



Lone Star Commerce Center II

3269 Buda Lane, Ft. Worth, TX 76135

Owned & Developed by



Leasing & Marketing by



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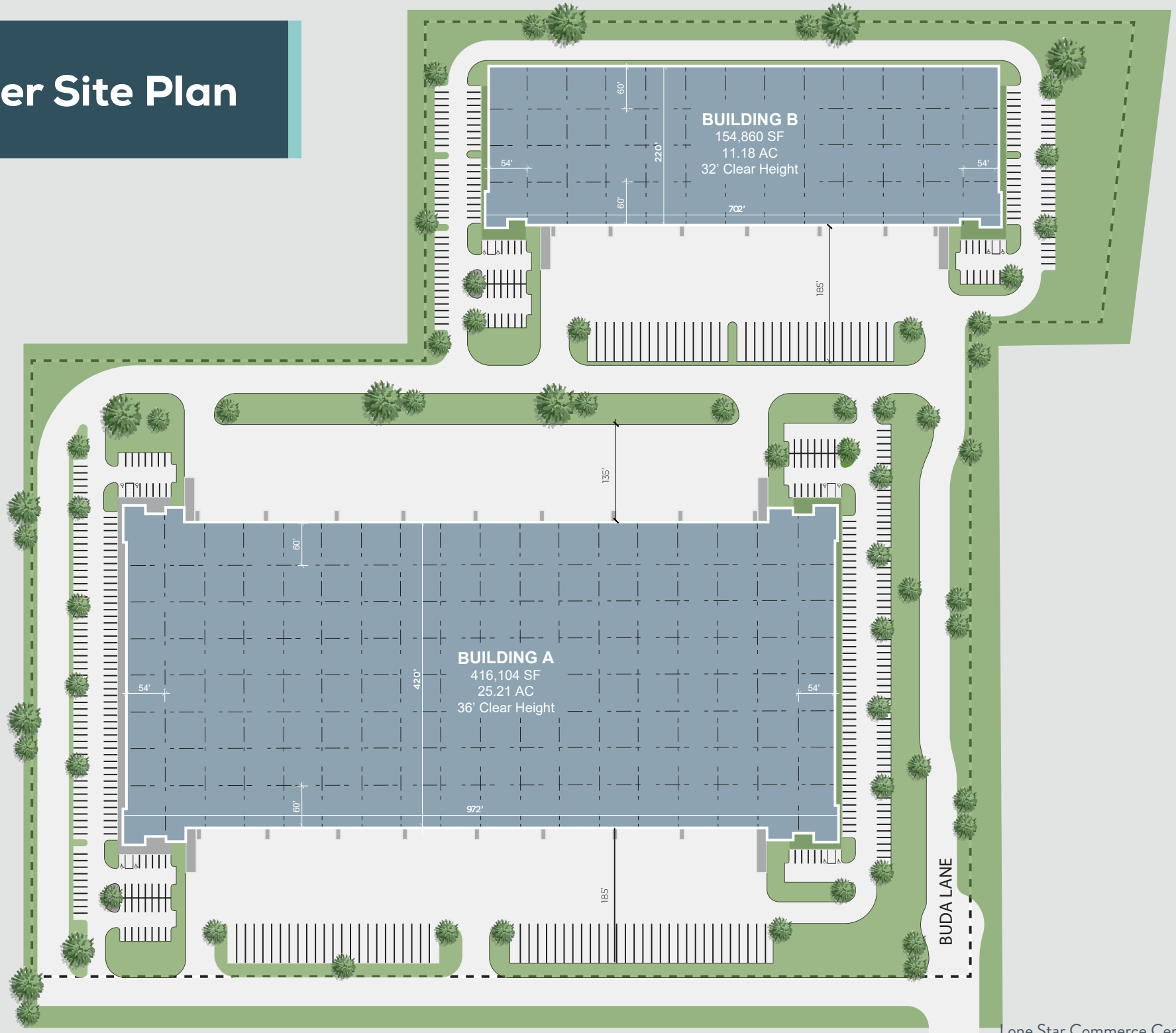
Lone Star Commerce Center II

Overview

Lone Star Commerce Center Phase II features two buildings in a prime infill location just north of Fort Worth, Texas. With immediate access to Interstate 820, the site is surrounded by 45.6 million square feet of modern, institutionally owned industrial space. Just two minutes away, tenants enjoy unmatched proximity to the area's largest concentration of amenities—including restaurants, hotels, retail, services, and entertainment. The buildings are designed for maximum flexibility, accommodating tenants from 50,000 to 571,000 square feet.



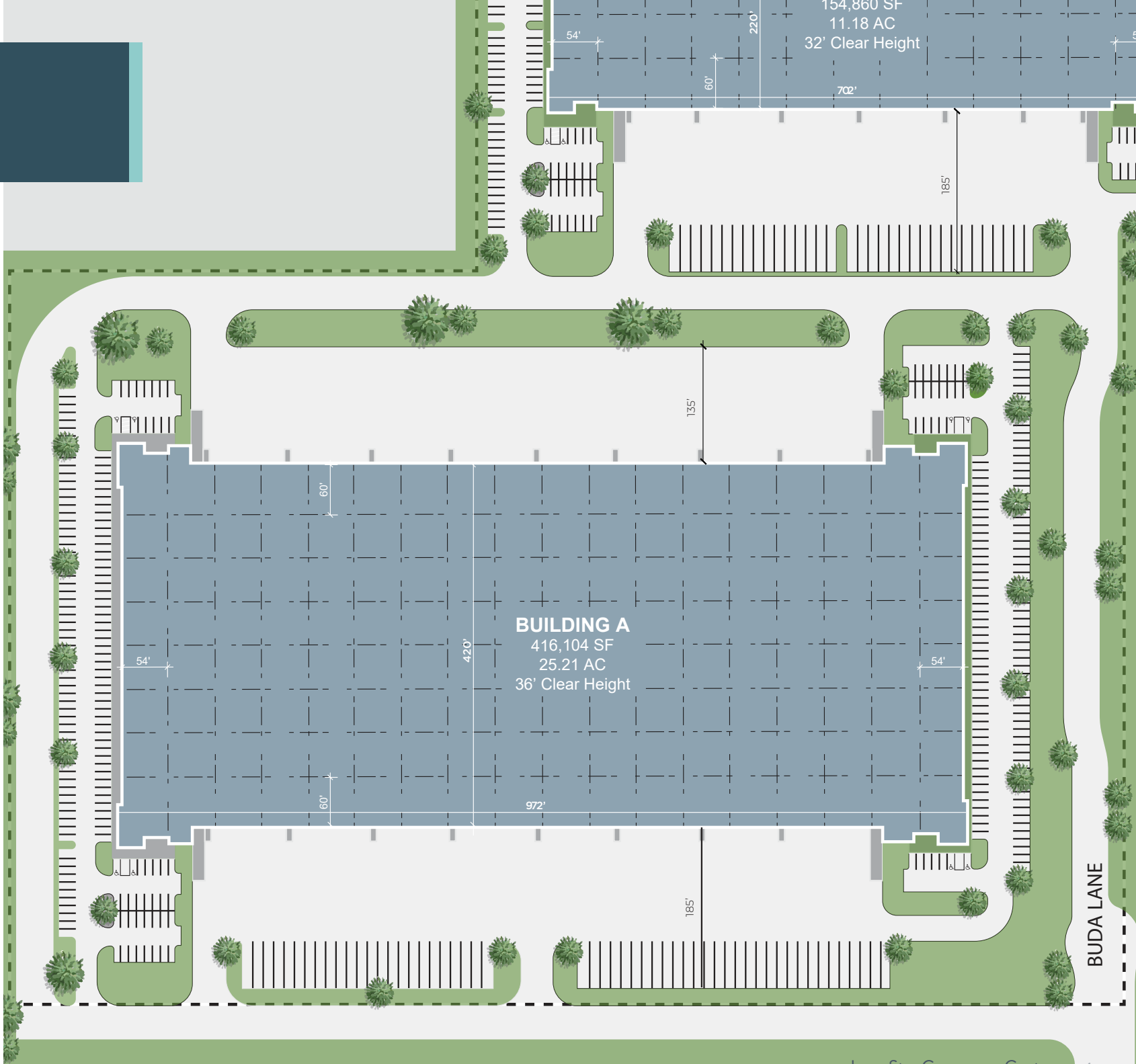
Master Site Plan



BUILDING A

Specifications

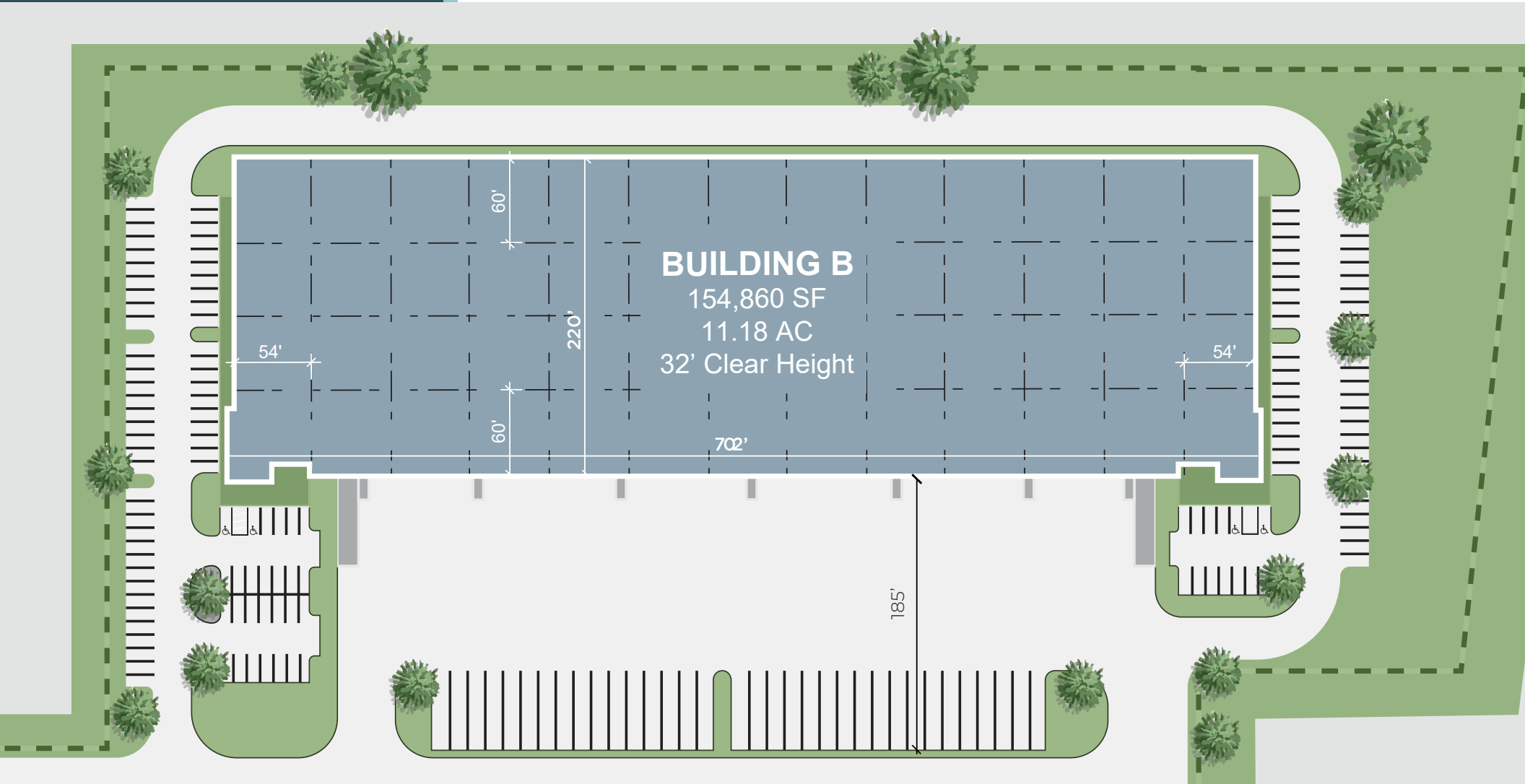
- BUILDING SIZE
416,104 SF
- DIVISIBILITY
110,000 SF
- CLEAR HEIGHT
36'
- BUILDING DEPTH
420'-0"
- COLUMN SPACING
54' x 50'
- STAGING BAY
60'-0"
- DOCK DOORS (9' X 10')
94
- DRIVE-IN RAMPS (12' x 14')
4
- TRUCK COURT (SOUTH / NORTH)
185' / 135'
- TRAILER / AUTO PARKING
54 / 302 spaces
- ROOFING / SPRINKLERED
60 MII TPO / ESFR
- REINFORCED FLOOR SLAB
7"
- LIGHTING
LED Throughout



BUILDING B

Specifications

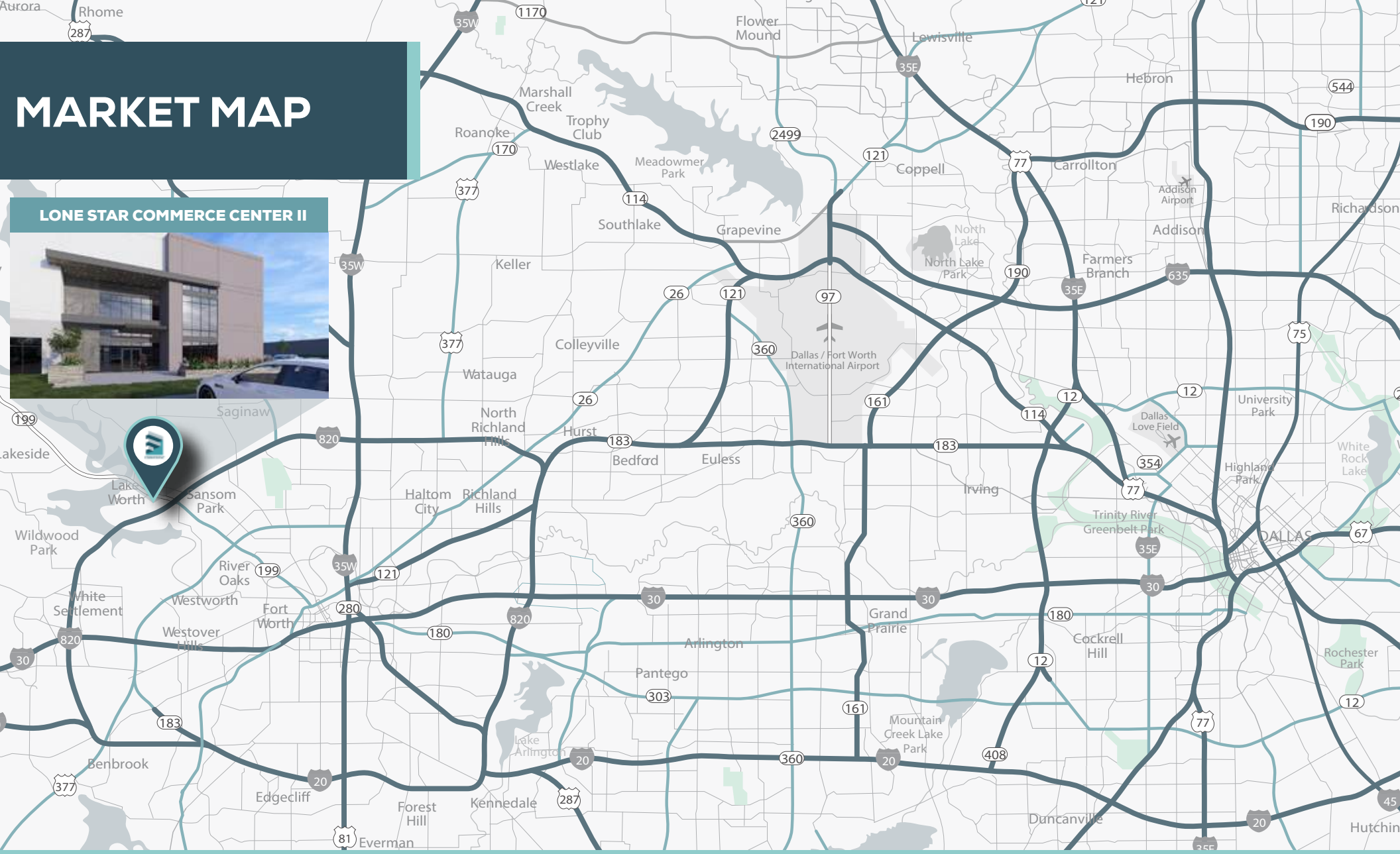
BUILDING SIZE	DIVISIBILITY	CLEAR HEIGHT	BUILDING DEPTH	COLUMN SPACING	STAGING BAY
154,860 SF	47,819 SF	32'	220'-0"	54' x 50'	60'-0"



DOCK DOORS (9' X 10')	DRIVE-IN RAMPS (12' x 14')	TRUCK COURT	TRAILER / AUTO PARKING	ROOFING / SPRINKLERED	REINFORCED FLOOR SLAB	LIGHTING
31	2	185'	34 / 138 spaces	60 MII TPO / ESFR	7"	LED Throughout

MARKET MAP

LONE STAR COMMERCE CENTER II



<1
MILE



5
MILES



8
MILES



18
MILES TO
BSNF
RAILROAD



18
MILES TO
ALLIANCE
AIRPORT



25
MILES TO
DFW AIRPORT



8
MILES TO
DOWNTOWN
FT.WORTH

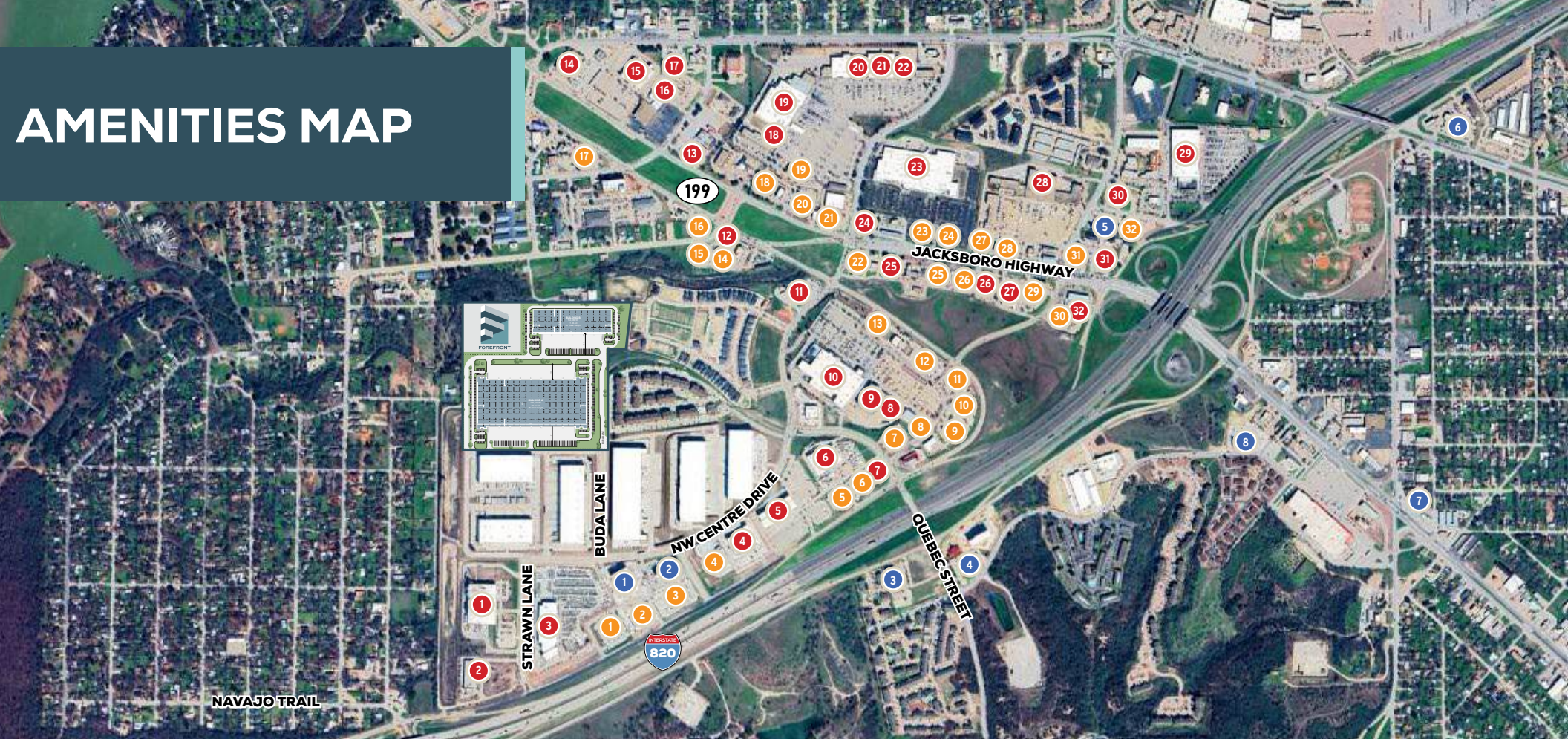


40
MILES TO
DOWNTOWN
DALLAS

INGRESS / EGRESS



AMENITIES MAP



DINING Total of 72

- | | | | |
|----------------------|------------------------|-------------------------|---------------------------|
| 1 Boomer Jack's | 9 Buffalo Wild Wings | 17 Spring Creek BBQ | 25 Taco Bell |
| 2 Outback Steakhouse | 10 Japan House | 18 Chick-Fil-A | 26 Sonic Drive-In |
| 3 Cheddar's | 11 In-N-Out-Burger | 19 Mulan Japanese | 27 Jack In The Box |
| 4 Texas Roadhouse | 12 Genghis Grill | 20 Chili's Grill & Bar | 28 Wendy's |
| 5 Man vs Fries | 13 Nothing Bundt Cakes | 21 Pizza Hut | 29 Applebee's Grill & Bar |
| 6 Jason's Deli | 14 Starbucks | 22 Braum's ice Cream | 30 Arby's |
| 7 IHOP | 15 Chiptole | 23 Little Caesars Pizza | 31 Waffle House |
| 8 Mama's Pizza | 16 Popeyes | 24 McDonald's | 32 Cotton Patch Cafe |



RETAIL Total of 80+

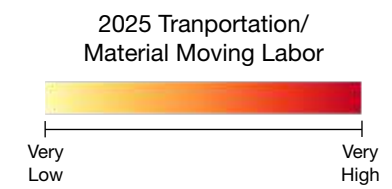
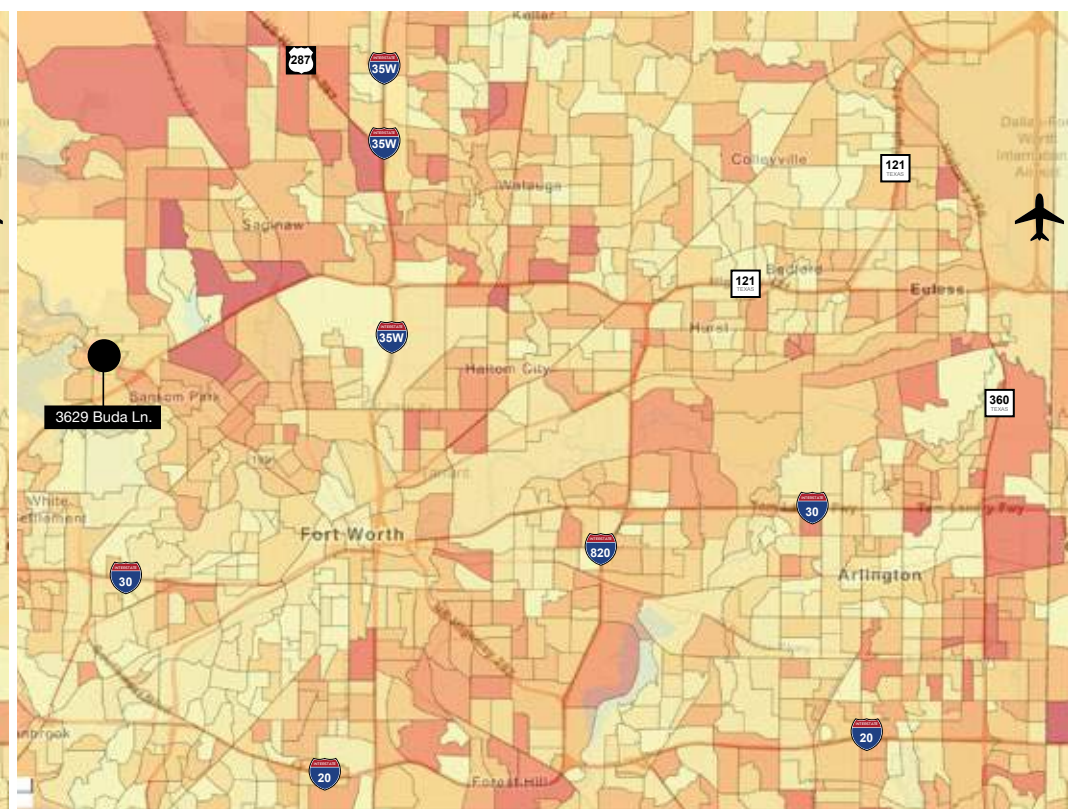
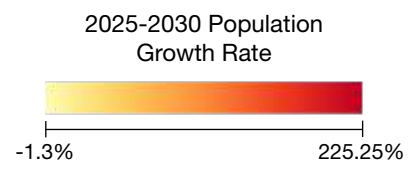
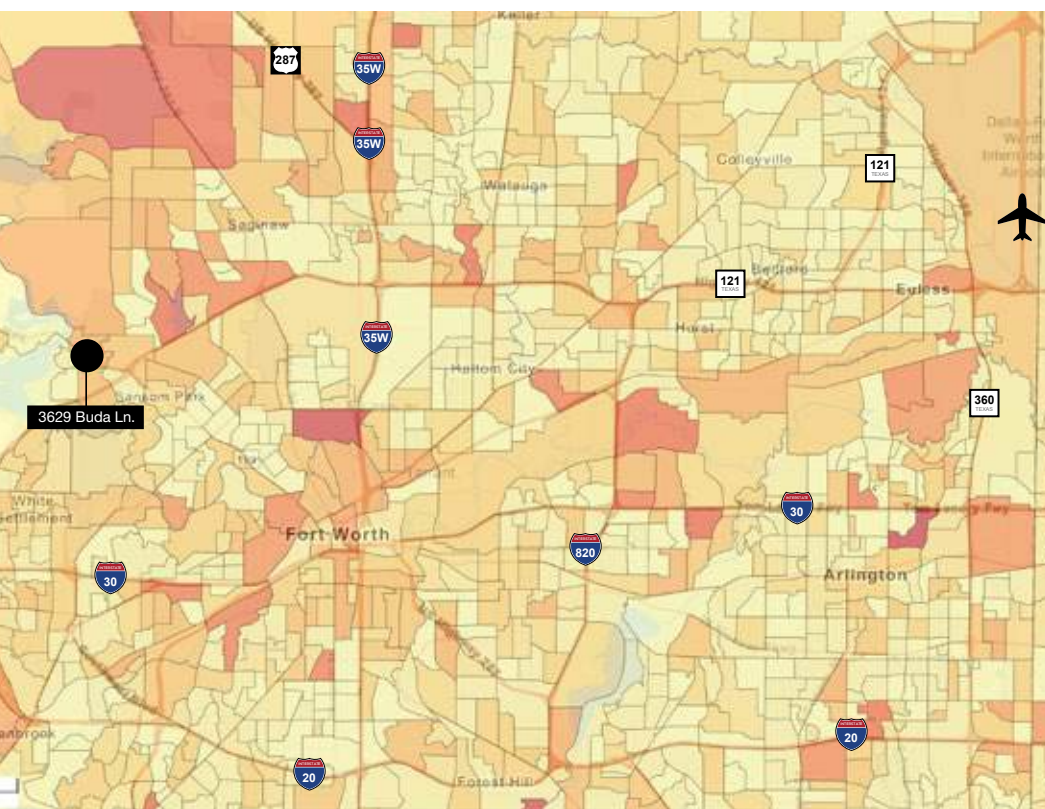
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|-------------------|-------------------|--------------------|------------------------|
| 1 Parker Products | 9 Best Buy | 17 Goodwill Store | 25 O'Reilly Auto Parts |
| 2 Crash Champions | 10 Lowe's | 18 Ulta Beauty | 26 Discount Tires |
| 3 Premier Truck | 11 Harbor Freight | 19 Target | 27 Staples |
| 4 Home Zone | 12 Chase Bank | 20 Ross | 28 Albertson's |
| 5 AMC Theaters | 13 CVS | 21 Hobby Lobby | 29 Home Depot |
| 6 Camping World | 14 Auto Zone | 22 PetsMart | 30 Community Bank |
| 7 PNC Bank | 15 Planet Fitness | 23 Walmart | 31 Walgreens |
| 8 4 Wheel Parts | 16 Tractor Supply | 24 Bank Of America | 32 QuickTrip |



HOTELS

- | |
|------------------------|
| 1 Home 2 Suites Hilton |
| 2 Towne Place Marriott |
| 3 Comfort Suites Inn |
| 4 La Quinta Inn |
| 5 Best Western Plus |
| 6 Holiday Inn Express |
| 7 Great Western Inn |
| 8 Motel 6 |

DEMOGRAPHICS





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