

# Alliance Gateway 62

Roanoke, TX



**245,000 SF Available**

**400 PATRIOT PARKWAY, ROANOKE, TX 76262**

**Nathan Lawrence**

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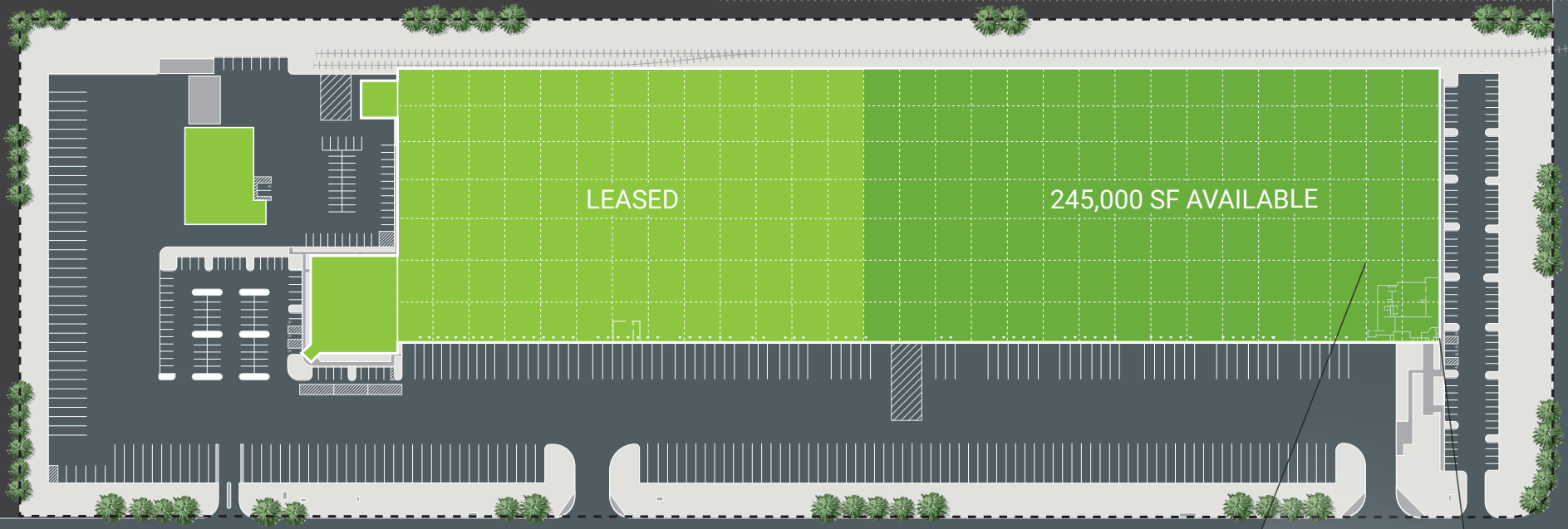
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PATRIOT PKWY

GATEWAY PKWY

- ▲ DOCK DOOR
- DRIVE IN DOOR

### Property Advantages

**245,000 SF Available**

**4,655 SF Office**

**50'W x 50'D Column Spacing**

**492,500 RBA**

**6 HVLS Fans**

**43 Trailer Parking Spaces**

**92 car parks**

**Fenced and secured**

**Potentially Rail Served**

**27 Doors with Levelers, Locks and Shelters**



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## Location Advantages

Hwy 114	1 Mile
Interstate 35W	3 Miles
UPS Hub	3 Miles
BNSF Intermodal (Alliance)	4 Miles
FedEx SW Regional Sort Hub	5 Miles
Fort Worth Alliance Airport	6 Miles



## Property Advantages

-  Nearby retail/amenities
-  Large concentration of national and international companies
-  Prestigious industrial location with Access to Interstate 35W and Hwy 114
-  Triple Freeport Tax Exemption

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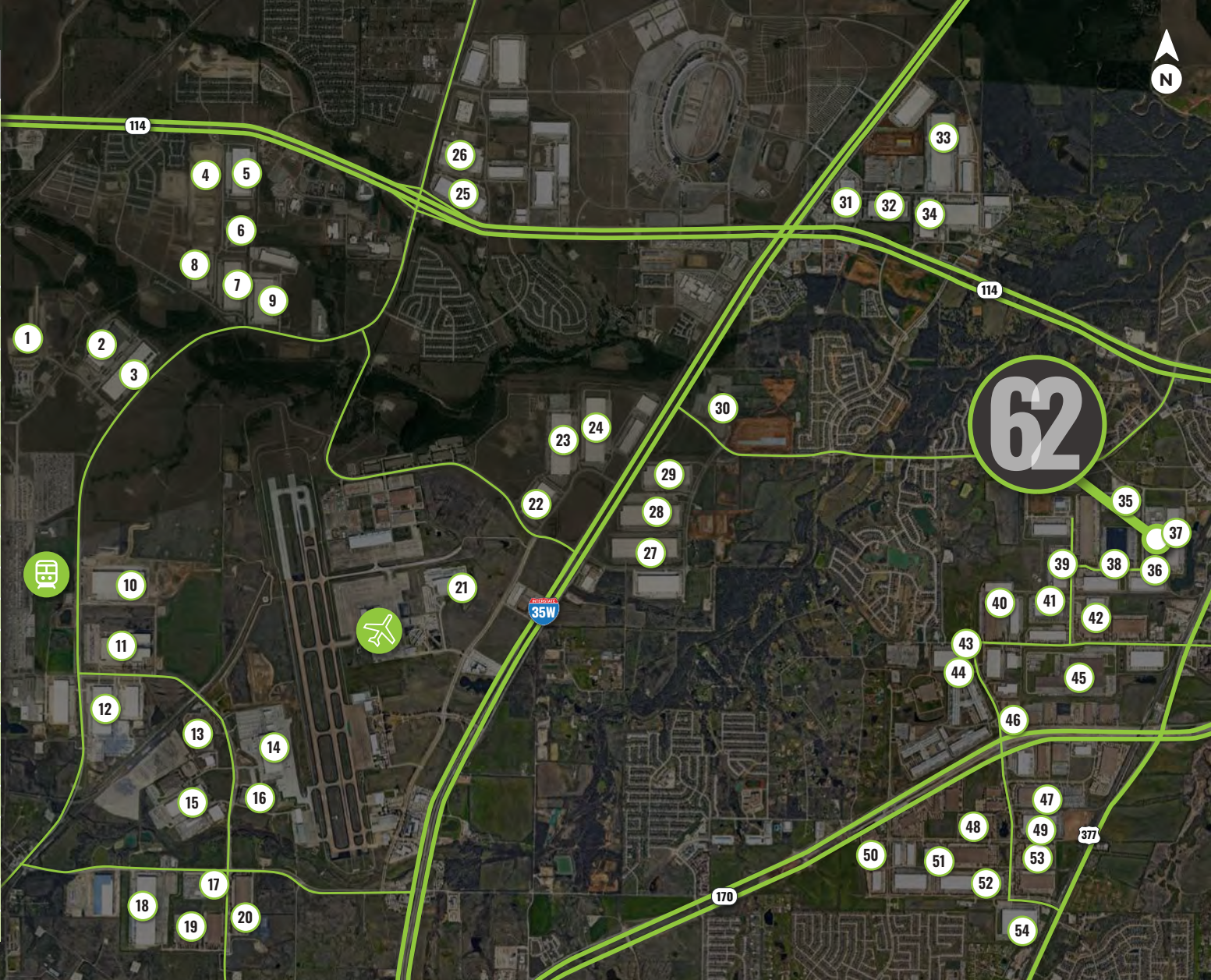
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# Corporate Neighbors

1	Dollar General	28	Walmart
2	Harbor Freight	29	Calaway Golf
3	Ariat	30	Amazon
4	DHL Supply Chain	31	Farmer Brothers
5	Ceva	32	Clorox
6	CTDI	33	Stanley Black + Decker
7	CTDI	34	DHL Supply Chain
8	Sally Beauty	35	Amerisource Bergen
9	Pegasus	36	Martin Bowers/ McDonalds
10	Walmart	37	3M
11	JCPenney	38	Bridgestone/Firestone
12	UPS	39	General Motors Co.
13	Coca-Cola	40	General Mills
14	Amazon Air	41	Grainger
15	Kraft Heinz	42	Samsung
16	Dickies	43	Colgate Palmolive
17	Michaels	44	NFI
18	Amazon	45	Tom Thumb/Albertsons
19	DHL Supply Chain	46	FedEx
20	DHL Supply Chain	47	UPS
21	FedEx Ground	48	DHL Supply Chain
22	DHL	49	Nestle USA
23	Amazon	50	McKesson
24	Southern Glaziers	51	Ford
25	Sams Club	52	UPS Supply Chain Solutions
26	GE Transportation	53	FedEx
27	LG Electronics	54	Walmart



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