

For Lease
164,721 SF
Divisible to
82,360 SF



@ MERCANTILE CENTER



4800 N. Sylvania Road
Fort Worth, TX

FOR LEASING INFORMATION:



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FOR DEVELOPMENT INFORMATION:



Hunt Southwest

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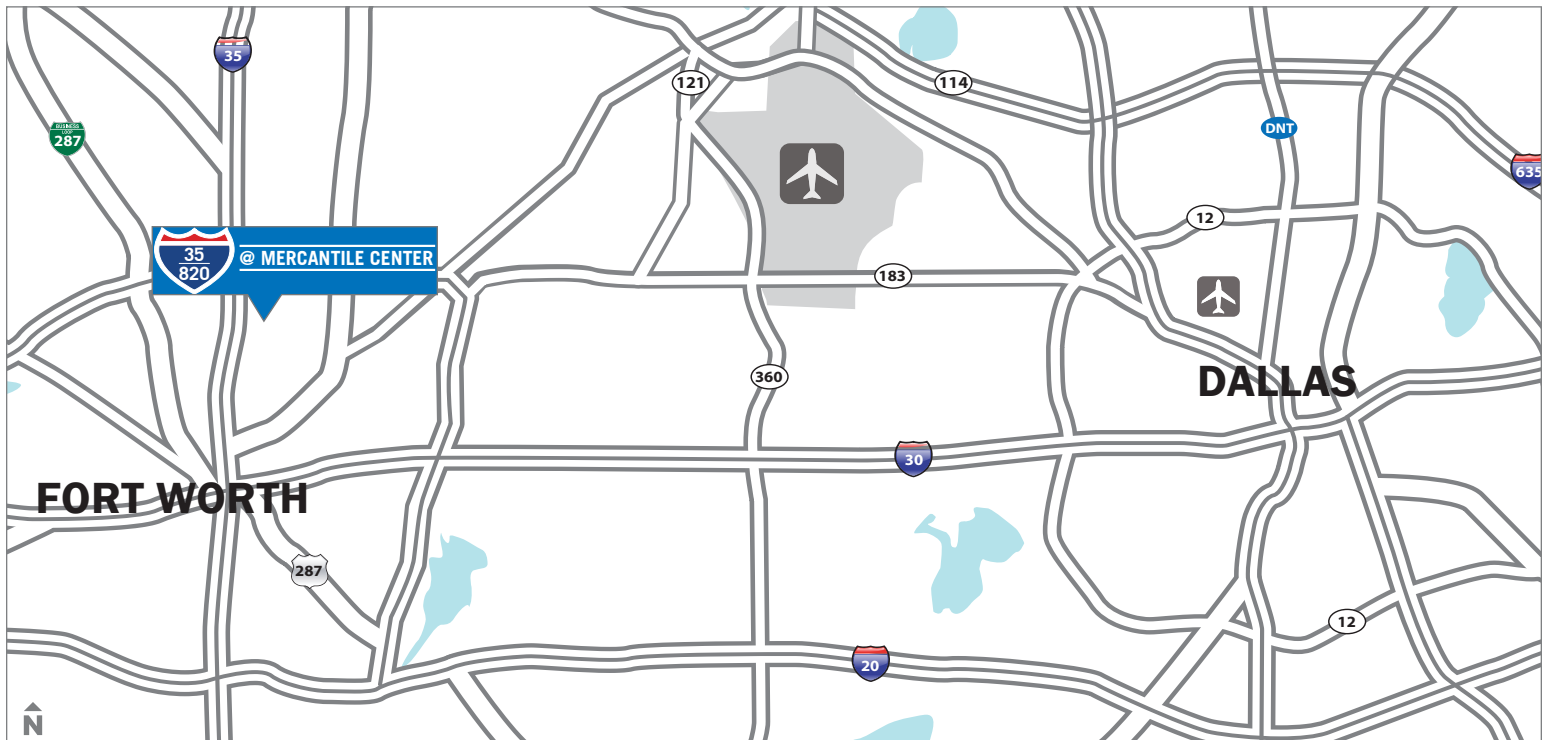
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LOCATION DATA

- County: Tarrant
- Industrial Park: Mercantile Center Industrial Park
- Location: North Fort Worth, on I-35W, 1 miles South of Loop 820 and approximately 14 miles from Burlington Northern Santa Fe (BNSF) Intermodal Terminal
- Corporate Neighbors: FedEx, Lego, Coca-Cola, Dillard's, TTI, XPO Logistics, Osburn Hessay Logistics and Haggard Clothing

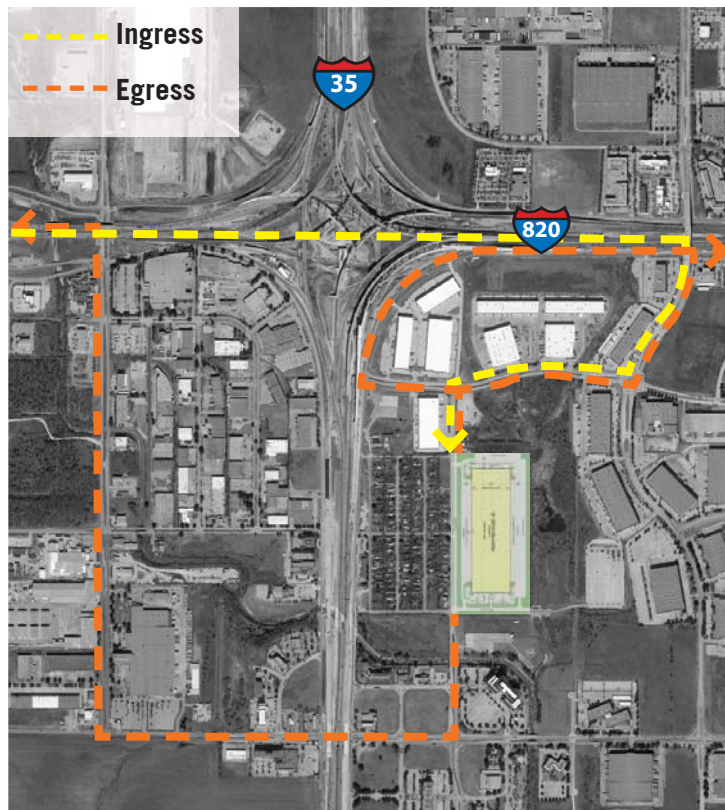
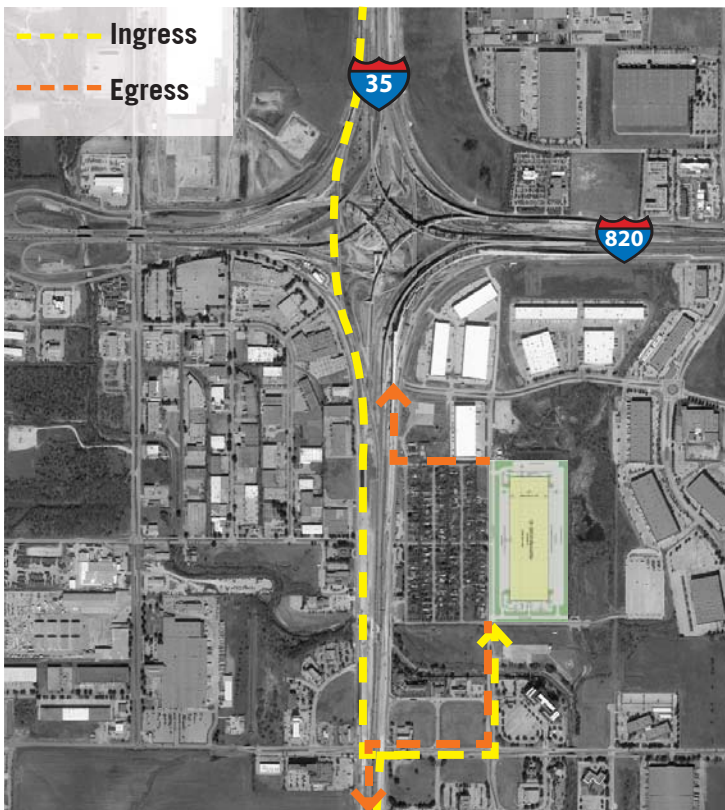
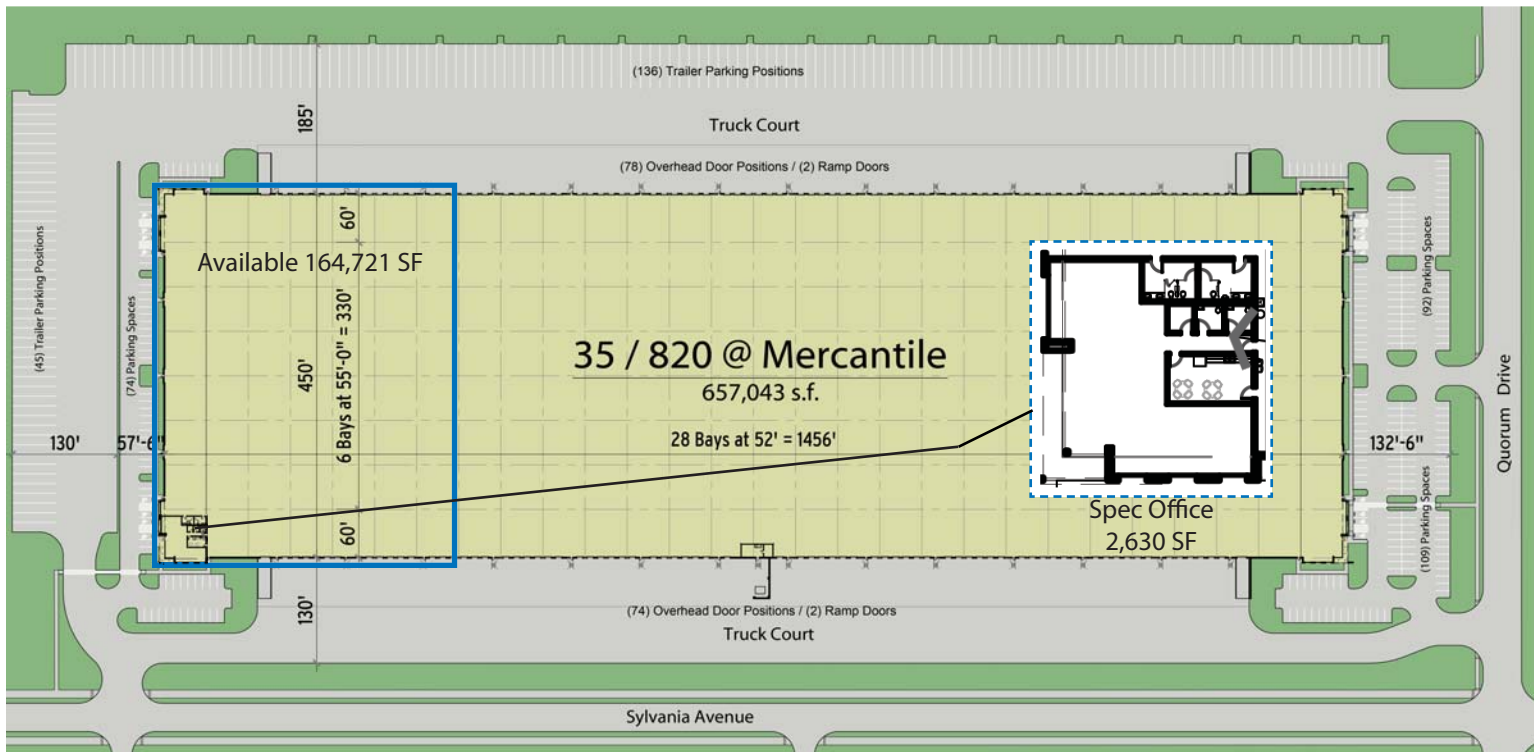
BUILDING DATA

- 164,721 SF, Divisible to ± 82,360 SF
- 2,630 SF spec office space
- 36' Clear height
- 7" thick reinforced slab
- 74 car parking spaces (expandable to 200+)
- 82 trailer parking spaces
- Cross dock loading configuration with 130' and 185' truck courts
- (30) 9' x 10' dock high doors
- (2) 12' x 14' drive-in doors with ramps
- 52' x 55' column spacing
- Warehouse lighting to 25 FC @ 36 with motion sensors
- Estimated construction completion date 3rd quarter 2017
- Interior warehouse walls painted white
- Columns painted safety yellow at 8' high
- ESFR sprinklered





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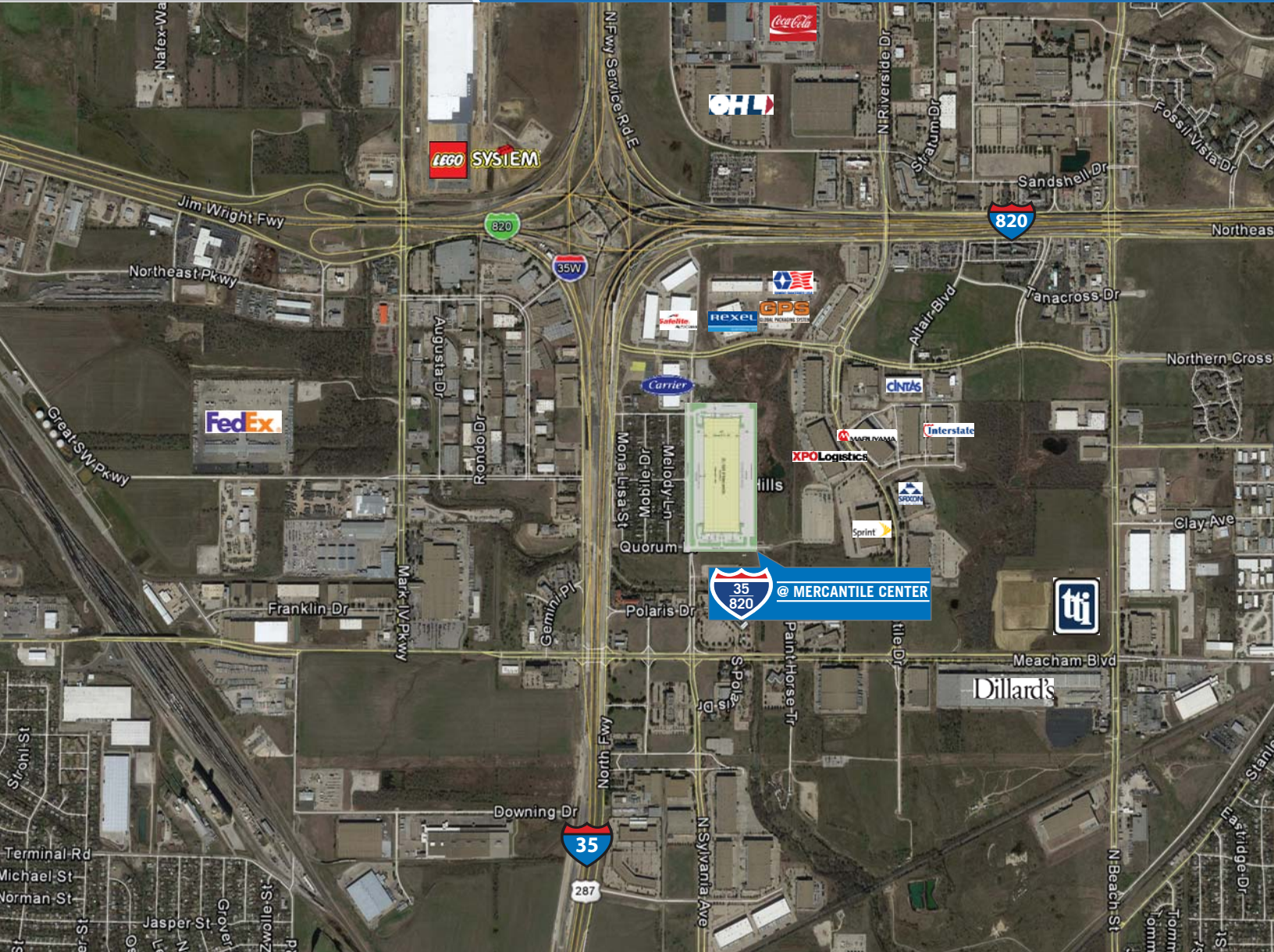


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