

MASTER PLANNED INDUSTRIAL PARK

1124 BOLD RULER ROAD
FORT WORTH, TX 76052



BUILDING 1

±176,189 SF AVAILABLE

Q1 2026 DELIVERY



CBRE

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INTERMODAL LOGISTICS CENTER LOCATION



ALLIANCE INTERMODAL FACILITY

FORT WORTH
ALLIANCE
AIRPORT



HASLET

156

TO FORT
WORTH ↓

AVONDALE

287

170



377



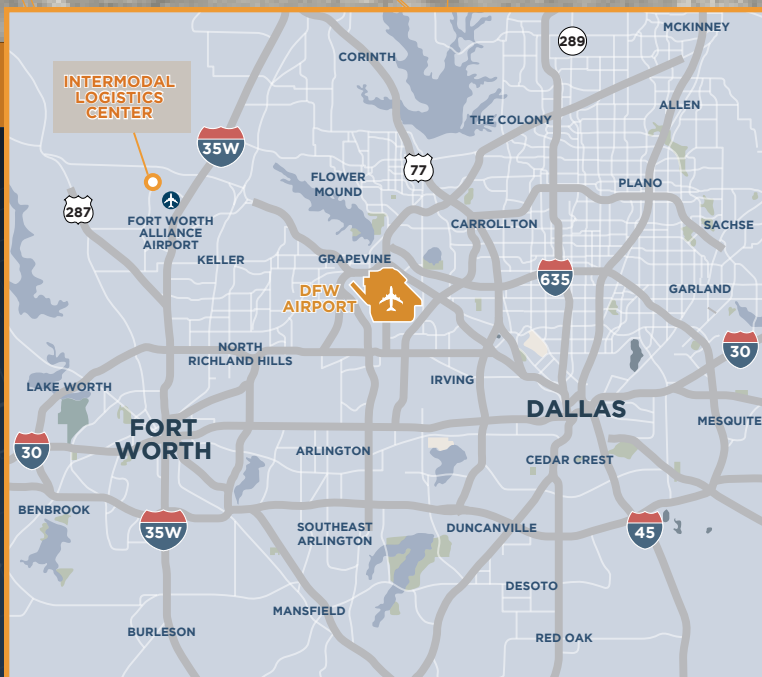
TEXAS MOTOR
SPEEDWAY

ELIZABETHTOWN

114



ROANOKE



Strategic Alliance Texas
Location with unparalleled
accessibility to major rail,
highway and air infrastructure



Direct connection to BNSF
Railway's Alliance Intermodal
Facility and close proximity
to FedEx Southwest Regional
Sort Hub and UPS Hub



INTERMODAL LOGISTICS CENTER OVERVIEW

TERMINAL OPERATIONS
INTERMODAL OPERATOR
MORE INFORMATION

ConGlobal

BNSF

DIRECT ACCESS
to Intermodal Facility

176,189 SF
AVAILABLE

386,250 SF
AVAILABLE

INTERMODAL LOGISTICS CENTER BENEFITS



State-of-the-art
Class A Distribution
Center. Master planned
park offering over
6MM SF



Triple Freeport Location
and drayage savings
with immediate access
to BNSF Intermodal



Master planned
Industrial park with Highly
Experience Landlord and
Developer with extensive
in-house resources

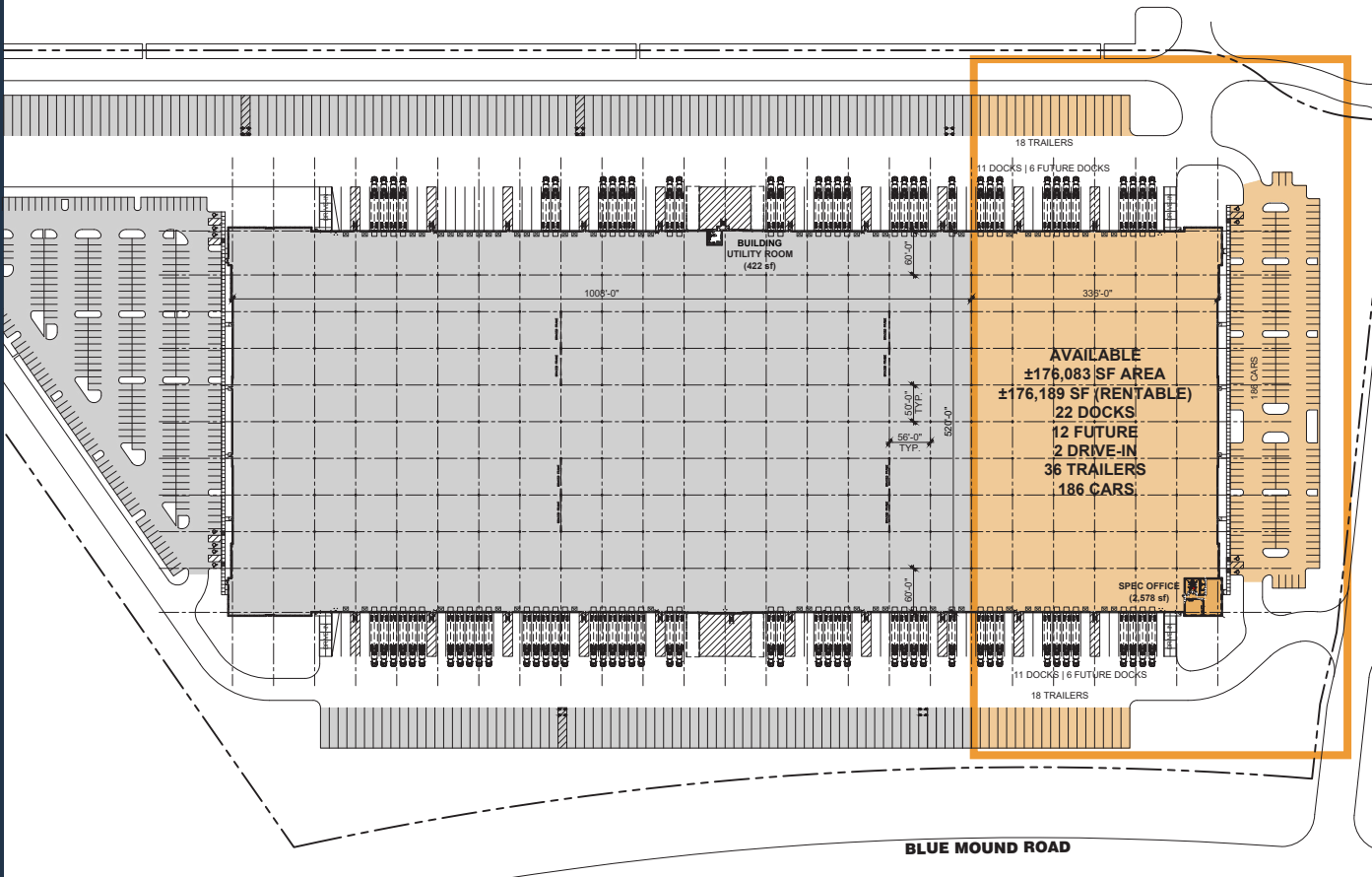


High Profile Location
with immediate access
to Highway 114, I-35
West and Intermodal
Parkway



Located minutes from
DFW and AFW airports
and restaurants, retail and
accommodations within
the growing Alliance area

INTERMODAL LOGISTICS CENTER SITE PLAN



INTERMODAL LOGISTICS CENTER BUILDING SPECS

Building SF 703,085 SF

SF Available 176,189 SF

Office SF 2,578 SF

Configuration Cross-Dock

Column Spacing 56' x 50' Standard Bays with 60' Speed Bays

Clear Height 40'

Lighting LED w/ Motion Sensors (30 fc)

Dock Doors 22 (12 Future)

Oversize Ramp Doors 2

Trailer Parking 36 Positions

Auto Parking 186

Fire Protection ESFR

Slab Thickness 7" Reinforced Concrete



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