

MASTER PLANNED INDUSTRIAL PARK

1124 BOLD RULER ROAD
FORT WORTH, TX 76052



ILC EAST BLDG 5

±176,249 SF

READY FOR OCCUPANCY



CBRE

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INTERMODAL LOGISTICS CENTER LOCATION



HASLET

156

TO FORT WORTH
↓

AVONDALE

287

170



377



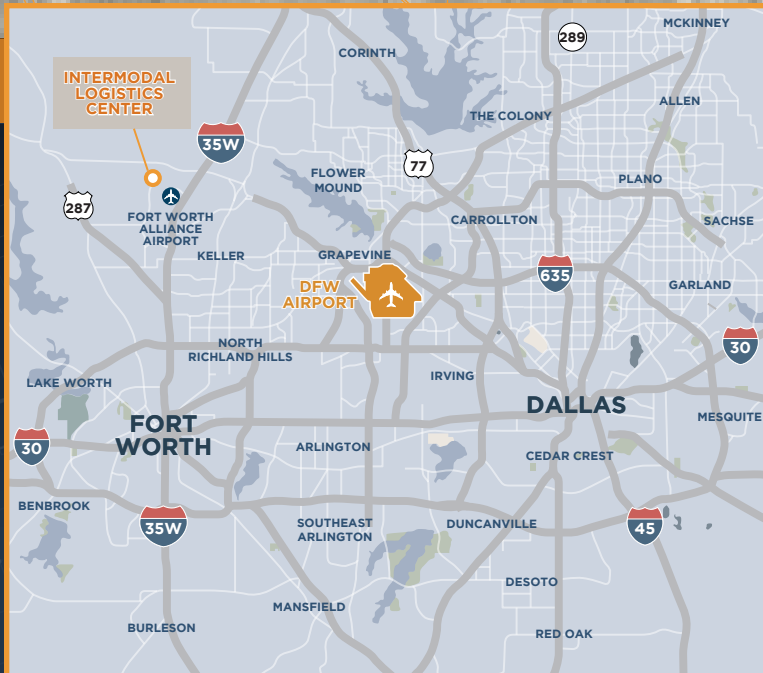
TEXAS MOTOR
SPEEDWAY

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

176,249 SF
Available

TERMINAL OPERATIONS
INTERMODAL OPERATOR
MORE INFORMATION

ConGlobal

BNSF

DIRECT ACCESS
to Intermodal Facility

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

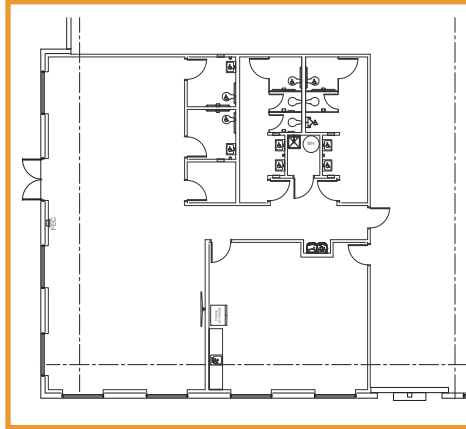


High Profile Location
with immediate access
to Highway 114, I-35
West and Intermodal
Parkway



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

INTERMODAL LOGISTICS CENTER SITE PLAN



OFFICE: 2,536 SF

INTERMODAL LOGISTICS CENTER BUILDING SPECS

Building SF ±176,249 SF

Suite Dimensions 674'x 260'

Configuration Front Load

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

Clear Height 40'

Dock Doors 20 with Pit Levelers and Dock Seals (16 Future)

Oversize Ramp Doors 1

Truck Court Depth 180'

Trailer Parking 45 Positions

Auto Parking 104

Fire Protection ESFR

Slab Thickness 7" Reinforced Concrete

Lighting LED w/ Motion Sensors (30 fc)



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