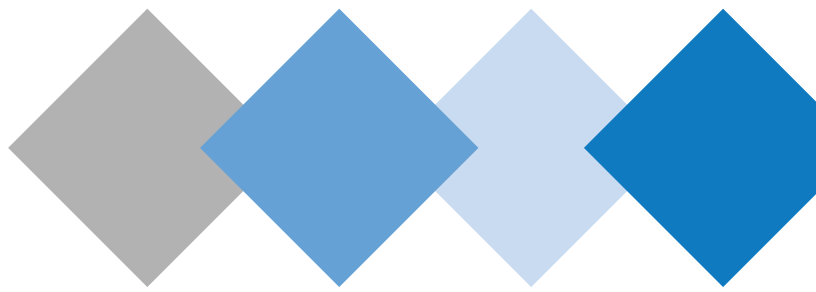


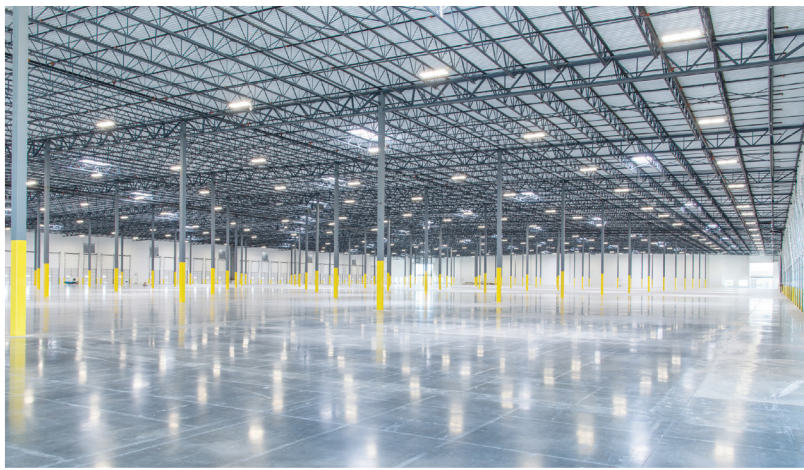
FOR LEASE
301,500 SF
DIVISIBLE



RIVERBEND WEST

— DISTRIBUTION CENTER —

2101 Reeves Place | Fort Worth, Texas 76118



FOR DEVELOPMENT INFORMATION:



T. Preston Herold, Vice President
O 214.720.1650 | C 214.437.4326
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5956 Sherry Lane | Suite 1500 | Dallas, Texas 75225
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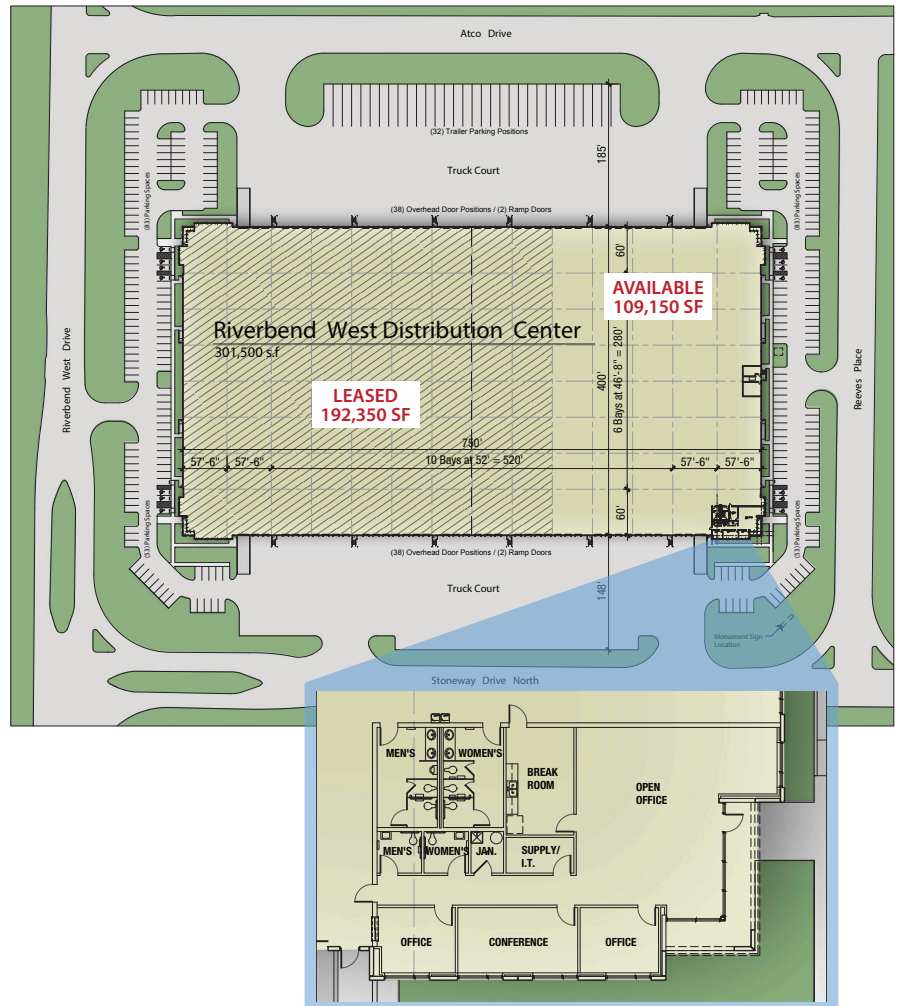
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RIVERBEND WEST

— DISTRIBUTION CENTER —

BUILDING FEATURES

- 41,324 - 109,150 Available
- 2,617 SF Office Space
- 32' Clear Height
- 138 Car Parking Spaces
- 8 Trailer Parking Spaces
- Cross Dock loading configuration with 148' and 185' truck courts
- (22) 9'x10' OH dock doors
- (2) 14'x16' drive-in doors with ramps
- ESFR sprinkler
- Street access on all four sides of building
- Triple freeport tax exemption
- Warehouse equipped with LED light fixtures and motion sensors provided at 25fc measured at 36" aff
- Interior warehouse walls painted white
- Columns painted safety yellow at 8' high



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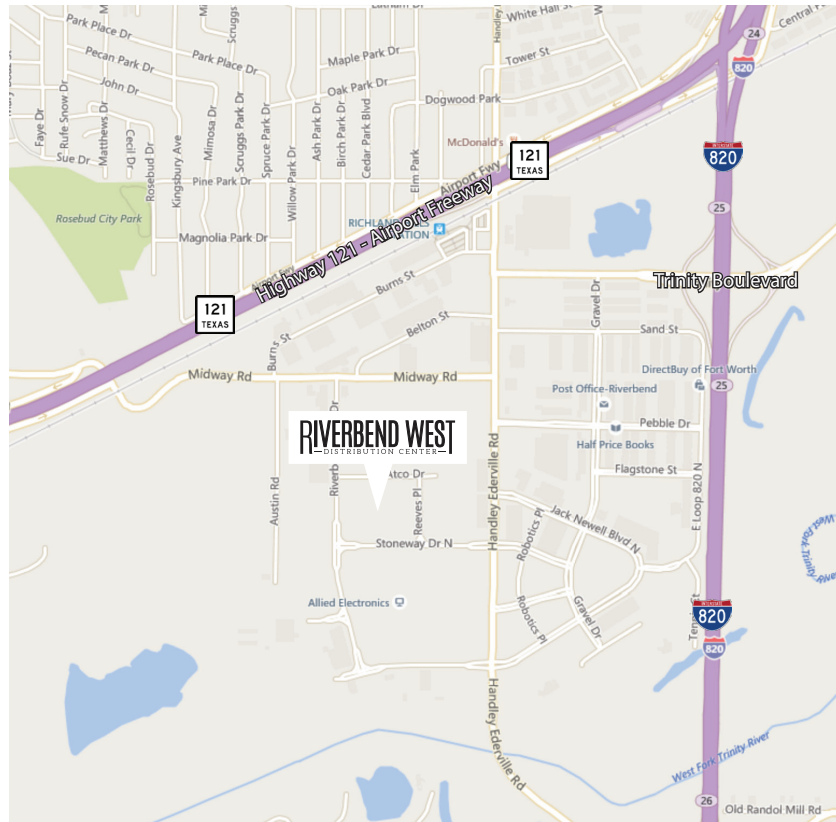
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RIVERBEND WEST

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LOCATION

- Located on the northeast side of the City of Fort Worth in the master-planned Riverbend West Business Park
- Easy access to Loop 820, I35W, Highway 121, TEXpress Tollway and I30
- 16 minutes to DFW Airport and 12 minutes to downtown Fort Worth
- Trinity River Express (TRE) Rail station located in park with passenger drop off

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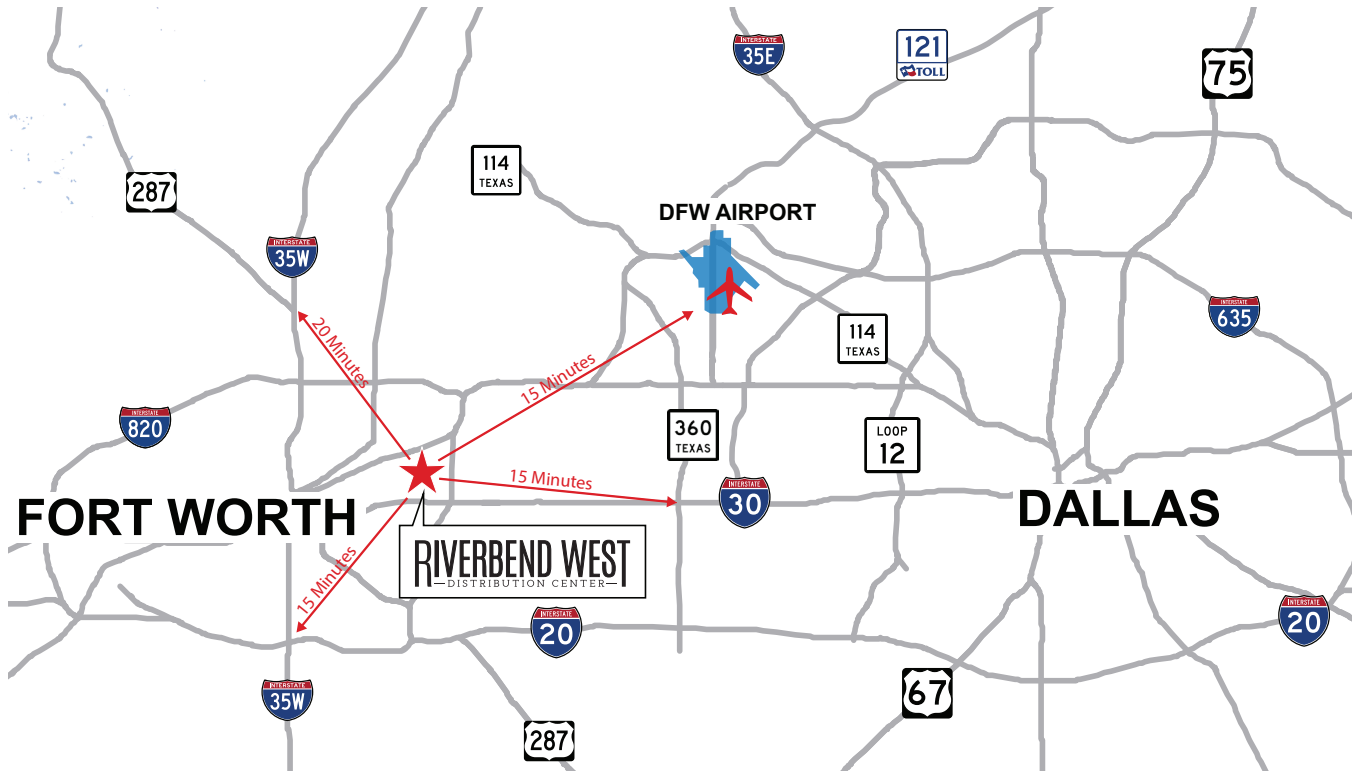
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Riverbend West being centrally located in Tarrant County offers a reliable choice in transportation routes during heavy congestion with easy access to a number of toll lanes on the Chisolm Trail Tollway and major interstate highways, including I-20, I-30 and I-35W, a major north-south route and North America Free Trade Agreement (NAFTA) corridor that links the United States to Mexico and Canada.

The Riverbend West Park is surrounded by communities that offer a strong, well educated work force. The park also offers mass transit by Trinity Railway Express (TRE) which provides commuter rail service between Fort Worth and Dallas in cooperation with the Fort Worth Transportation Authority (The T) and Dallas Area Rapid Transit (DART), the region's public transit services. The TRE serves 180,000 riders monthly from links at Fort Worth, Dallas and Dallas/Fort Worth International Airport.

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