

# BLAZING TRAIL LOGISTICS CENTER



4049 NORTH FREEWAY  
FORT WORTH, TEXAS 76106

BUILDING 4  
96,638 SF

OFFICE  
WAREHOUSE,  
LIGHT  
ASSEMBLY AND  
FULFILLMENT  
USES



Building 4



## PROPERTY HIGHLIGHTS

- New construction | Delivers 3Q 2023
- 96,638 / 96,632 Square Feet
- 32' Clear Height
- 140 Car Parking Spaces
- 21 – 9' x 10' Dock Doors
- 2 – 12' x 14' Ramp Doors
- Office Finish to Suit
- ESFR sprinkler system
- Floor slab thickness = 6", 4000 PSI
- Truck court thickness = 7", 3600 PSI
- R25 insulation with 45 mil TPO mech fastened
- White primed deck
- Interior roof drains that discharge into truck court
- 24 ga dock doors, 20 ga ramp doors
- Ramps at each end of truck courts- 4 on crossdocks, 2 on rear loaders
- Densifier/hardener in slab, filler only in speed bays
- Water and sewer distributed to all 4 corners of crossdocks, to each front corner and middle entrances of rear loaders
- Full vapor barrier

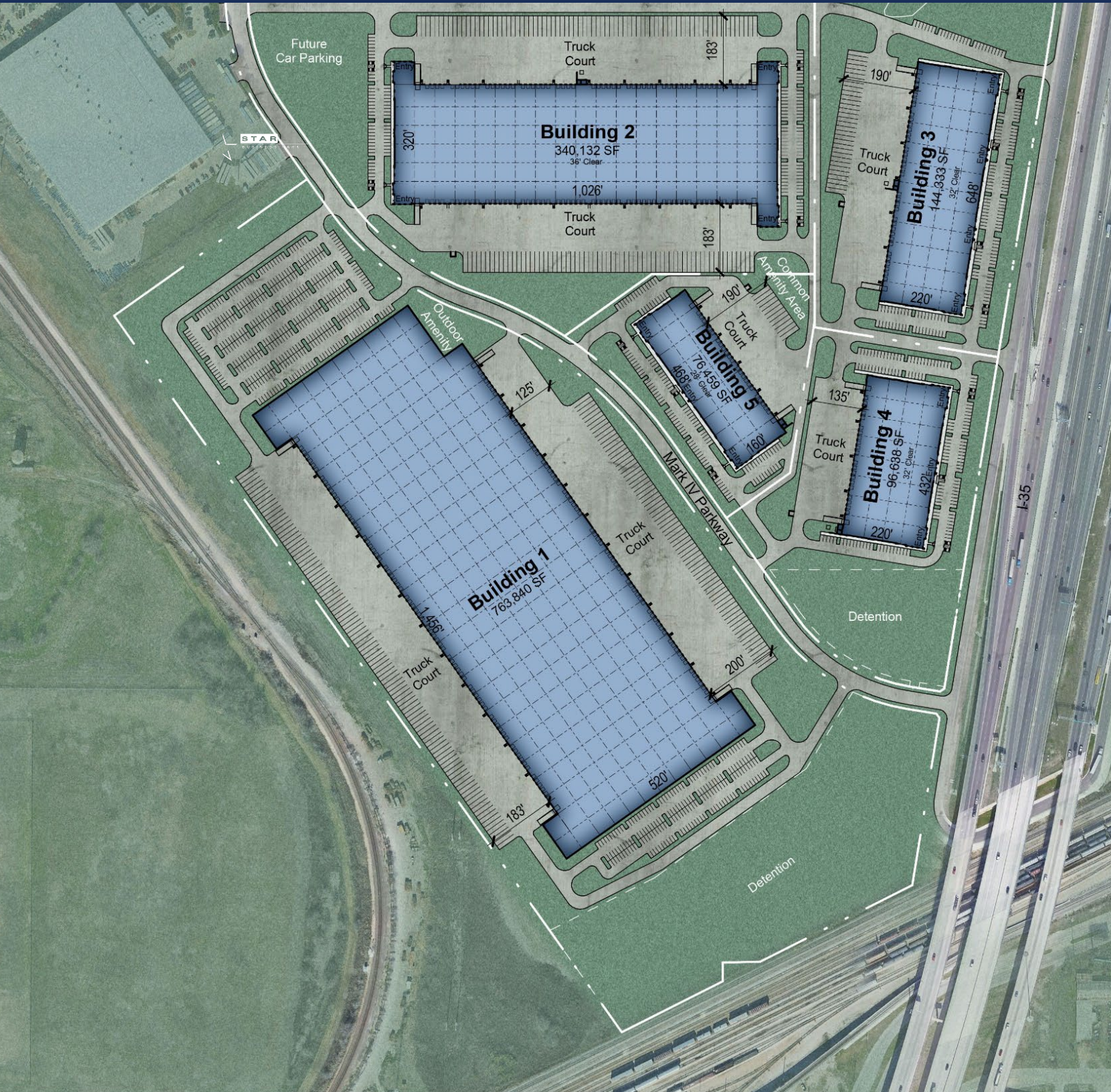
## CONTACTS

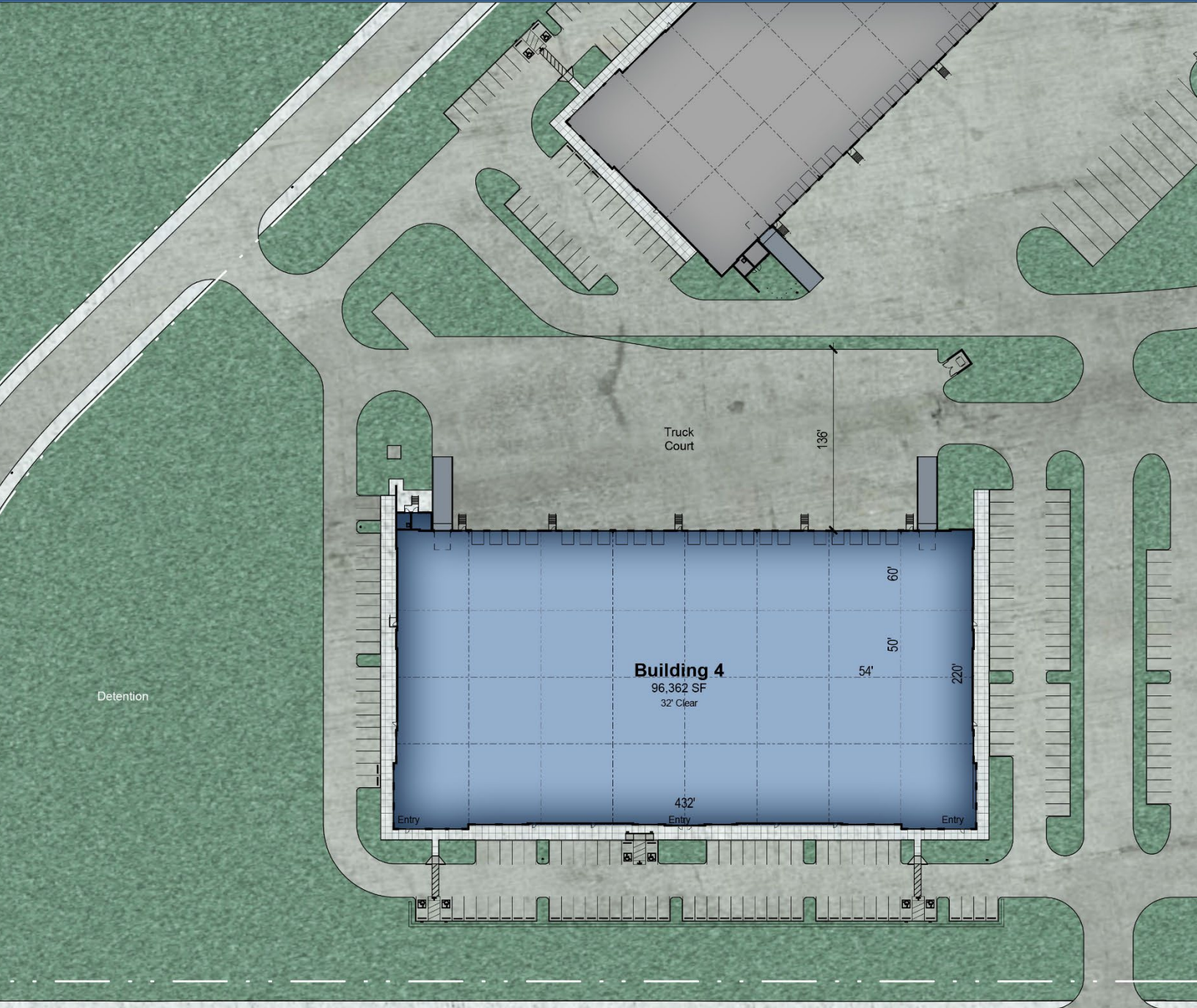
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LINCOLN  
PROPERTY  
COMPANY





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I-35

Building 3



BUILDING	1	2	3	4	5
SIZE/SF	763,840	340,132	144,333	96,638	76,459
CLEAR HEIGHT	40'	36'	32'	32'	28'
SPRINKLER	ESFR	ESFR	ESFR	ESFR	ESFR
BAY DEPTH	520'	320'	220'	220'	160'
TRUCK COURT DEPTH	125' – 200'	130' – 183'	135 – 190'	135'	135' – 190'
LOADING	Cross dock	Cross dock	Front park/rear load	Front park/rear load	Front park/rear load
OVERHEAD DOORS	(135) 9'x10' DH (4) 12' wide concrete ramps at 12' x 14' OH doors	(108) 9'x10' DH (4) 12' wide concrete ramps at 12' x 14' OH doors	(34) 9'x10' DH (2) 12' wide concrete ramps at 12' x 14' OH doors	(21) 9'x10' DH (2) 12' wide concrete ramps at 12' x 14' OH doors	(21) 9'x10' DH (2) 12' wide concrete ramps at 12' x 14' OH doors
PARKING SPACES	624	133	167	140	123
TRAILER PARKING	175	141	32	N/A	12

Building 2



Building 5



## RESTAURANTS + AMENITIES NEARBY

