



CLARION PARTNERS

For Lease



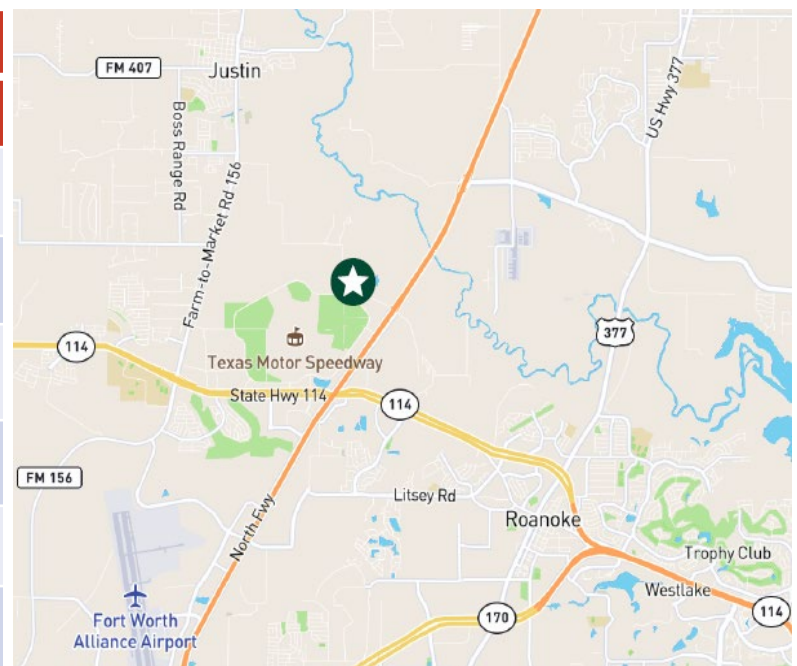
Northlake 35 Logistics Park
NWQ I-35W & Dale Earnhardt Way
Northlake, Texas 76247

Up to 2,261,344 SF Square Feet Available



BUILDING PARK HIGHLIGHTS

Bldg	Address	RBA	Delivery	Clear Height
1	3400 Catherine Court E	1,049,022	April 2023	40'
2	3500 McPherson Dr	634,744	September 2023	40'
3	3501 McPherson Dr <i>52.12% Leased</i>	346,322 165,818 Avail	September 2023	36'
4	3434 McPherson Dr <i>Fully Leased</i>	173,245	January 2023	32'
5	3435 McPherson Dr	122,990	Proposed	32'
6	12301 Harmonson Rd	288,770	Proposed	36'

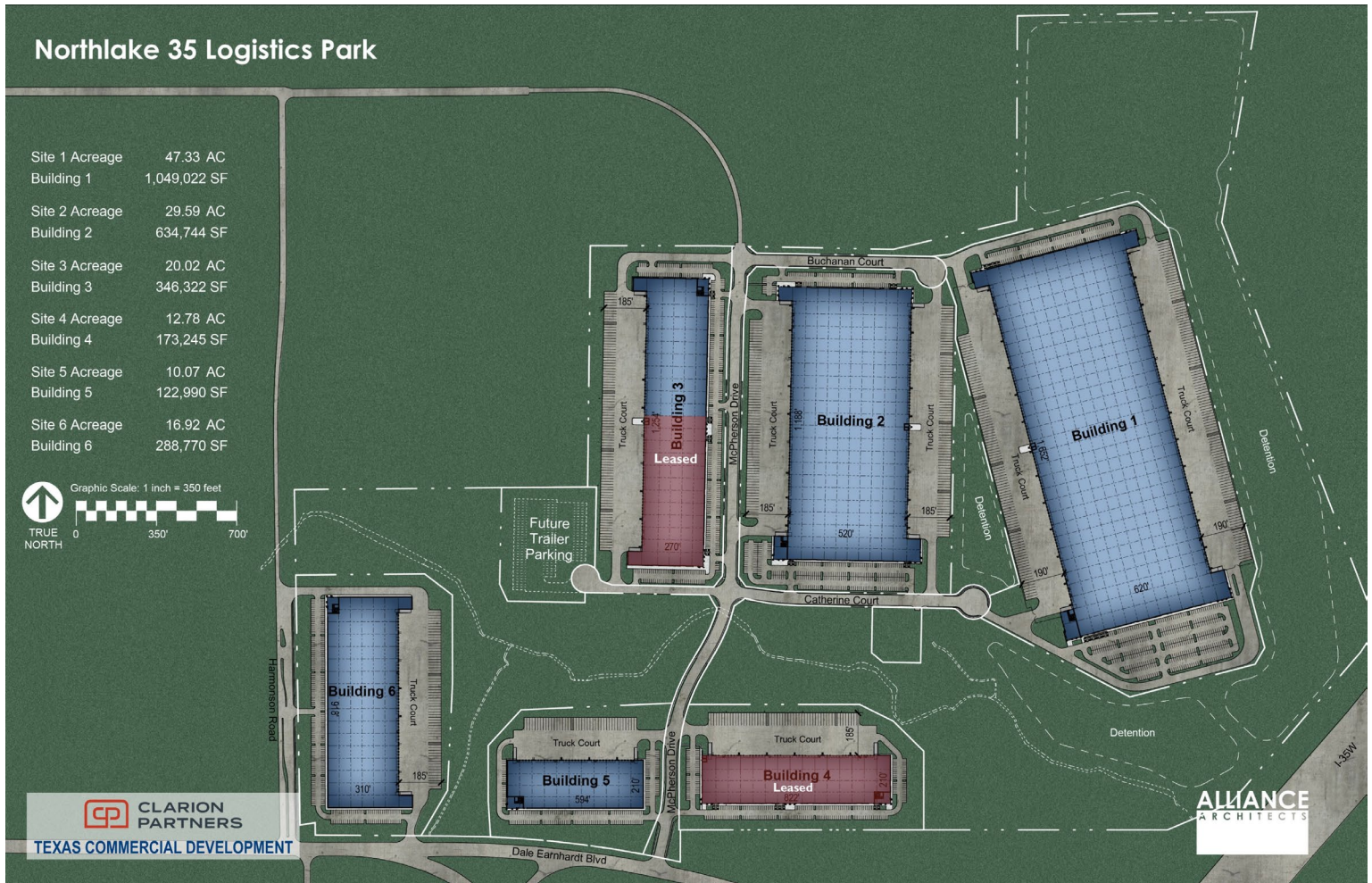


This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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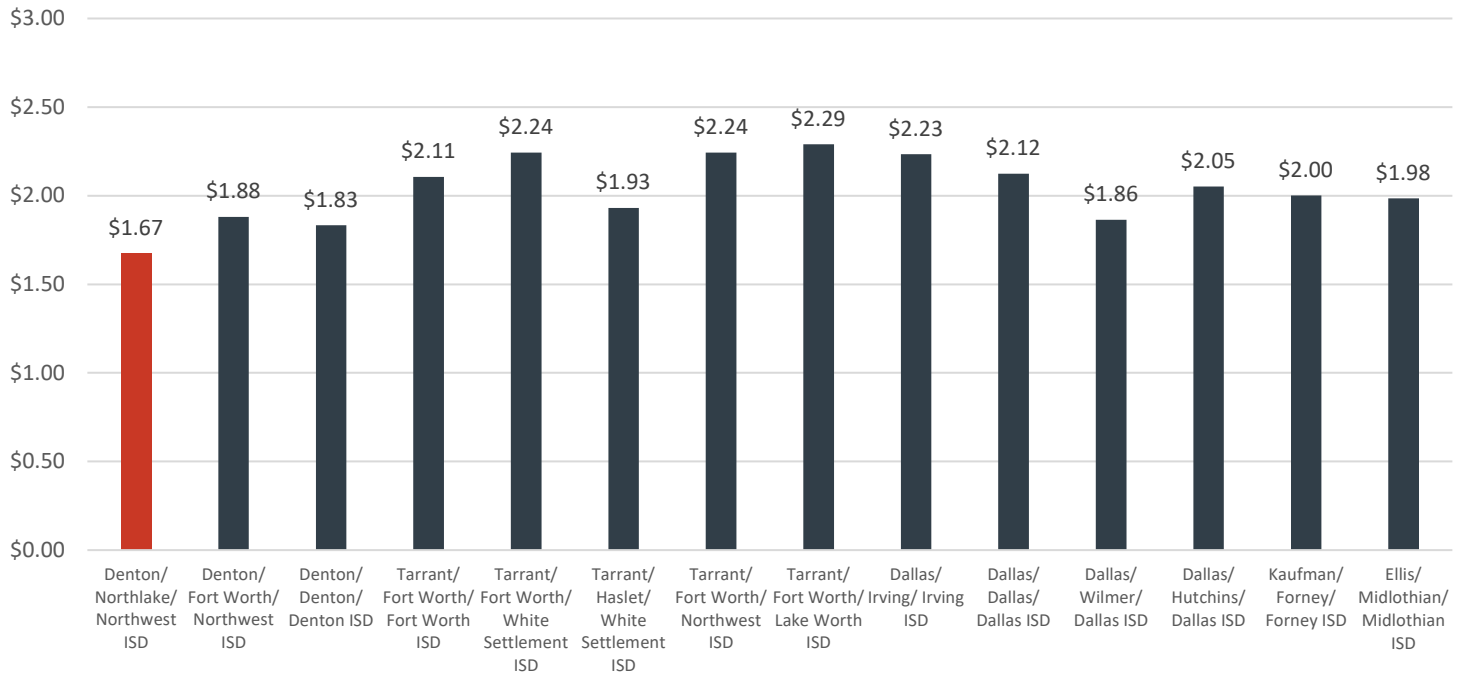
Northlake 35 Logistics Park is a modern distribution center located in the vibrant Alliance sub-market, boasting one of the lowest tax mileage rates in active North Texas industrial markets. Quality labor force, nearby retail/amenities, and location have attracted the largest concentration of national and international logistics companies to the Alliance submarket. A large Institutional ownership and national tenant base enhance the prestige associated with this location. Access and visibility to Interstate 35W and Hwy 114 are unparalleled with proximity to Alliance Industrial Airport, BNSF's intermodal facility and DFW International Airport.



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Estimated Real Property Taxes, Freeport Inventory Tax with Exemption Assumptions on Select DFW Locations



Real Property Valued at \$70 PSF

Personal Property (FF&E) Valued at \$5 PSF

Inventory valued at \$40 PSF with 50% is shipping out of
Texas within 175 days, qualifying for Freeport Exemption

**Based on 2024 Tax Rates from the appraisal Districts*



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www.clarionpartners.com



*For more information on this
opportunity, please contact*

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