

CROSSPOINTE COMMERCE CENTER

1.85M SF CLASS-A INDUSTRIAL PARK



**CUTTING-EDGE
CONFIGURATION
WITH SCALABILITY**



**VISIBILITY ALONG
INTERSTATE 35**



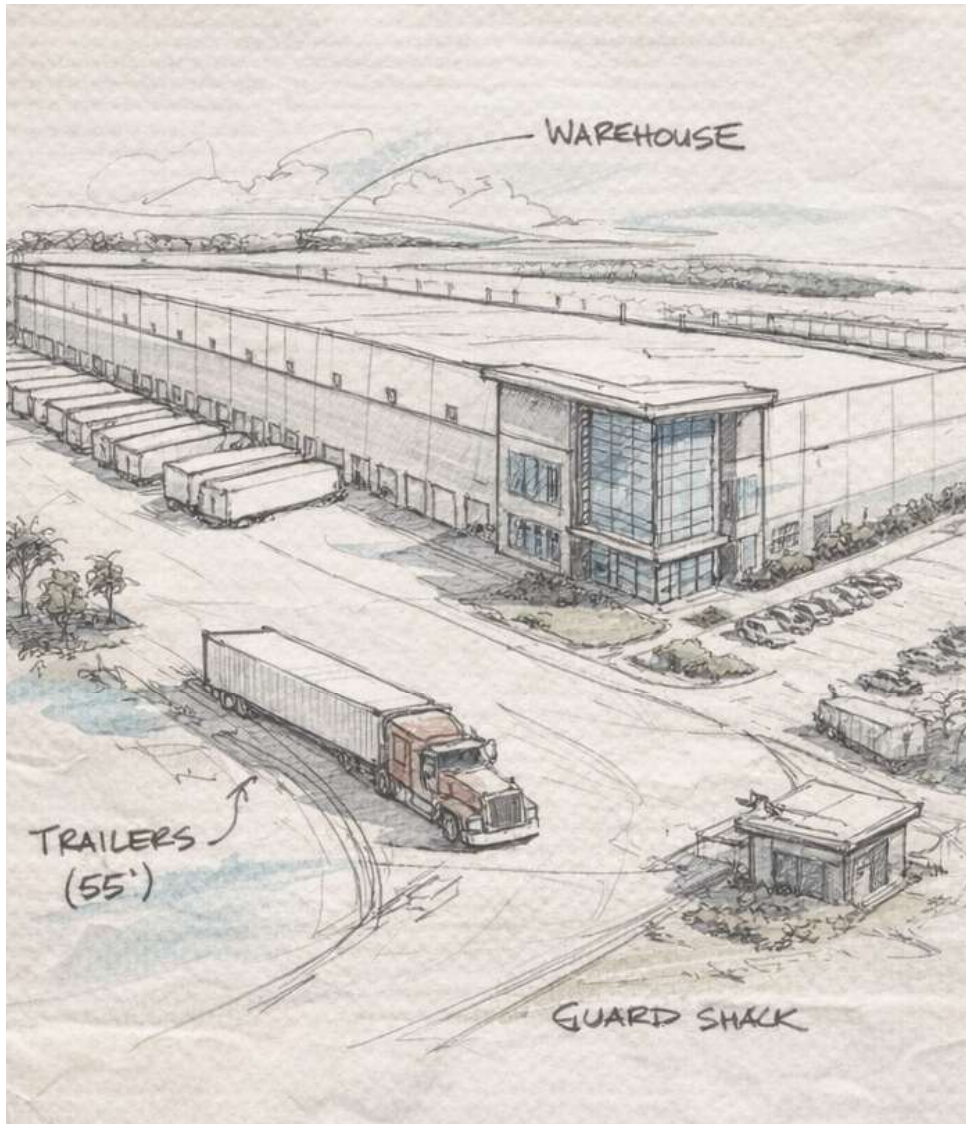
**UNMATCHED
TRAILER STORAGE
AND PARKING**



**STRATEGICALLY POSITIONED
IN SOUTH FORT WORTH**

PROPERTY ADVANTAGES

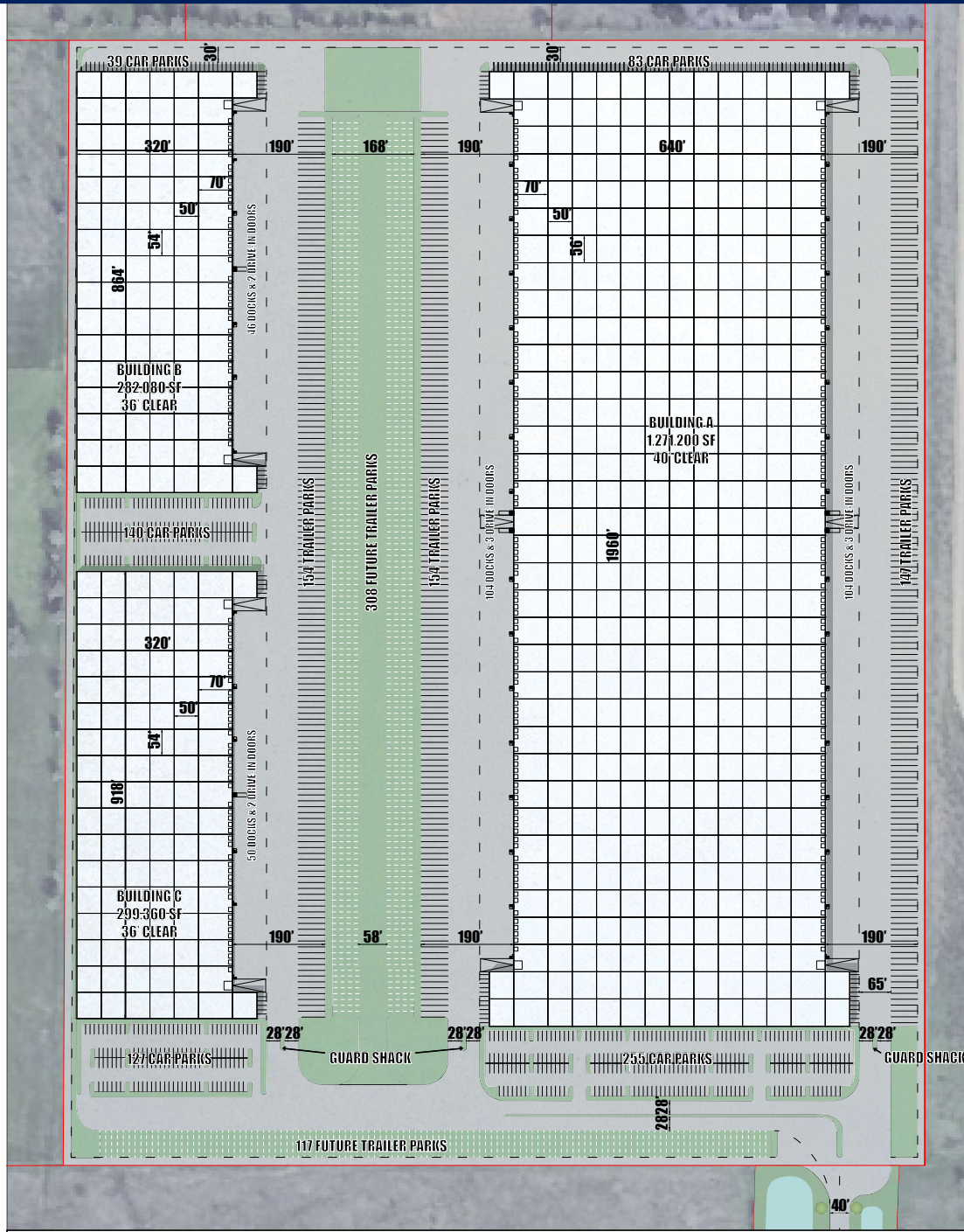
IRREPLACABLE SITE CHARACTERISTICS



- ▶ **ABILITY TO DELIVER OVER 850 TRAILER PARKS**
- ▶ **ABILITY TO SECURE CAMPUS AND TRUCK COURTS WITH GUARD SHACK CAPABILITY**
- ▶ **SPEED TO LOGISTICAL CORRIDORS (I-35, I-20, HWY 67)**
- ▶ **2027 DELIVERY**
- ▶ **40' CLEAR HEIGHT ACROSS 1.2 M SF BIG BOX**
- ▶ **70' SPEED BAYS**
- ▶ **190' TRUCK COURTS**
- ▶ **SEPARATE TRAFFIC FLOWS**
- ▶ **VISIBILITY ALONG I-35**
- ▶ **CITY AND COUNTY TAX ABATEMENTS AND INCENTIVES AVAILABLE**

CROSSPOINTE COMMERCE CENTER

SITE PLAN OVERVIEW



BUILDING A

- ▶ 1,271,200 SF
- ▶ 40' CLEAR HEIGHT
- ▶ 208 DOCK DOORS
- ▶ 6 RAMP DOORS
- ▶ 301 TRAILER PARKS
- ▶ 368 CAR PARKS

BUILDING B

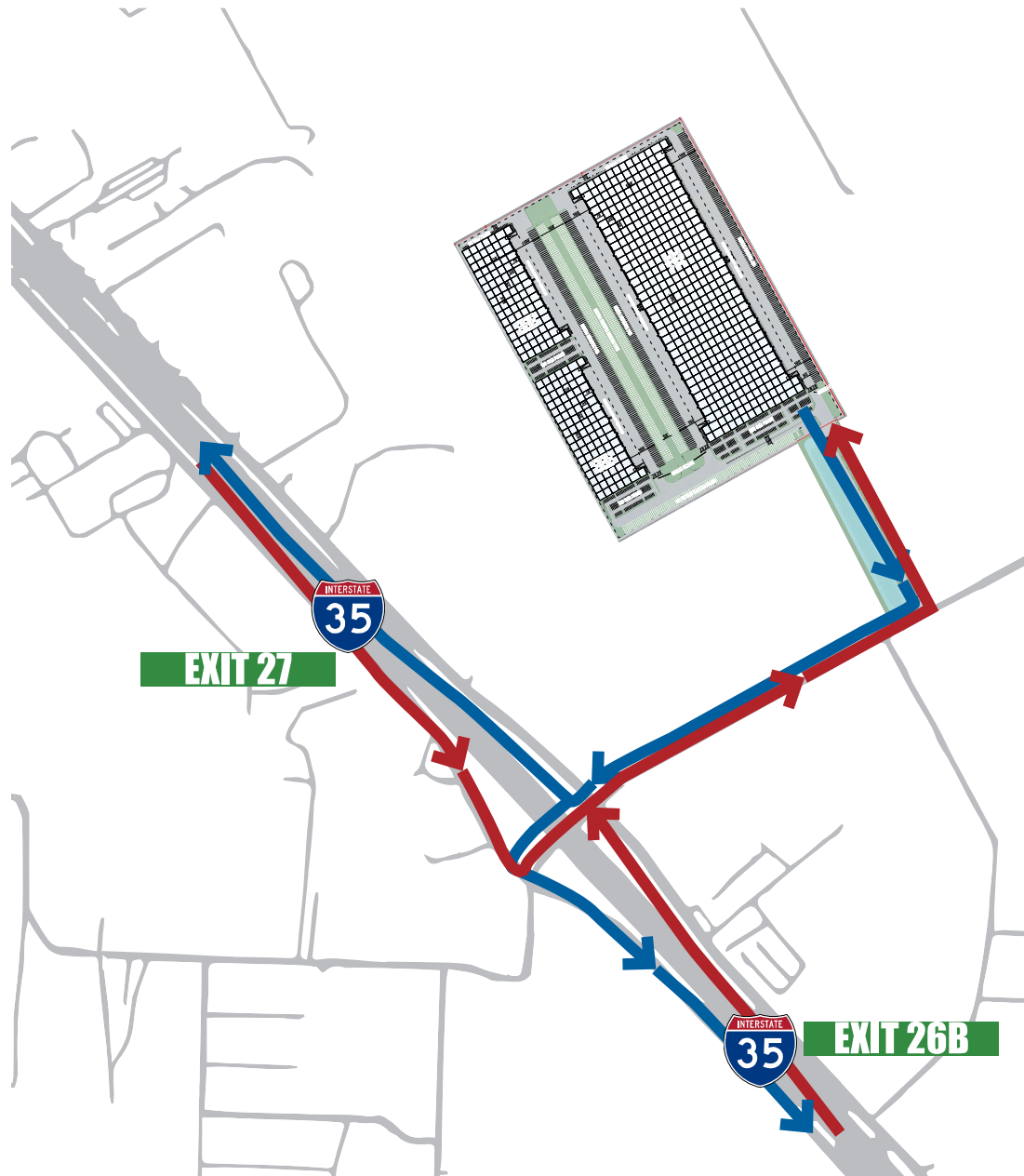
- ▶ 282,080 SF
- ▶ 36' CLEAR HEIGHT
- ▶ 46 DOCK DOORS
- ▶ 2 RAMP DOORS
- ▶ 77 TRAILER PARKS
- ▶ 119 CAR PARKS

BUILDING C

- ▶ 299,360 SF
- ▶ 36' CLEAR HEIGHT
- ▶ 50 DOCK DOORS
- ▶ 2 RAMP DOORS
- ▶ 77 TRAILER PARKS
- ▶ 207 CAR PARKS

SPEED AND LOGISTICAL ADVANTAGES

DIRECT CONNECTION TO I-35, ONE EXIT NORTH OF HWY 67



DISTANCE TO DOWNTOWN FORT WORTH

- ▶ 22 MILES TO CROSSPOINTE 
- ▶ 22 MILES TO ALLIANCE
- ▶ 29.5 MILES TO AMAZON-CLEBURNE
- ▶ 37 MILES TO DENTON

DISTANCE TO I-20

- ▶ 17 MILES TO CROSSPOINTE 
- ▶ 27 MILES TO ALLIANCE

CORPORATE NEIGHBORS

STRATEGICALLY POSITIONED AMONGST THE FORTUNE 500



LOCAL AMENITIES

EXPLOSIVE GROWTH CORRIDOR



**CROSSPOINTE
COMMERCE
CENTER**



PrairieLand
tention Center

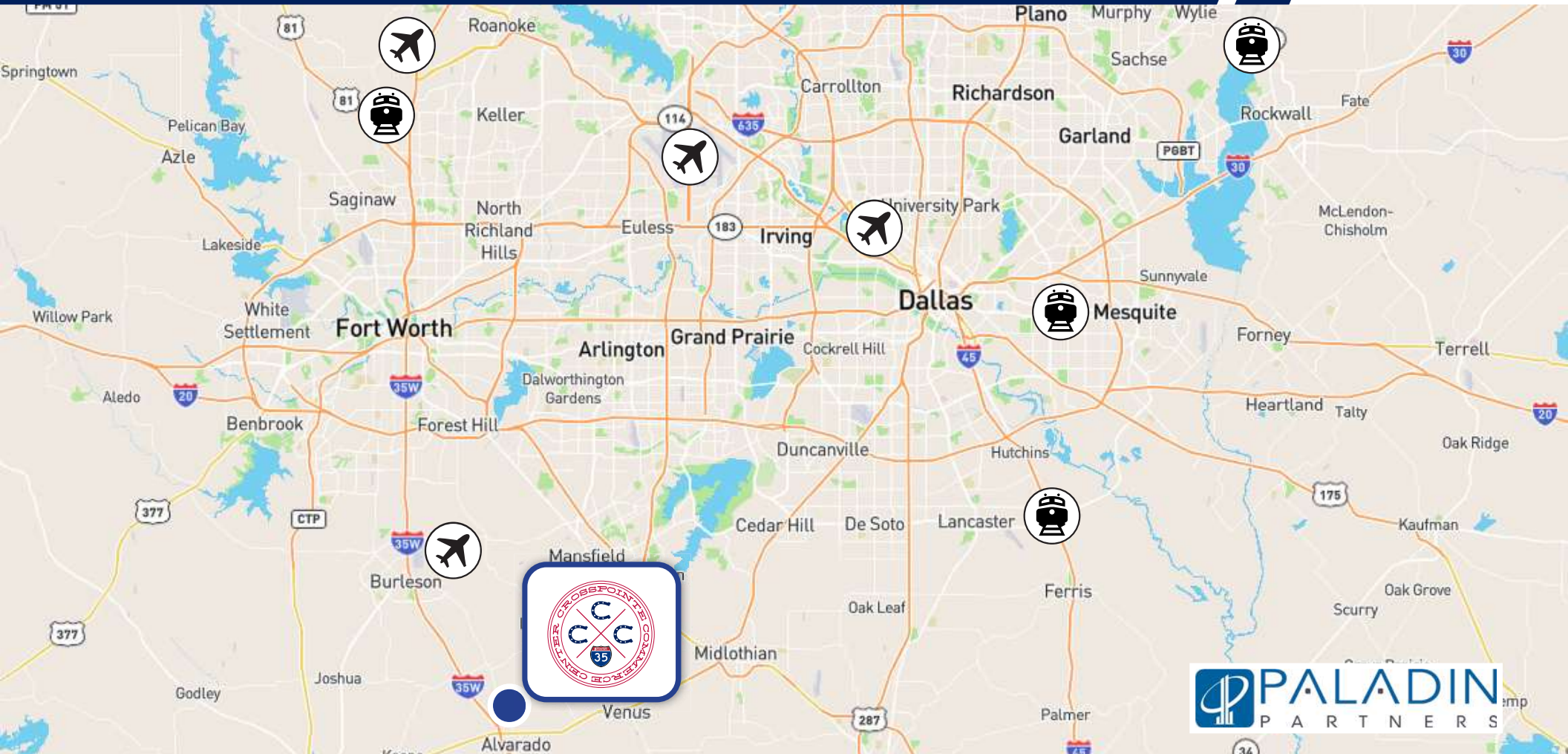


Alvarado



REGIONAL CONNECTIVITY

ACCESS TO ALL OF DFW WITHIN 60 MINUTES



0.5 MILES TO I-35

1.8 MILES TO HWY 67

12.7 MILES TO CHISHOLM TRAIL PKWY

17 MILES TO I-20

22 MILES TO DOWNTOWN FW

Conrad Madsen
(214) 454-8526
cmadsen@paladin-partners.com

Greg Nelson
(972) 354-8080
gnelson@paladin-partners.com

Robert Miller
(817) 807-2354
rmiller@paladin-partners.com

Aleksander Pedersen
(214) 888-3787
apedersen@paladin-partners.com