

Interstate Crossing

1511 NE Loop 820 | Fort Worth, TX 76131



For Lease | 1,023,488 SF | Class A Distribution & Fulfillment

Leasing:



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Development:



Hunt Southwest

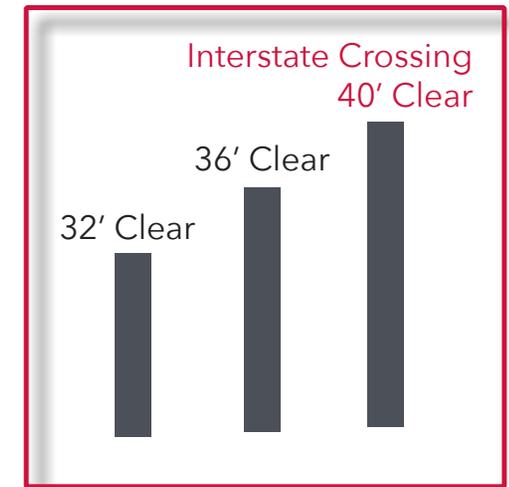
FOR LEASE

1,023,488 SF

North Texas • South-Central U.S Distribution Center

Interstate Crossing is a new, state-of-the-art 1,023,488 SF Class A distribution center with a premiere infill/last mile location in North Texas at the intersection of Interstate 820 and superhighway 35W. The project is uniquely located to provide a broad supply chain solution for North Texas and the South-Central US Region. It is well-positioned near intermodal transit hubs and surrounded by rapidly growing e-commerce businesses. Companies can build out to their exact needs and benefit from abundant, skilled and cost effective nearby workforce.

- Cross-Dock Configuration
- Best Labor in DFW Area
- Interstate Adjacency and Visibility
- Infill/Last Mile Location
- Secure Campus
- Above Average Clear Height

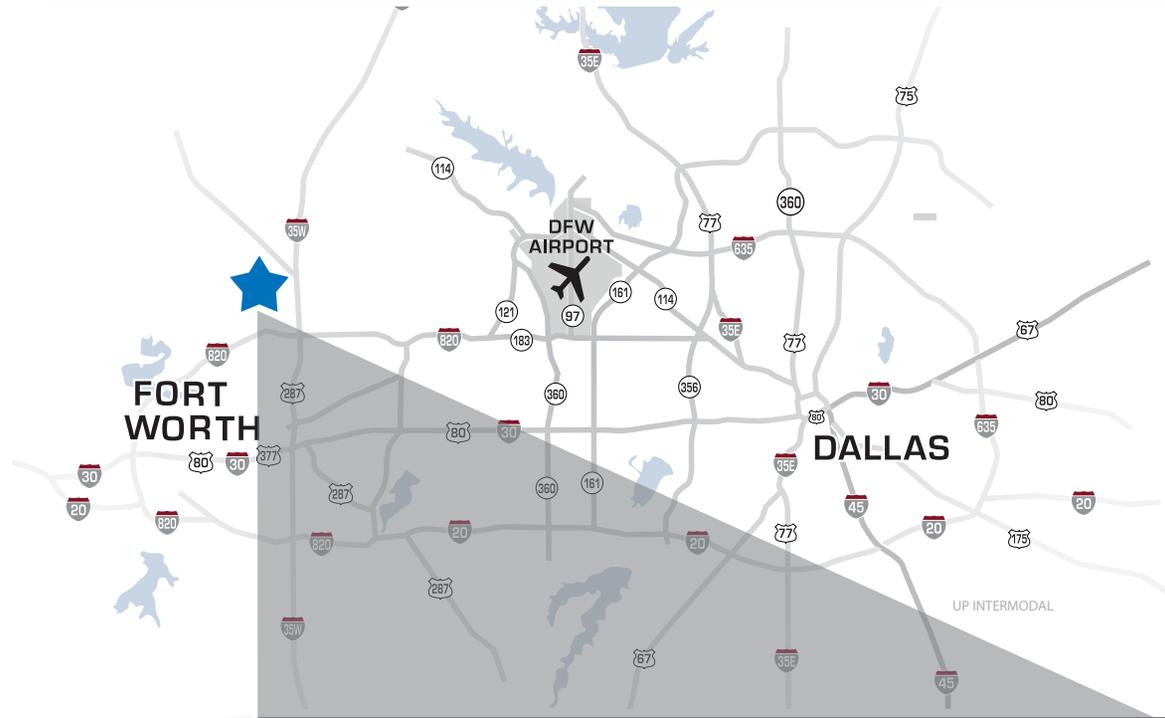


Additional Pallets =
Additional Savings

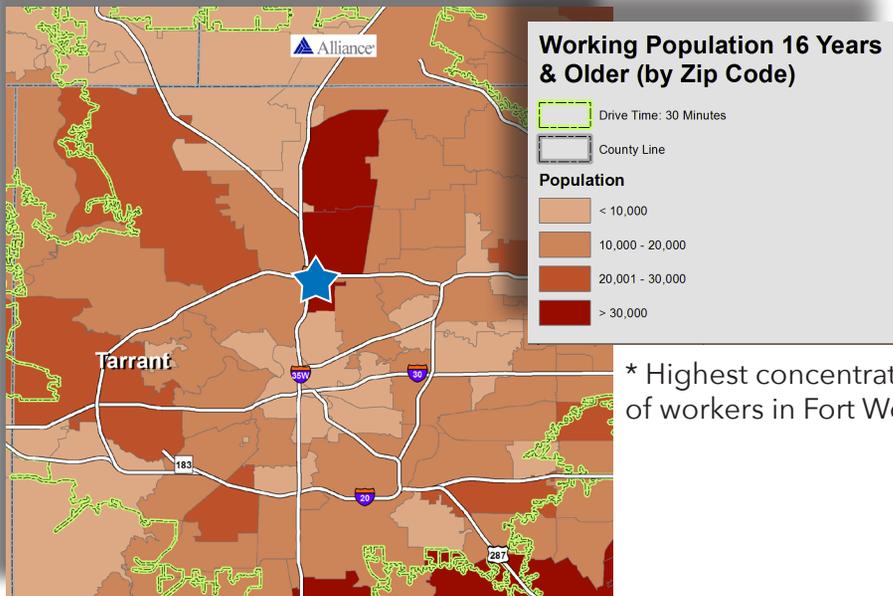
LOCATION DATA

COUNTY	Tarrant
MARKET	N. Fort Worth
SUBMARKET	Meacham Fld/Fossil Creek
ZONING	Heavy Industrial
LOCATION	<p>North Fort Worth, on I-35W and I-820 (Between S. Blue Mound Rd and Mark IV Parkway)</p> <ul style="list-style-type: none"> • .8 miles to FedEx Ship • 1.13 miles to USPS Bulk • 1.6 miles to FedEx Freight • 3.2 miles to Fort Worth Meacham Int'l Airport • 6.4 miles to UPS Fort Worth • 15.2 miles to BNSF Intermodal Terminal • 18.4 Miles to DFW Int'l Airport

TRANSPORTATION



WORKER POPULATION

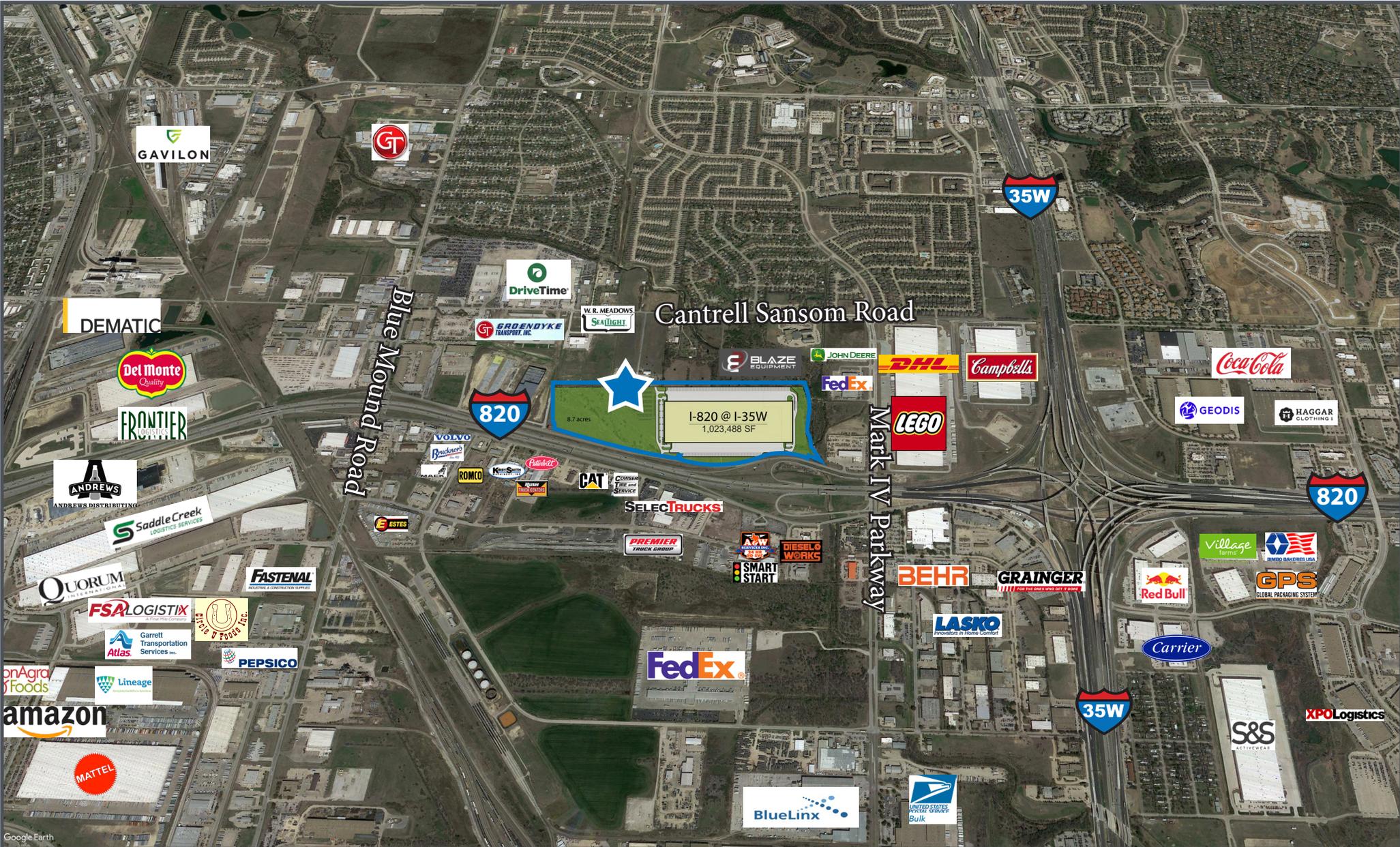


* Highest concentration of workers in Fort Worth



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CORPORATE NEIGHBORS



- | | | | | |
|----------------------|---------------------|---------------------------------|-----------------------|---------------|
| A&W Services | Premier Truck Group | CAT | John Deere | DHL |
| Estate | Red Bull | GT | Delmonte | Lineage |
| Mattel | Geodis | S&S Activewear | Kirby Smith Machinery | Volvo |
| Andrews Distribution | ROMCO | ConAgra Foods | SelecTrucks | Diesel Works |
| FedEx | Campbell's | Haggar | Dematic | MACK |
| Peterbilt | Groendyke Transport | Saddle Creek Logistics Services | Lego | XPO Logistics |
| Blaze Equipment | Rush Truck Centers | Cowser Tire and Service | Smart Start | DriveTime |
| Frontier Logistics | Amazon | Coca Cola | W R Meadows | |

SITE HIGHLIGHTS

ADDITIONAL PARKING AREA OR OUTSIDE STORAGE

(± 500 CARS OR ± 120 TRAILERS)



TRAILER PARKING

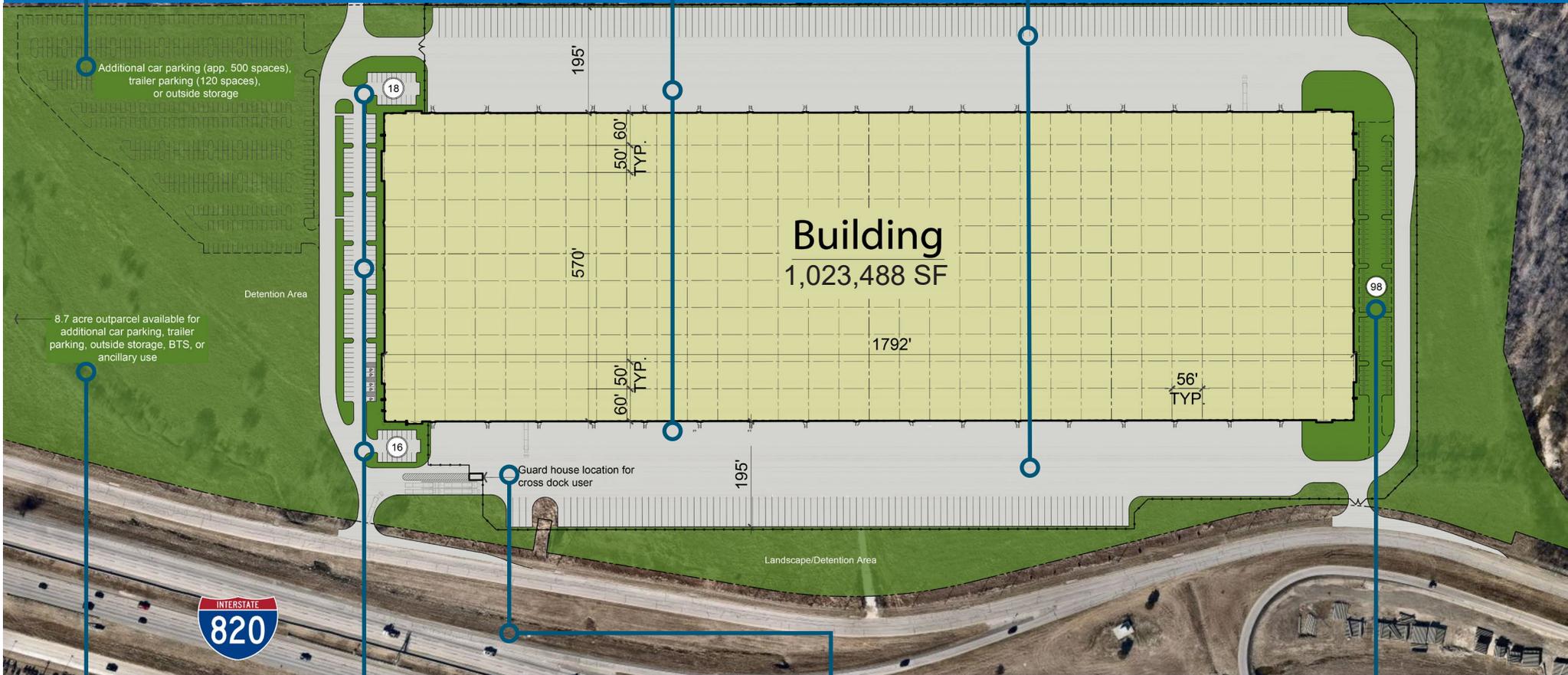
227 SPACES



TOTAL SITE
68.02 ACRES



LOADING
196 DOCK DOORS



Building
1,023,488 SF



OPTIONAL 8.7 ACRES

FOR ADDITIONAL
PARKING OR
STRUCTURES



CAR PARKS
139



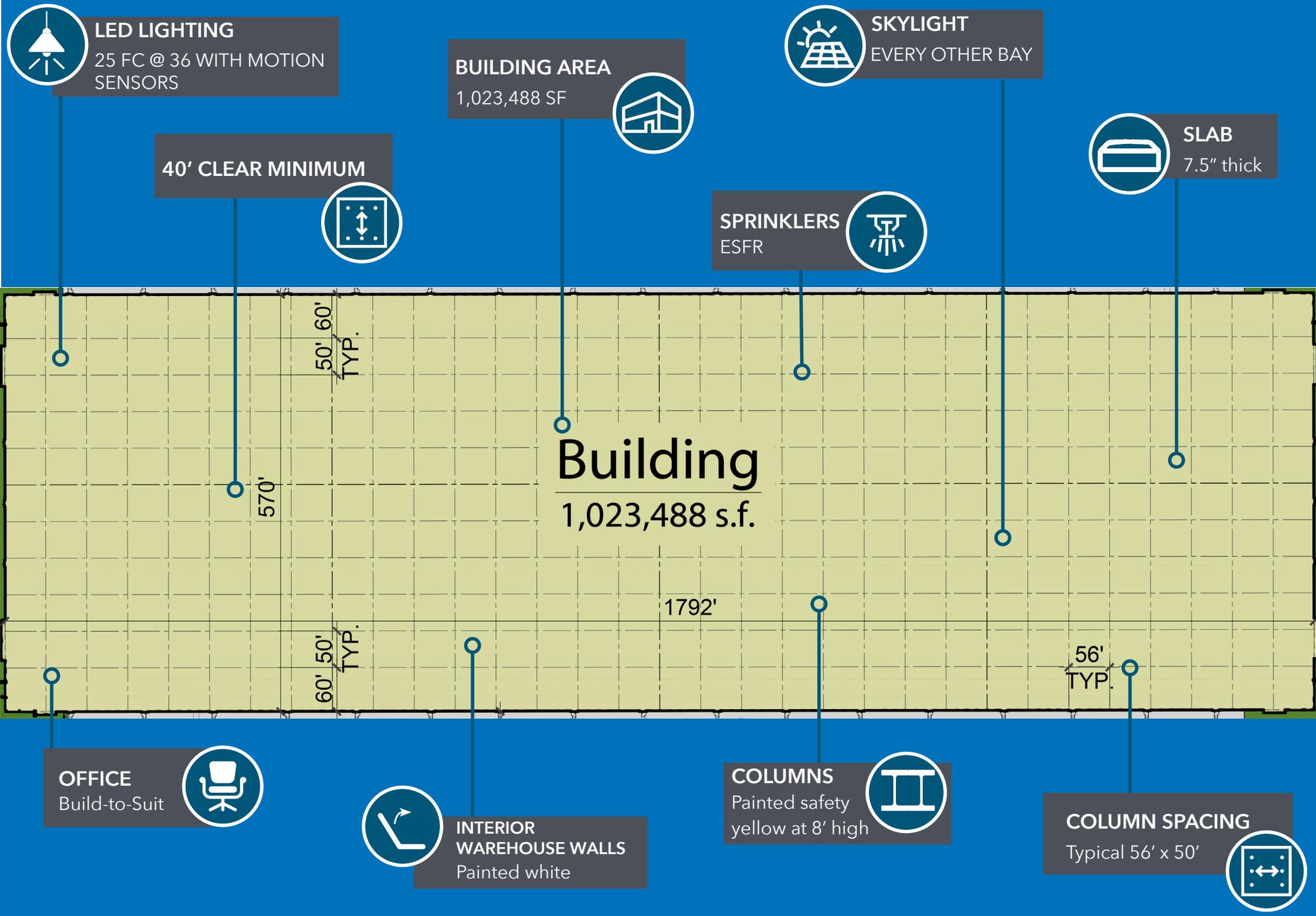
GUARD HOUSE
FOR SECURE CROSS-
DOCKING OPERATION



ADDITIONAL CAR PARKS
98



INTERIOR BUILDING HIGHLIGHTS



LED LIGHTING
25 FC @ 36 WITH MOTION SENSORS



BUILDING AREA
1,023,488 SF



SKYLIGHT
EVERY OTHER BAY



SLAB
7.5" thick



40' CLEAR MINIMUM



SPRINKLERS
ESFR



Building
1,023,488 s.f.

OFFICE
Build-to-Suit



INTERIOR WAREHOUSE WALLS
Painted white



COLUMNS
Painted safety yellow at 8' high

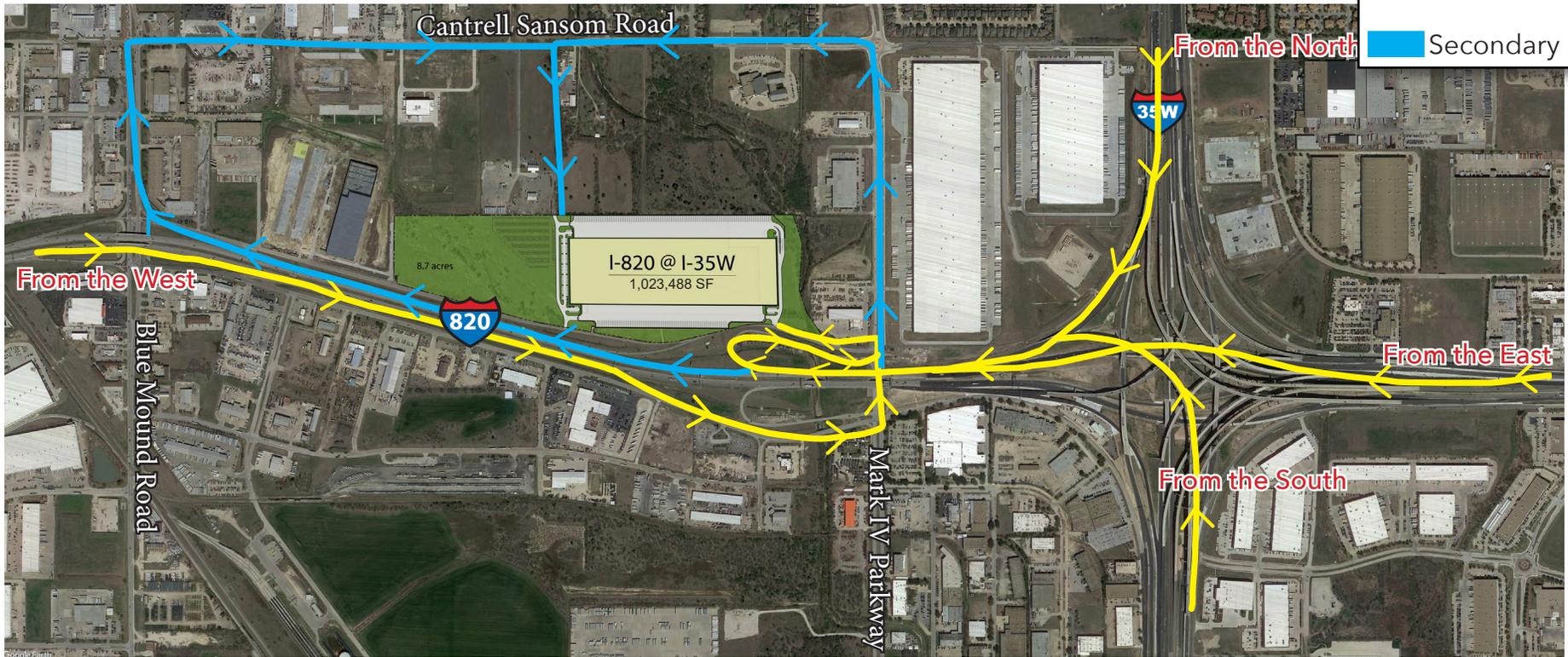


COLUMN SPACING
Typical 56' x 50'



INGRESS ROUTES

Main Route (Yellow arrow)
Secondary Route (Blue arrow)



EGRESS ROUTES



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FOR LEASING INFORMATION:

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