

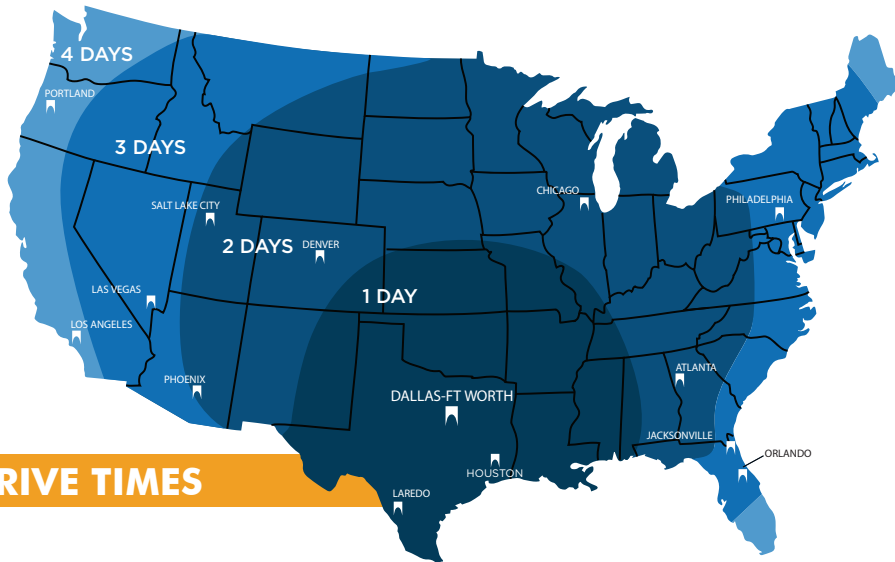
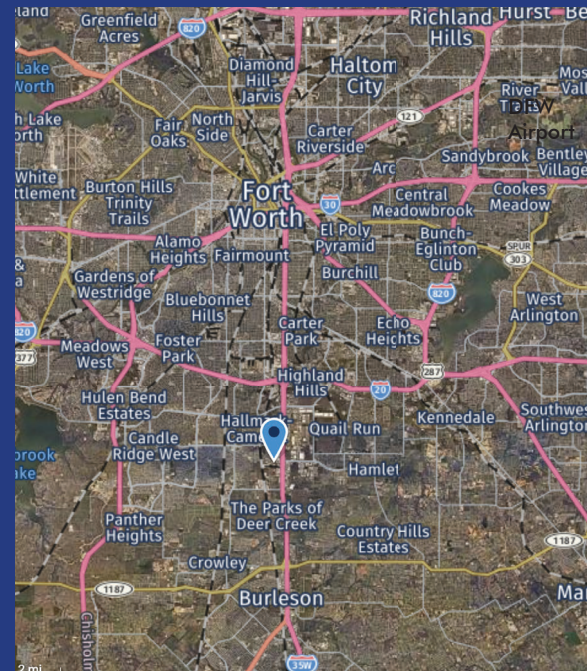
DELIVERING 3Q20

# MAJESTIC FORT WORTH SOUTH BUSINESS PARK



## Building 3 - 400,857 SF

320-Acre Master-Planned Business Park  
W. Everman Pkwy, Fort Worth, TX



### DRIVE TIMES



### LOCATION FEATURES

- Direct access via I-35W and Everman Parkway
- 2.5 Miles South of I-20 and I-35W Interchange
- Union Pacific Rail Service Available
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

### POTENTIAL INCENTIVES

#### STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

#### LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption

### CONTACT US

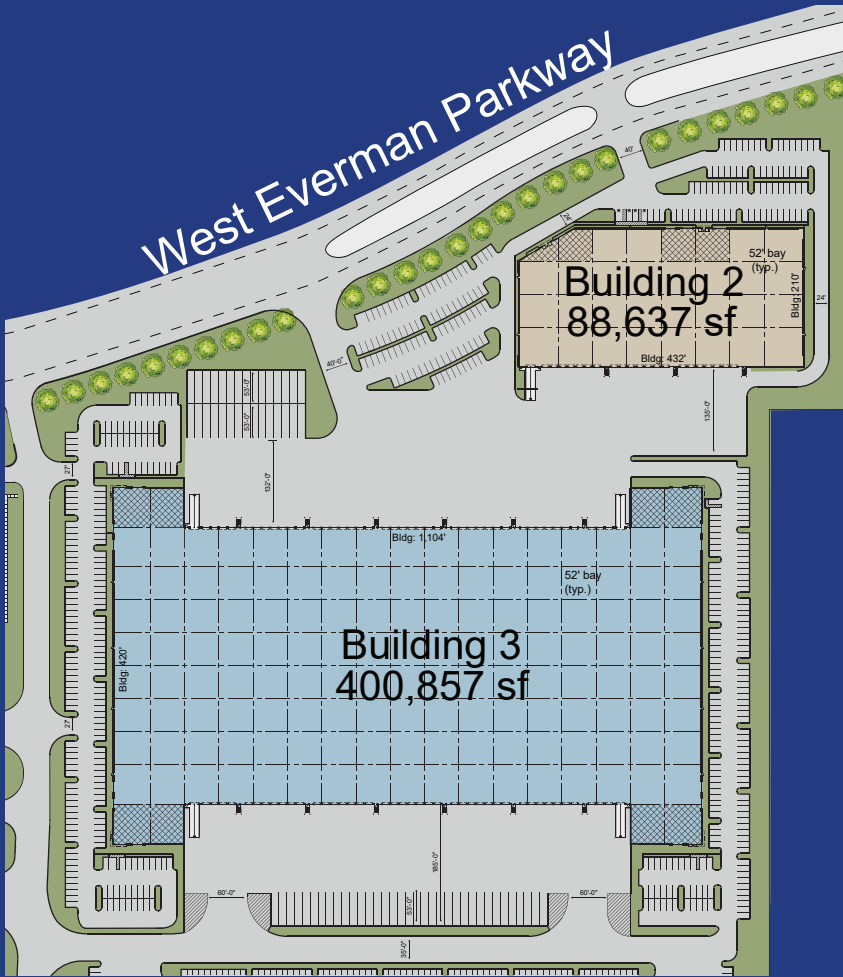
**Kyle Valley**  
817-710-7367  
kylevalley@majesticrealty.com

**Craig Cavileer**  
562-948-4342  
ccavileer@majesticrealty.com

www.MajesticFWSouth.com  
131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164







## BUILDING 3 SPECIFICATIONS



- **Available:** 400,857 SF (Divisible to 100,000 SF)
- **Clear Height:** 36'
- **Bay Spacing:** 50' x 52' (typical)
- **Auto Parking Positions:** 348
- **Trailer Parking:** 65 Positions
- **Fire Sprinkler System:** ESFR
- **Loading:**  
84 Dock High Doors  
4 Ground Level Ramps

## ABOUT MAJESTIC REALTY CO.

- 82M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 6.5M SF Presence in DFW (5 Business Parks)

## CONTACT US

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