

FOR LEASE

160,000 SF Available

Alliance Gateway 49 | 899 Henrietta Creek Road, Roanoke, TX 76262



160,000 SF
Available

ABUNDANCE
of Nearby
Amenities

5 MILES
to I-35W

STRONG
Labor Pool

7.5 MILES
BNSF Intermodal
(Alliance)

TRIPLE
Freeport

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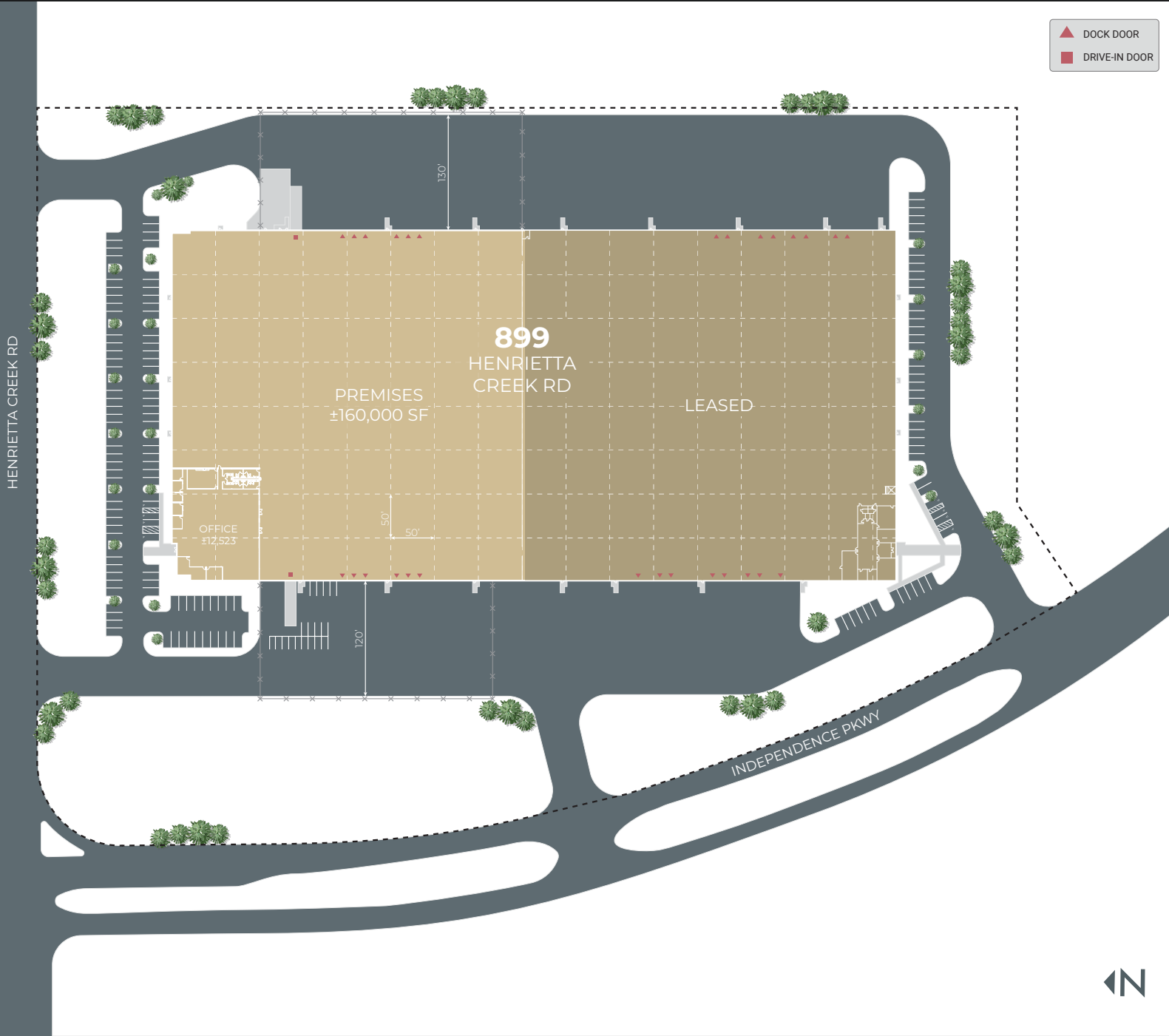
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REAL ESTATE
KBCADVISORS

Site Plan



▲ DOCK DOOR
■ DRIVE-IN DOOR

330K SF
RBA

160K SF
Available

30'
Clear Height

50' X 50'
Column Spacing

±12,523 SF
Office

12
Dock Doors

7
Levelers & Seals

2
Ramps

113
Auto Parks

120'-130'
Truck Courts

8'
Fully Fenced
Truck Courts

ESFR

CROSS DOCK

Location

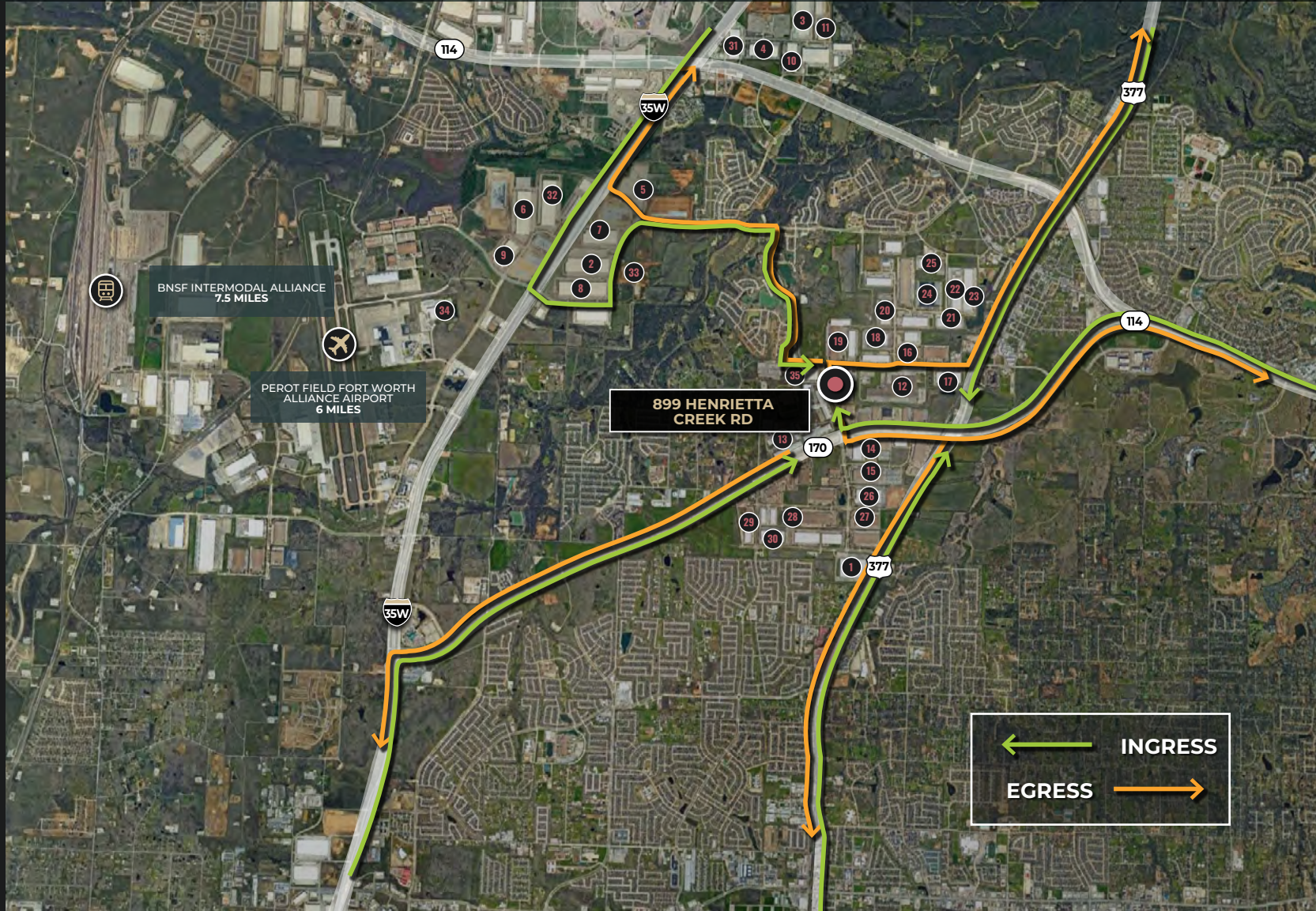


I-35W – EXIT 72
5 Miles

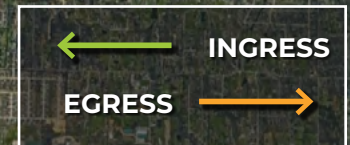
**BNSF INTERMODAL
(ALLIANCE)**
7.5 Miles

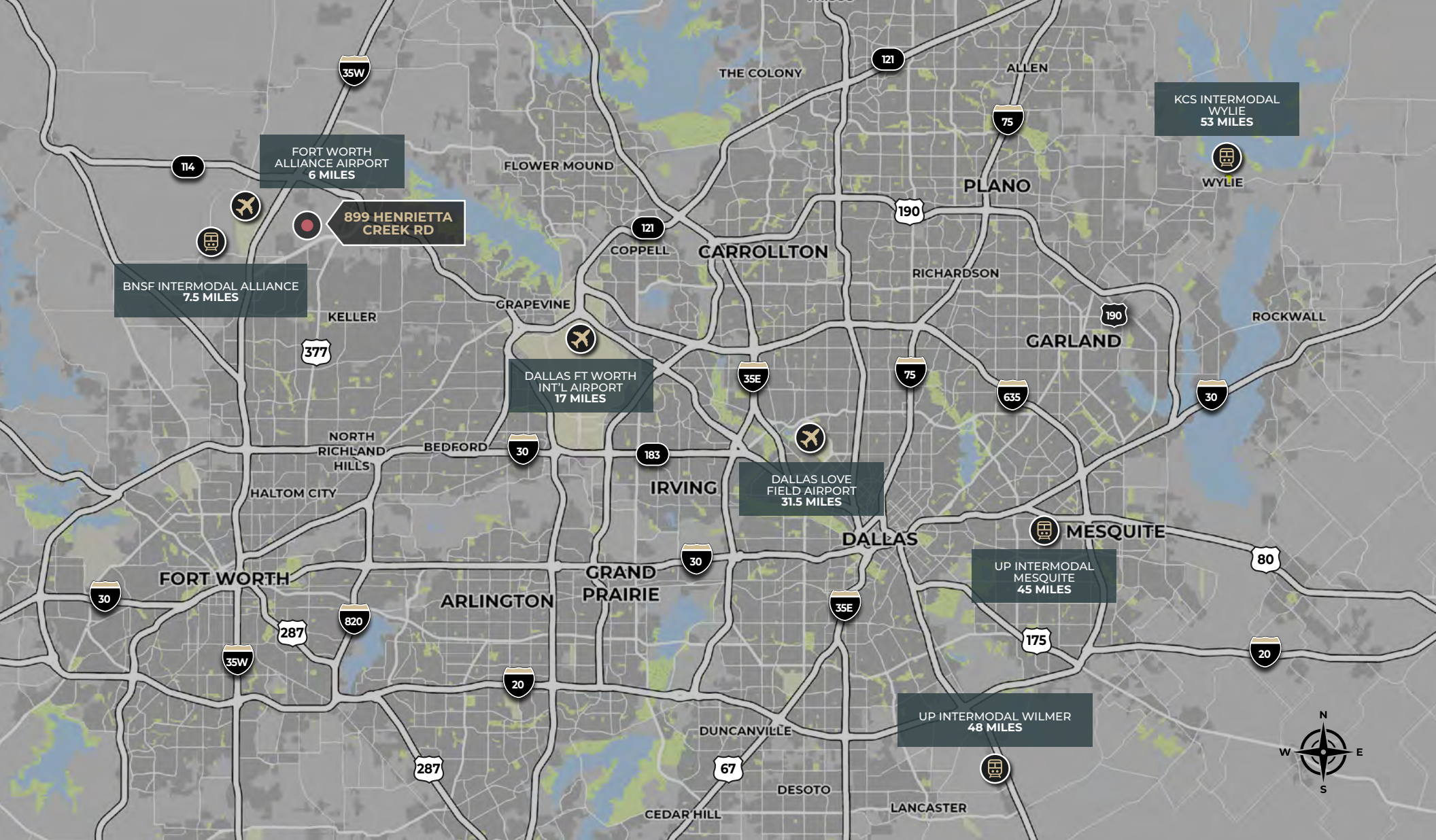
**PEROT FIELD FORT WORTH
ALLIANCE AIRPORT**
6 Miles

I-35W – 65B
5 Miles



- 1 2 Walmart
- 3 Stanley & Decker
- 4 Clorox
- 5 6 Amazon
- 7 Callaway
- 8 LG
- 9 10 DHL
- 11 Walgreens
- 12 Tom Thumb/Albertsons
- 13 Facebook
- 14 CEVA
- 15 UPS
- 16 Samsung
- 17 Toyo Tires
- 18 Grainger
- 19 General Mills
- 20 General Motors Co.
- 21 Heritage Bag
- 22 Martin Bowers/McDonald's
- 23 3M
- 24 Bridgestone/Firestone
- 25 Amerisource Bergen
- 26 Nestle USA
- 27 FedEx
- 28 Ford
- 29 McKesson
- 30 Texas Quality Beverage
- 31 TreeHouse Foods
- 32 Southern Glazer's
- 33 Carolina Beverage
- 34 Fed Ex Ground
- 35 Colgate Palmolive





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