

BLAZING TRAIL

LOGISTICS CENTER



Bldg. 2 - 3000 Mark IV Parkway, Fort Worth, TX 76106

Bldg. 3 - 4101 North Freeway, Fort Worth, TX 76106

Bldg. 4 - 4049 North Freeway, Fort Worth, TX 76106

Bldg. 5 - 2900 Mark IV Parkway, Fort Worth, TX 76106

PHASE I - 4 BUILDINGS
TOTALING 656,340 SF

INDUSTRIAL DEVELOPMENT



LINCOLN
PROPERTY
COMPANY



PROJECT OVERVIEW

BLAZING TRAIL LOGISTICS CENTER IS A TWO PHASED INDUSTRIAL DEVELOPMENT TOTALING 1,420,180 SF.

THE NEW OFFICE WAREHOUSE AND LOGISTICS CENTER WILL BE EQUIPPED WITH:

- ESFR SPRINKLER SYSTEMS
- INTERIOR ROOF DRAINS THAT DISCHARGE INTO TRUCK COURT
- WHITEBOXED
- 16 DOCK DOORS WITH 35,000 LB CAPACITY PIT LEVELERS & SEALS
- BLDG 2 AND 3 - R-9 INSULATION ROOFS
- BLDG 4 AND 5 - R25 INSULATION ROOFS
- RAMPS AT EACH END OF THE TRUCK COURTS WITH 12' X 14' OVERHEAD DOORS
- RAIL CAPABLE
- FULL VAPOR BARRIER AND MORE....



NEW CONSTRUCTION DELIVERING
Q4 2023



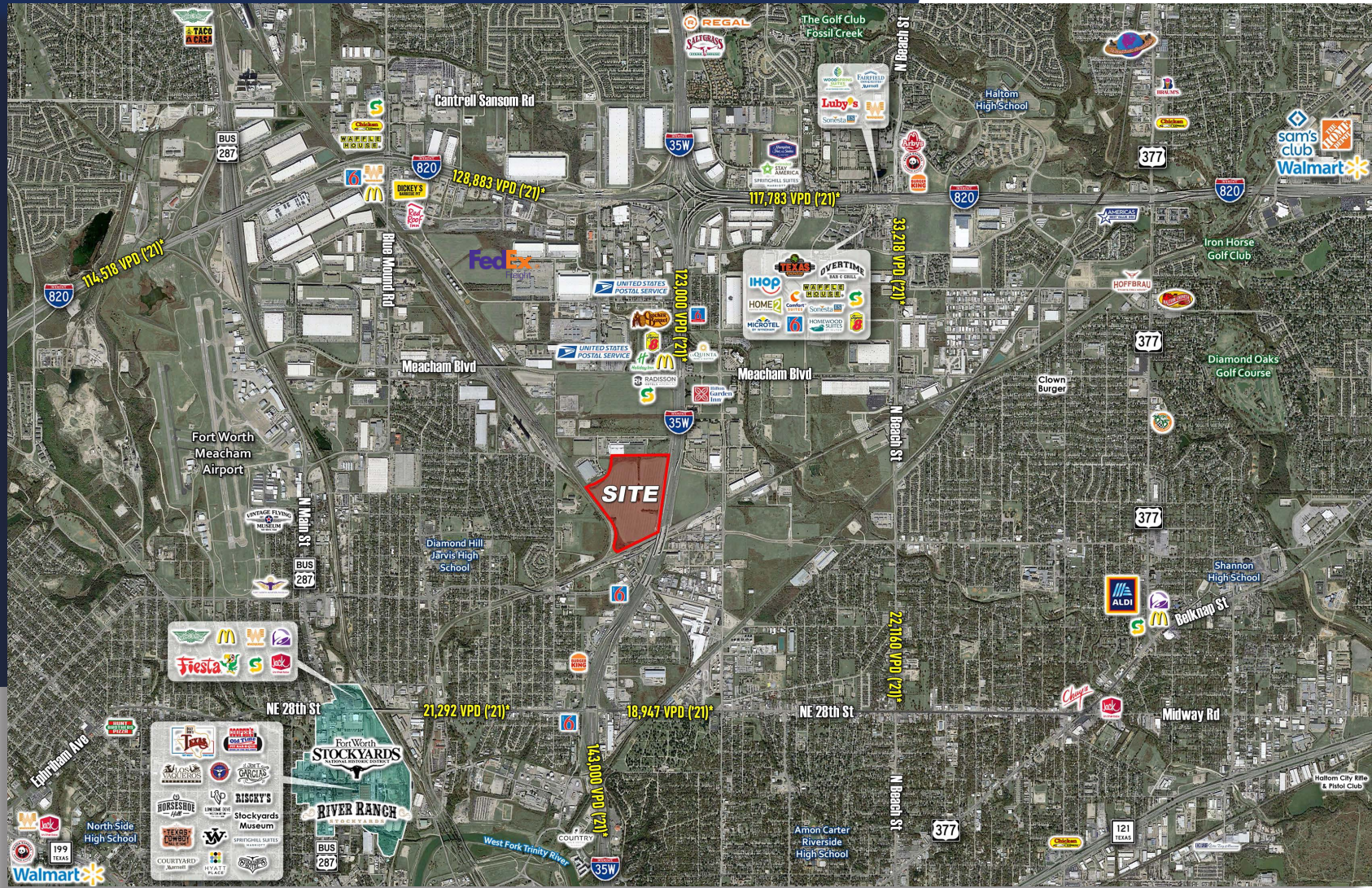
OFFICE / WAREHOUSE
DISTRIBUTION,
LIGHT ASSEMBLY AND FUFILLMENT USES



EASY ACCESS TO MAIN DFW
HIGHWAYS



CLOSE PROXIMITY TO MANY RESTAURANTS
AND AMENITIES



ADJACENT TO FEDEX FREIGHT FACILITY - 2 MILES



DISTANCE TO DFW AIRPORT SOUTH ENTRANCE - 19 MILES



DISTANCE TO ALLIANCE AIRPORT - 12 MILES



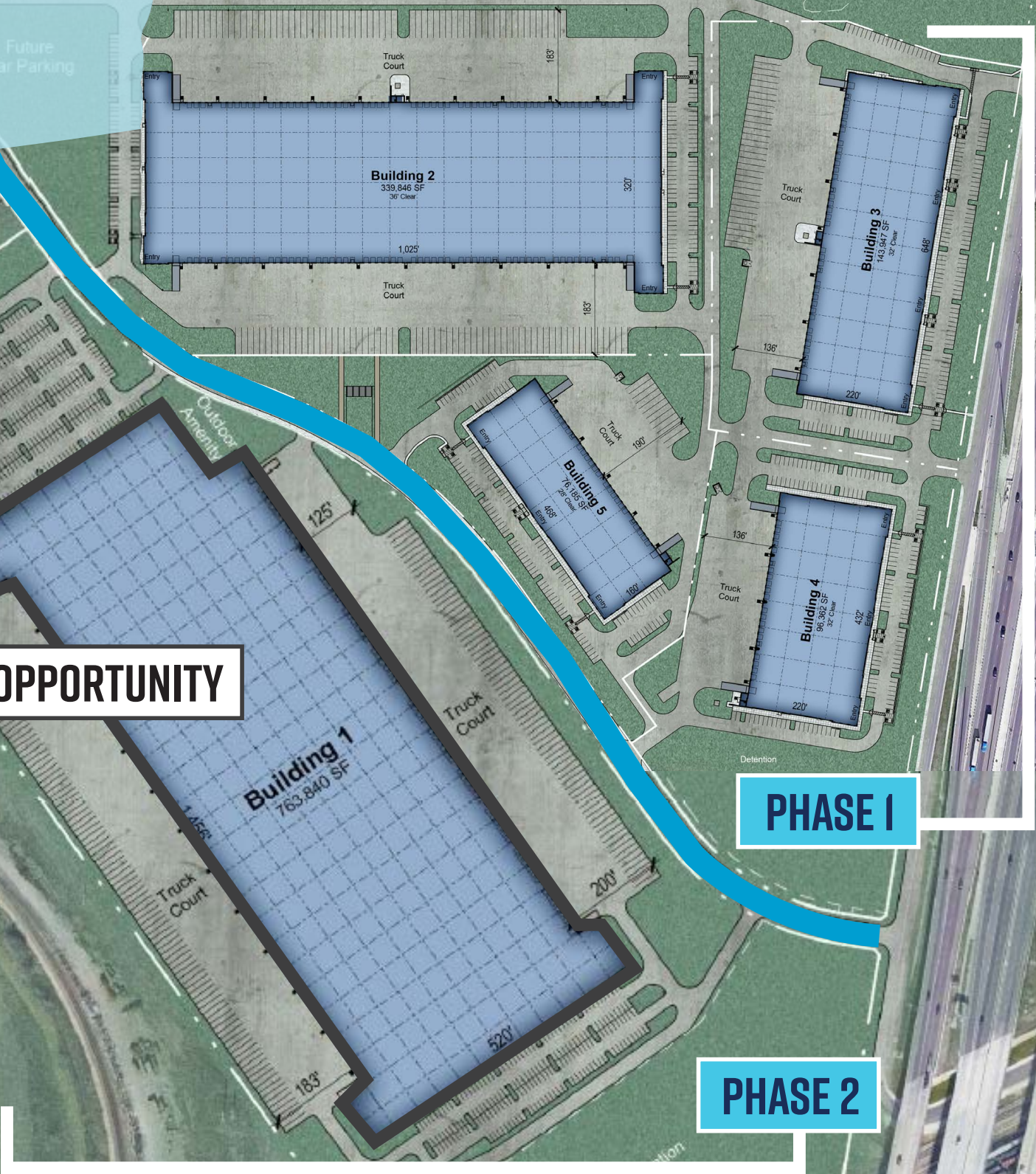
DISTANCE TO BNSF INTERMODAL - 13 MILES



DISTANCE TO DOWNTOWN FORT WORTH - 6 MILES

SITE PLAN

BUILD TO SUIT OPPORTUNITY



PHASE 1

PHASE 2



BUILDING 1

Address

Size BTS UP TO 763,840

Divisible

Clear Height 40'

Sprinkler ESFR

Bay Depth 520'

**Truck Court
Depth** 125' - 200'

Loading CROSS DOCK

Overhead Doors (135) 9' X 10' DH (4) 12' WIDE
CONCRETE RAMPS AT 12' X
14' OH DOORS

Parking Spaces 624

Trailer Parking 175



BUILDING 2

Address 3000 MARK IV PARKWAY,
FORT WORTH, TX 76106

Size 339,846 SF

Divisible ± 85,582

Clear Height 36'

Sprinkler ESFR

Bay Depth 320'

**Truck Court
Depth** 130'-183'

Loading CROSS DOCK

Overhead Doors (108) 9' X 10' DH (4) 12'
WIDE CONCRETE RAMPS AT
12' X 14' OH DOORS

Parking Spaces 133

Trailer Parking 141



BUILDING 3

Address 4101 NORTH FREEWAY, FORT WORTH,
TX 76106

Size 143,947 SF

Divisible ± 36,000

Clear Height 32'

Sprinkler ESFR

Bay Depth 220'

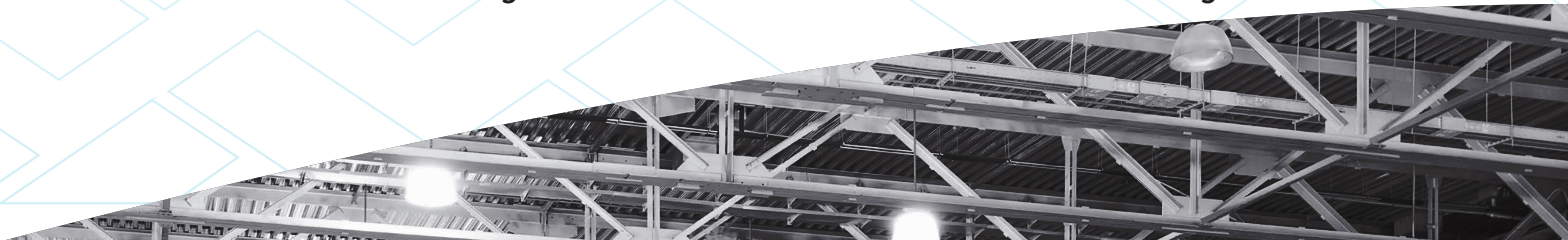
**Truck Court
Depth** 135'-190'

Loading FRONT PARK / REAR LOAD

Overhead Doors (34) 9' X 10' DH (2) 12' WIDE
CONCRETE RAMPS AT 12' X 14' OH
DOORS

Parking Spaces 167

Trailer Parking 32





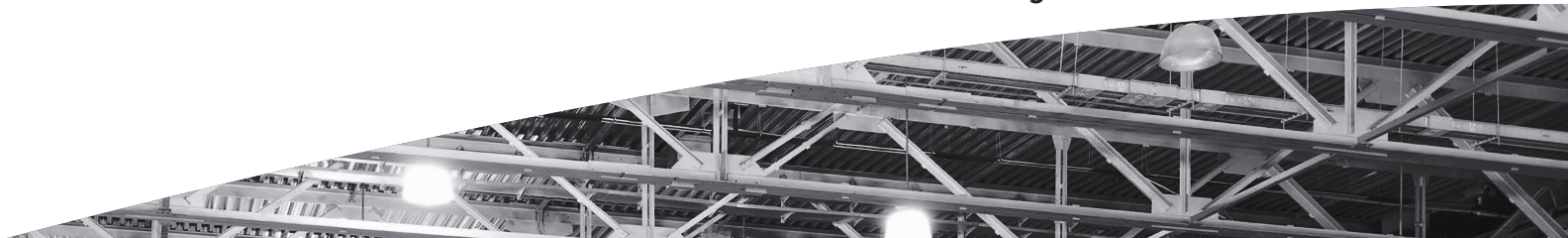
BUILDING 4

Address	4049 NORTH FREEWAY, FORT WORTH, TX 76106
Size	96,362 SF
Divisible	± 23,760
Clear Height	32'
Sprinkler	ESFR
Bay Depth	220'
Truck Court Depth	135'
Loading	FRONT PARK / REAR LOAD (21) 9' X 10' DH (2) 12' WIDE CONCRETE RAMPS AT 12' X 14' OH DOORS
Overhead Doors	
Parking Spaces	140
Trailer Parking	N/A

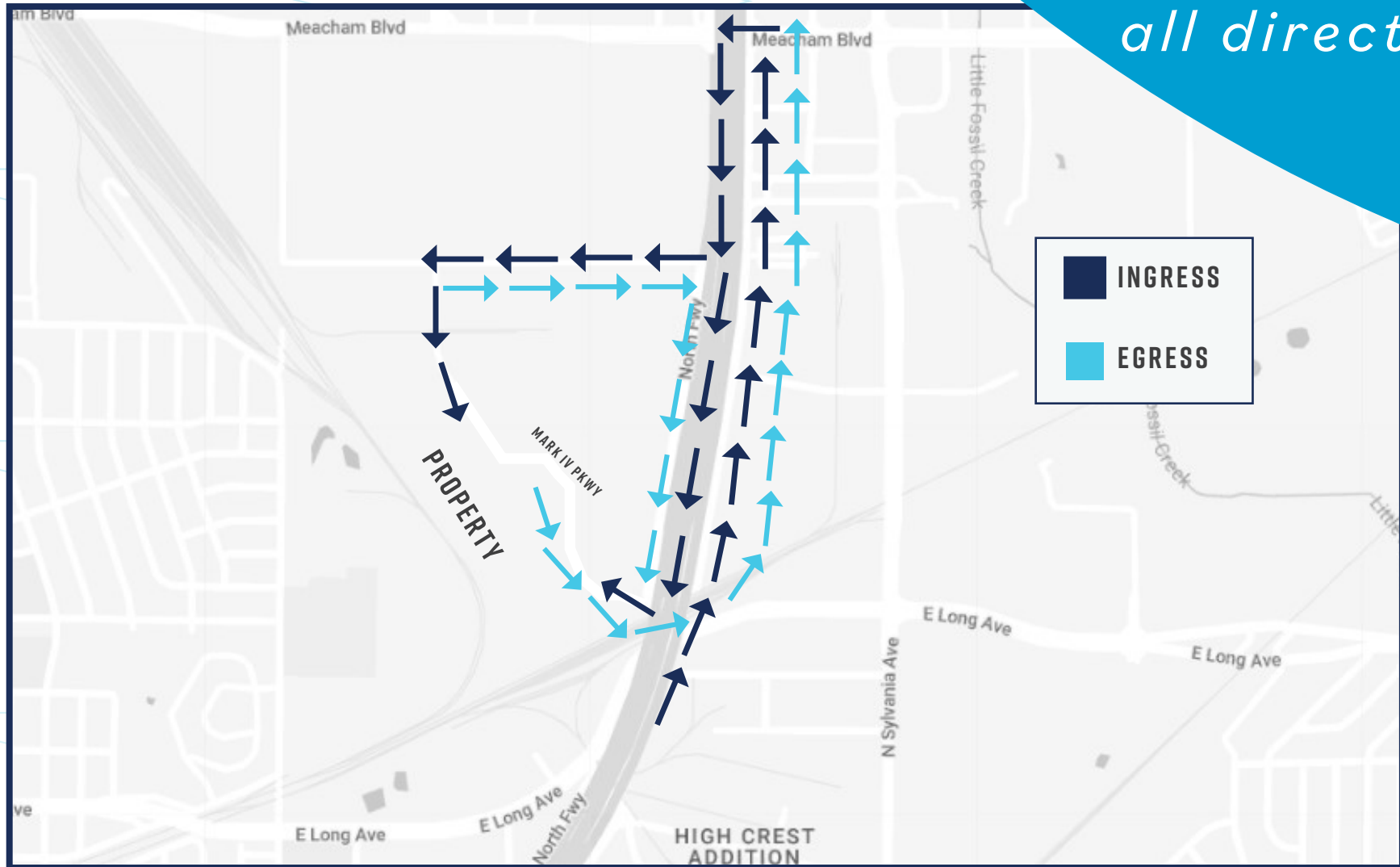


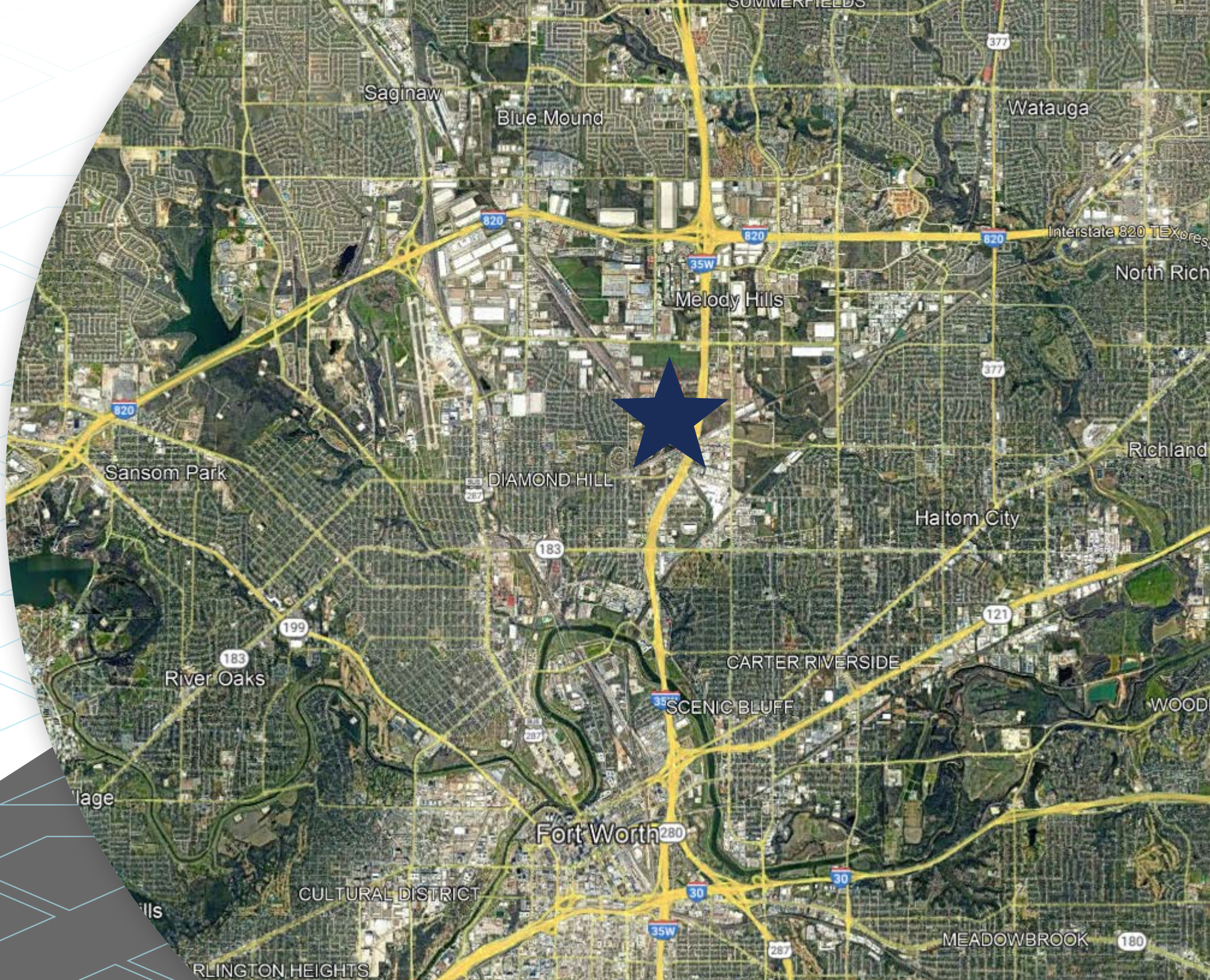
BUILDING 5

Address	2900 MARK IV PARKWAY, FORT WORTH, TX
Size	76,185 SF
Divisible	± 17,293
Clear Height	28'
Sprinkler	ESFR
Bay Depth	160'
Truck Court Depth	135'-190'
Loading	FRONT PARK / REAR LOAD (21) 9' X 10' DH (2) 12' WIDE CONCRETE RAMPS AT 12' X 14' OH DOORS
Overhead Doors	
Parking Spaces	123
Trailer Parking	12



*Easy access in
all directions*





For more information on leasing opportunities, contact:

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