

# For Sale/Lease

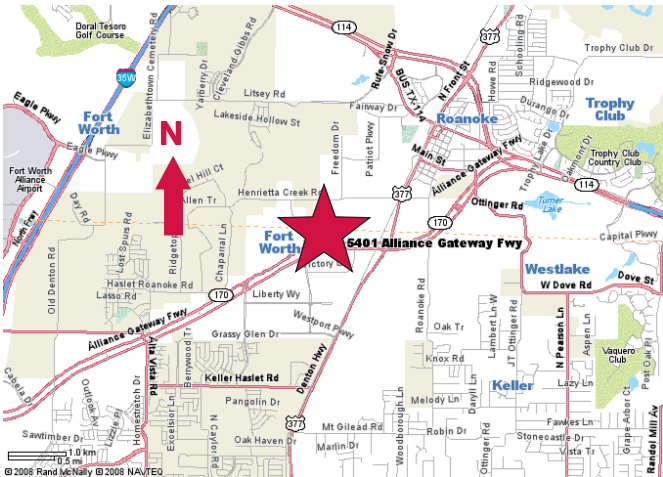
5401 Alliance Gateway Freeway  
Fort Worth, Texas  
104,989 Square Feet

Great Owner/User  
Opportunity -  
Can Duplex With  
Existing Demising  
Wall in Place

## All of the Amenities of Alliance, Texas!



- Highway 170 Frontage
- ± 5,243 SF in Front Office
- ± 4,819 SF in Back Office
- ± 4,085 SF Unfinished Mezzanine
- ± 12,000 SF A/C Production Area
- ± 30' Clear Height
- 13 Dock Doors (1 Ramped & 11 With Levelers)
- 40' x 50' Column Spacing
- ESFR Sprinkler System
- Heavy Power
- ± 80 Car Parks (Expandable)
- Located 6 Miles to Alliance Intermodal Yard



### contact information:

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