

**FOR LEASE**  
**BUILDING 2 - RAILHEAD INDUSTRIAL PARK**

5180 N. RAILHEAD ROAD, FORT WORTH, TX 76131  
**362,670 SF (Divisible)**



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## BUILDING 2 - RAILHEAD INDUSTRIAL PARK

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### LOCATION DATA

**COUNTY:** Tarrant  
**MARKET:** North Fort Worth Industrial  
**LOCATION:** North Fort Worth on Loop 820, 3 miles West of I-35W and 9.5 miles from Burlington Northern Santa Fe (BNSF) Intermodal Terminal.

**INDUSTRIAL PARK:**  
Railhead Industrial Park is a 633 acre controlled business park which serves as the largest true dual rail industrial park in the North Texas area.

**CORPORATE NEIGHBORS:**  
Andrews Distributing, A&R Logistics, Del Monte Foods, Saddlecreek Logistics, Mattel, International Paper, Amazon, and Americold.

### SITE DATA

**LAND AREA:** 21.33 Acres  
**ZONING:** Heavy Industrial  
**INCENTIVES / ABATEMENTS:**

Enterprise Zone, Foreign Trade Zone, Triple Freeport, & User Specific Tax Abatements.





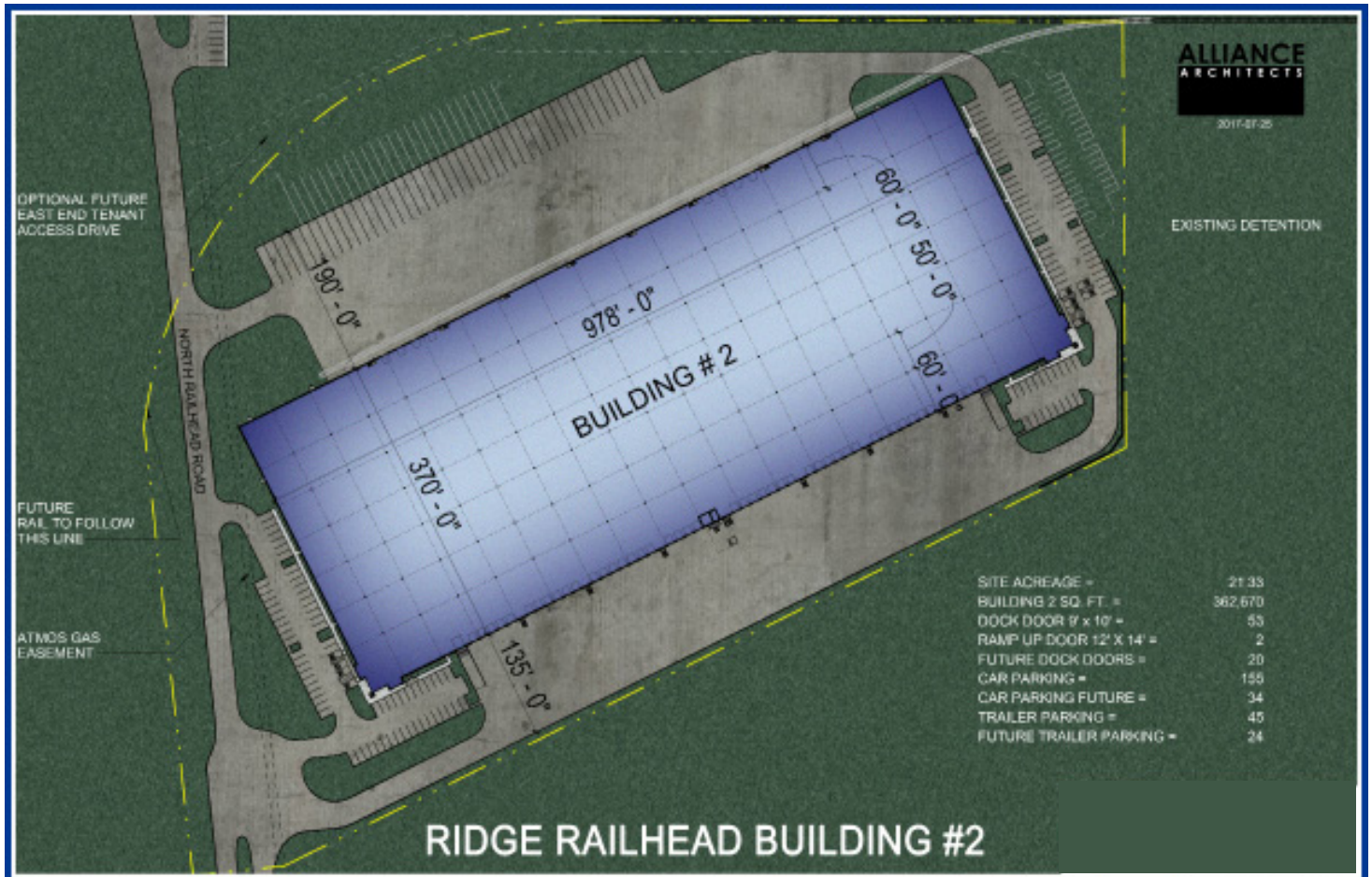
## BUILDING DATA

<b>TOTAL BUILDING:</b>	362,670 SF Cross-dock
<b>OFFICE:</b>	Build-to-suit
<b>YEAR BUILT:</b>	2017
<b>CONSTRUCTION TYPE:</b>	Tilt Wall
<b>ROOF:</b>	Single-Ply Membrane
<b>CLEAR HEIGHT:</b>	32'
<b>COLUMN SPACING:</b>	52'W x 50'D
<b>STAGING BAYS:</b>	60' Deep
<b>DOCK DOORS:</b>	53 (9' X 10'), 20 future
<b>RAMPED DOORS:</b>	2 (12' x 14')
<b>BUILDING DIMENSIONS:</b>	978' x 370'D
<b>SPRINKLERED:</b>	ESFR (K-17)

<b>PARKING:</b>	153 (Expandable to 187)
<b>TRAILER SPACES:</b>	45 (Expandable to 78)
<b>TRUCK COURT DEPTH:</b>	135'
<b>RAIL:</b>	Dual Direct Rail Service Available from Two (2) Class I Railroads (BNSF and UP)

## ECONOMIC DATA

<b>LEASE RATE:</b>	Negotiable
<b>ESTIMATED OPERATING EXPENSES:</b>	
Taxes:	\$1.00 /SF
Insurance:	\$0.06/SF
CAM:	\$0.36/SF
<b>Total:</b>	<b>\$1.42/SF</b>



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