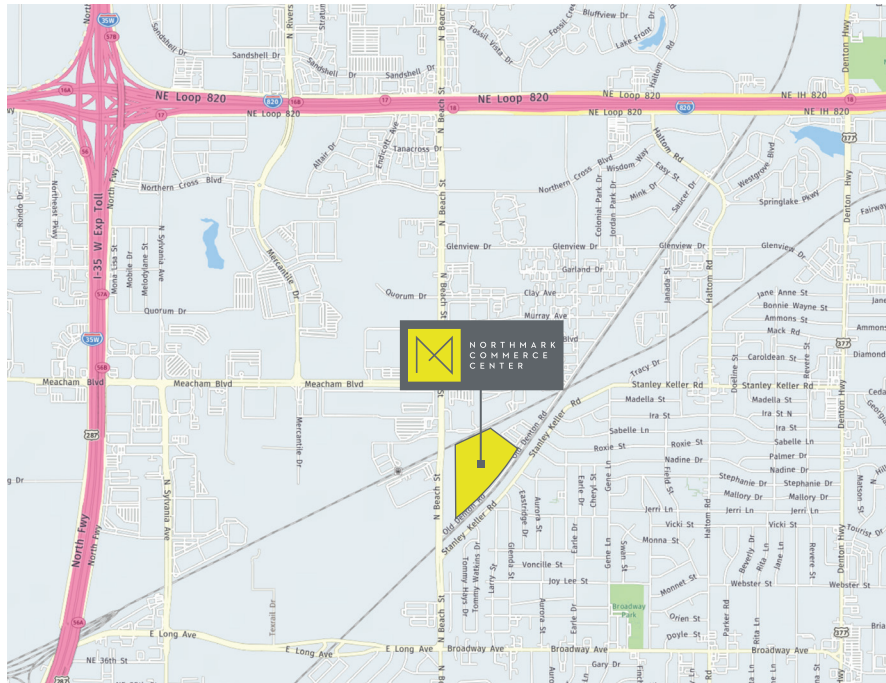
# BUILDING INFORMATION



**NORTHMARK COMMERCE**  
 BUILDING AREA: 234,478 S.F.  
 SITE AREA: +/- 902,764 S.F. (20.73 AC.)  
 LOT COVERAGE: 25.18%  
 ZONING: M-2  
 REQUIRED PARKING:  
 OFFICE: +/- 15,000 S.F. @ 1/350 = 43 SPACES  
 WAREHOUSE @ 1/EMPLOYEE = +/- 89 SPACES  
 132 TOTAL SPACES REQUIRED  
 TOTAL PARKING PROVIDED: 132 SPACES  
 0.60 CARS/1000  
 123 TOTAL TRAILER SPACES PROVIDED

Building Size	234,478
Divisible To	117,239
Spec Office	2,718
Building Layout	Cross Dock
Clear Height	32'
Typical Column Spacing	52' x 50'
Building Dimensions	560' x 400'
Dock Doors	56 - 9' x 10'
Mechanical Dock Levelers	7 @ 35,000 lbs.

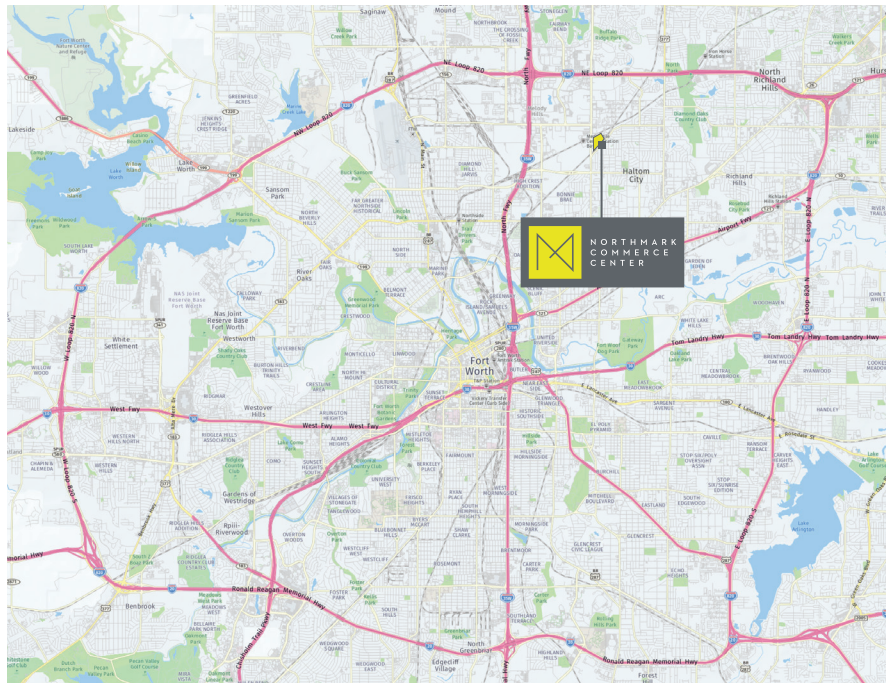
Drive In Doors	2 - 14' x 16'
Sprinkler	ESFR with K-25 Heads
LED Fixtures	74 @ 30 Foot Candles
Truck Court Depth	130' - 185'
Auto Parking	132
Trailer Stalls	19
Secured Drop Lot Trailer Stalls	104
Slab	7" Reinforced
Power	2,500 KVA Transformer



- 6.7 Miles to Fort Worth CBD
- 32 Miles to Dallas CBD



- 5.2 Miles to Meacham International Airport
- 14 Miles to Fort Worth Alliance Airport
- 18.5 Miles to Dallas/Fort Worth International Airport

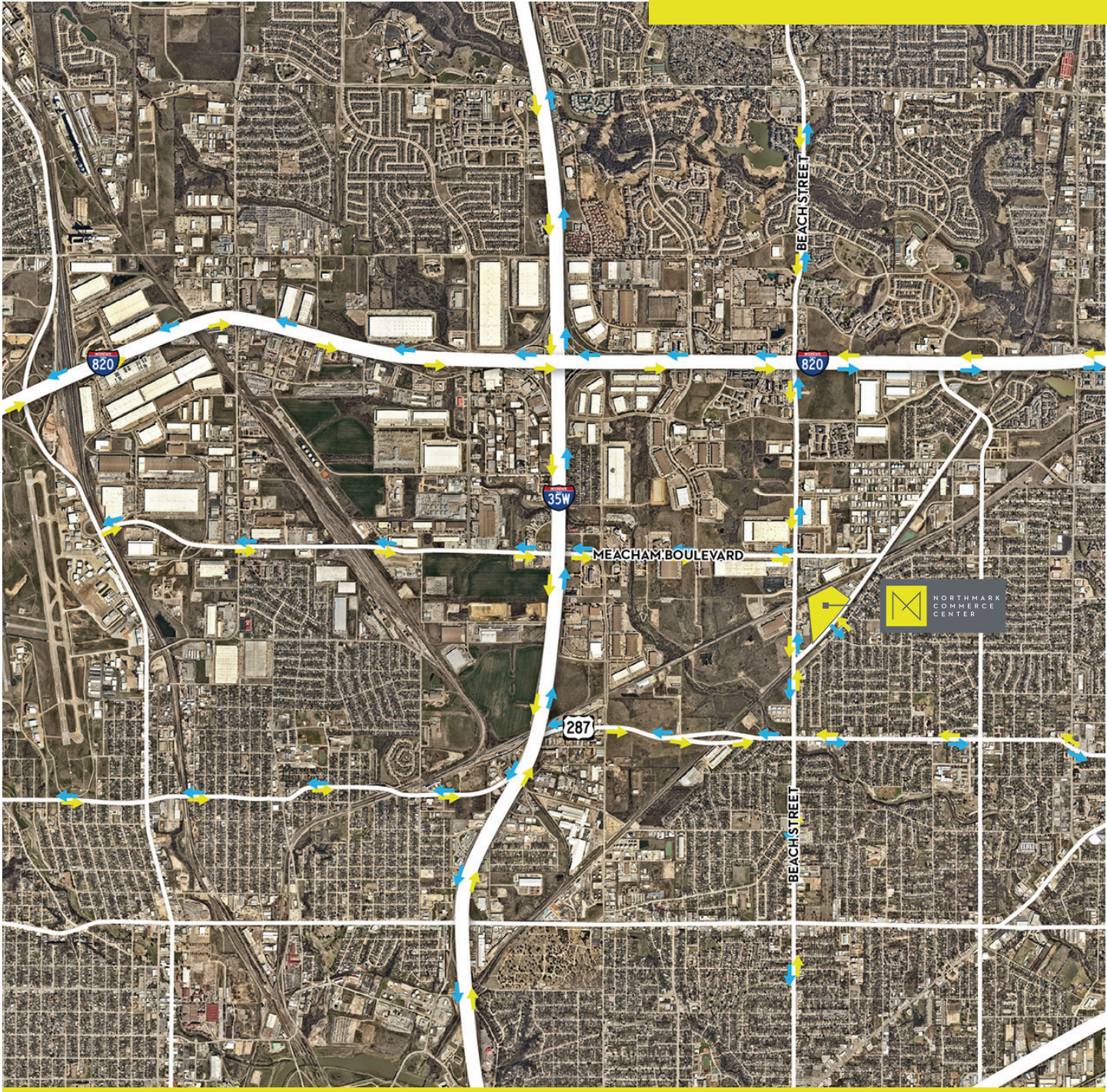


- Minutes from Loop 820 and I-35W
- 3.2 Miles to TX-121
- 5.4 Miles to I-30
- 8.3 Miles to Chisholm Trail Parkway
- 14.5 Miles to I-20
- 19 Miles to TX-360





INGRESS / EGRESS





**FOR LEASING INFORMATION**

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**NORTHMARK  
COMMERCE  
CENTER**