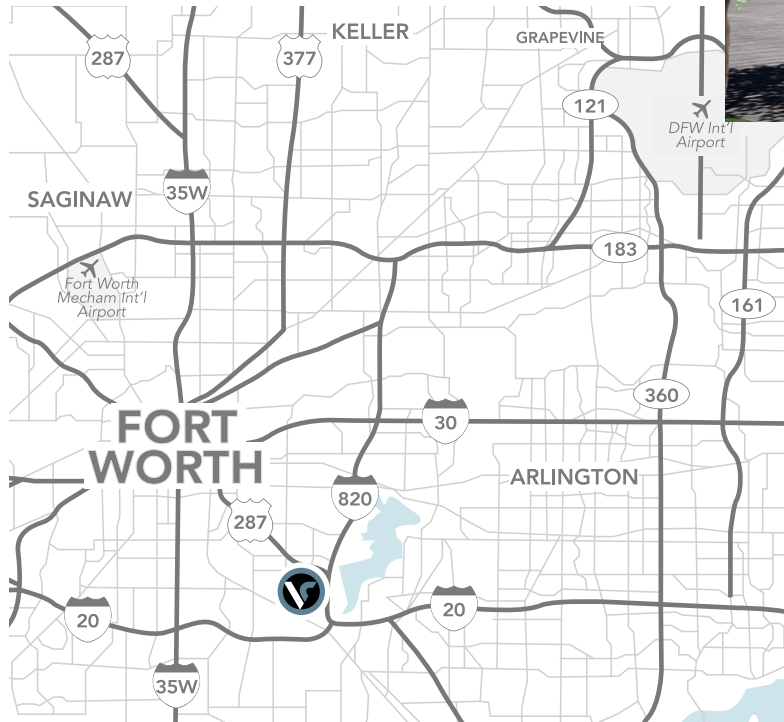


VILLAGE CREEK



5005 VILLAGE CREEK RD., FORT WORTH, TX 76119



PROJECT FEATURES

- 36.6 Acre Site Zoned "J" Medium Industrial with the City of Fort Worth
- Central Location at the Intersection of Loop 820 and Hwy 287
- Across the street from FedEx Ground, UPS Freight and 5 other shipping & logistics companies located within 1 mile.
- Located 2 Miles from I-20, 6 Miles from I-30, 7 Miles from I-35W & Downtown Ft. Worth and 23 Miles from DFW Airport
- Site Located within a Neighborhood Empowerment Zone (NEZ) which has the Potential to Provide a 5-Year, 100% Property Tax Abatement with the City of Fort Worth
- Ability to Fully Secure Site or Truck Courts for Up To 4 Tenants

SETH KOSCHAK
817.877.1301
skoschak@streamrealty.com

LUKE DAVIS
214.267.0420
ldavis@streamrealty.com

JEFF REIN
817.877.1309
jeff.rein@streamrealty.com



VILLAGE CREEK

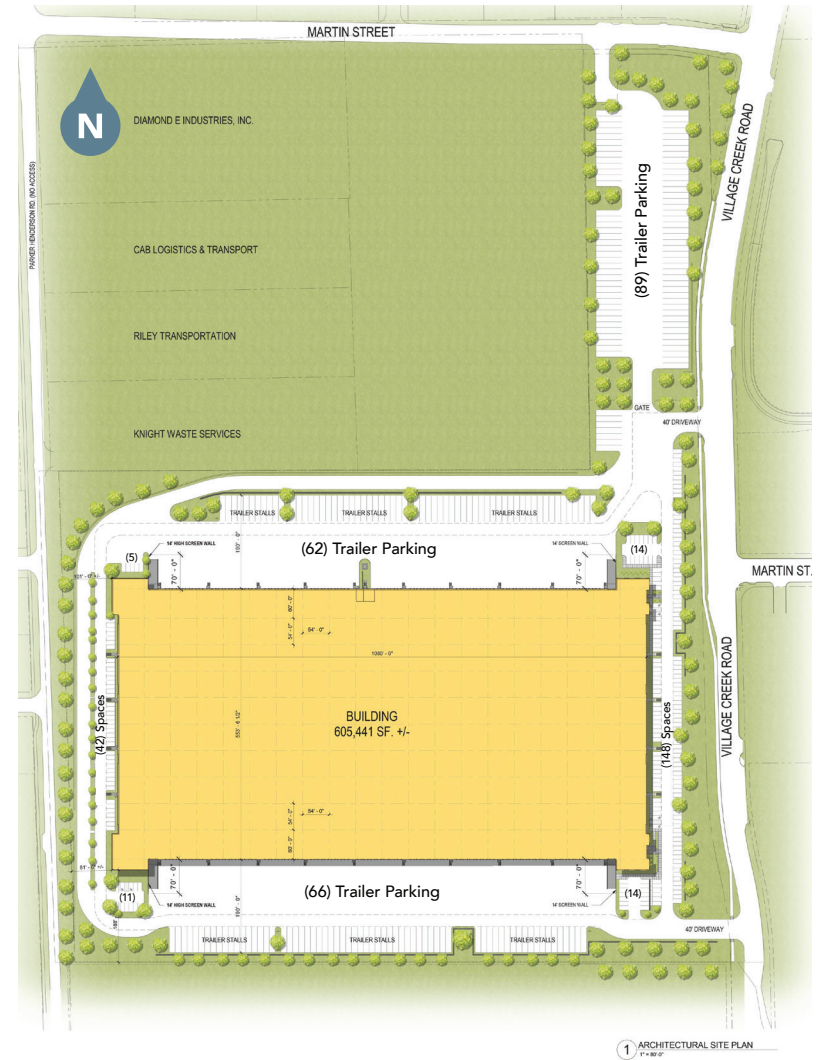
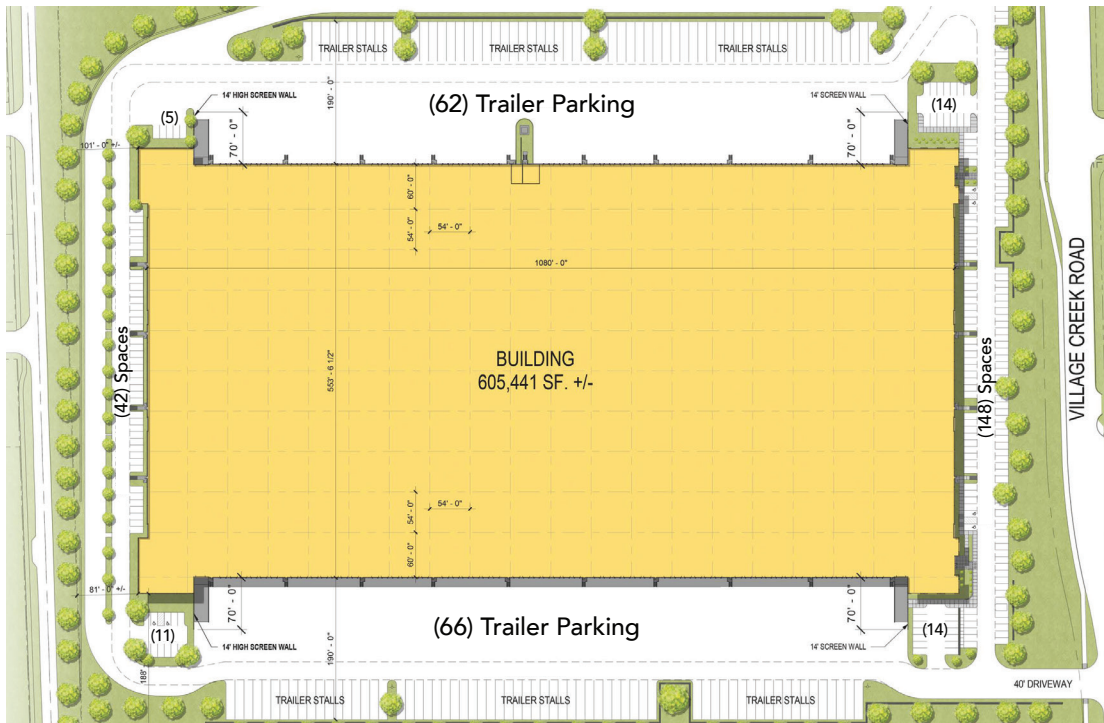


5005 VILLAGE CREEK RD., FORT WORTH, TX 76119

SITE SPECIFICATIONS:

TOTAL AVAILABLE SF	605,489 SF
OFFICE	Build-to-suit
BUILDING DEPTH	554'
CLEAR HEIGHT	36'
TRUCK COURT	190'

DOCK DOORS	117
DRIVE-IN DOORS	4
CAR PARKS	245
TRAILER PARKS	251
FIRE SUPPRESSION	ESFR



SETH KOSCHAK
817.877.1301
skoschak@streamrealty.com

LUKE DAVIS
214.267.0420
ldavis@streamrealty.com

JEFF REIN
817.877.1309
jeff.rein@streamrealty.com



VILLAGE CREEK



5005 VILLAGE CREEK RD., FORT WORTH, TX 76119



SETH KOSCHAK
817.877.1301
skoschak@streamrealty.com

LUKE DAVIS
214.267.0420
ldavis@streamrealty.com

JEFF REIN
817.877.1309
jeff.rein@streamrealty.com

