



FW-35

LOGISTICS CROSSING

1680 HARMON RD,
HASLET, TX



**992,152 SF, CLASS A
INDUSTRIAL BUILDING**

**WELL POSITIONED IN THE NORTH
FORT WORTH-ALLIANCE SUBMARKET**

**VISIBILITY
ALONG I-35W**

**TRIPLE – FREEPORT
TAX EXEMPT**

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NEXT-GENERATION INDUSTRIAL INFRASTRUCTURE WITH ROOM TO SCALE

Roughly 1 million square feet, offering flexible layout options for distribution, logistics, or light manufacturing.

Prominent highway visibility on I-35W and the ability to offer multiple configurations with a flexible site plan.

Reach over 93% of the U.S.
Population within 48 hours by truck.

Leverage a skilled labor pool, strong infrastructure, and vast supplier network.



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BUILDING SPECS

992,152
SQUARE FEET

63.53 AC
SITE

200'
TRUCK COURT

40'
CLEAR HEIGHT

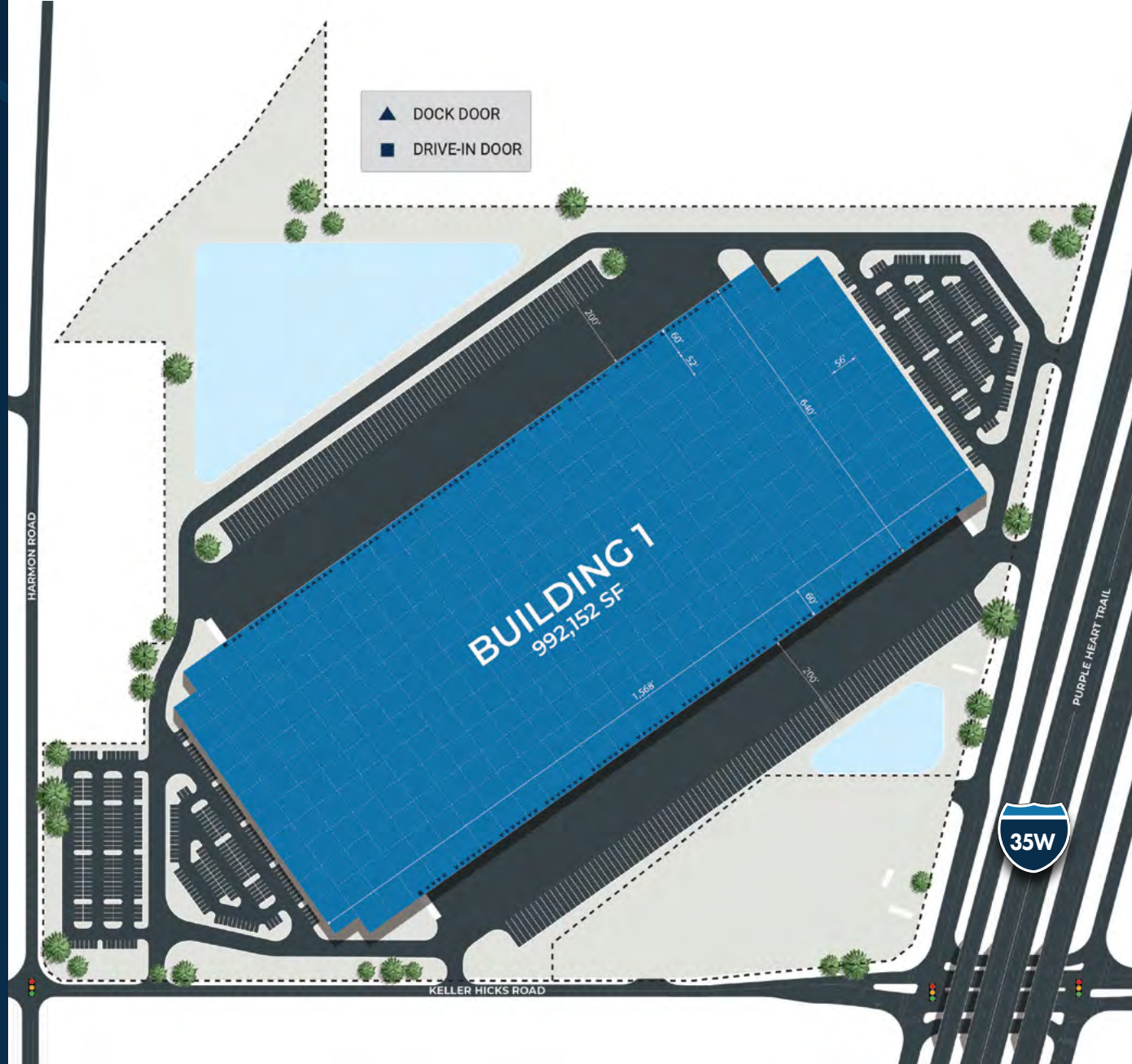
157
DOCK DOORS

4
DRIVE-IN DOORS

576
AUTO PARKS

172
TRAILER PARKS

1,568' x 640'
BUILDING DIMENSIONS



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IRONWOOD
REALTY PARTNERS LLC

KBCADVISORS

COMMANDING PRESENCE ON I-35W: BUILT FOR SPEED & VISIBILITY

HIGHWAY VISIBILITY AND
CONNECTIVITY TO I-35W, SH 170,
SH 287, SH114

FRONTAGE

TO I-35W

1.6 MILES

TO SH 170

3.6 MILES

TO SH 287

6.7 MILES

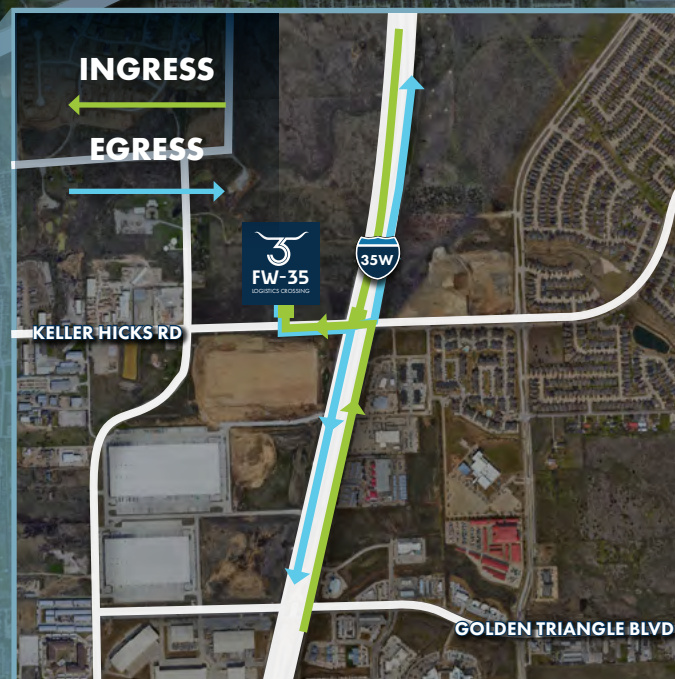
TO SH 114

3.8 MILES

TO FORT WORTH ALLIANCE AIRPORT

4.4 MILES

TO BNSF RAILWAY INTERMODAL (ALLIANCE)



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IMMEDIATE LABOR CONNECTIVITY



FORKLIFT DRIVERS

WITHIN 30 MINUTE DRIVE TIME

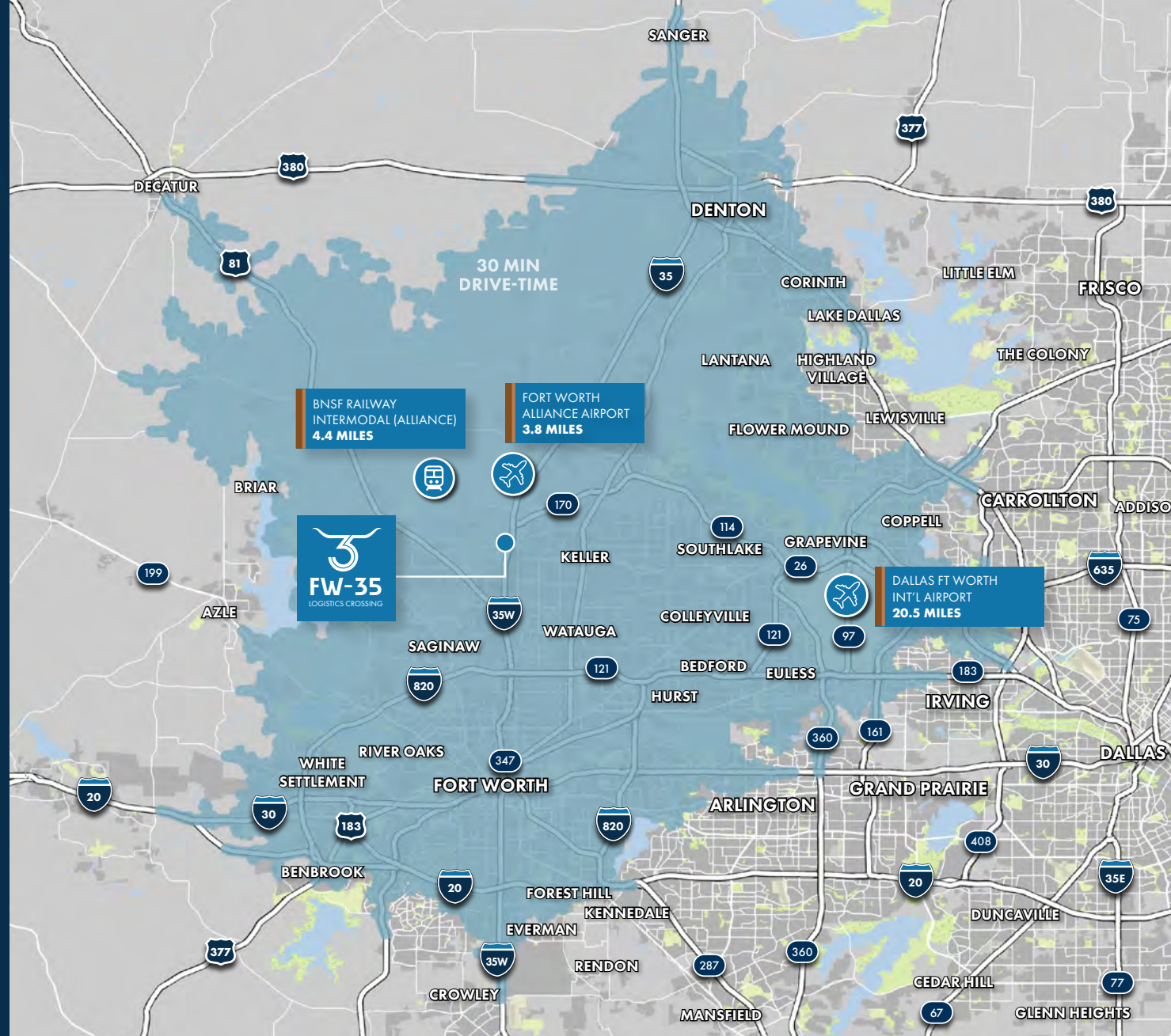
- 35%** GROWTH IN PAST 5 YEARS
- 8,492** RESIDENT WORKERS
- 245** 2024 NET COMMUTERS
- \$18.93** AVG. HOURLY EARNINGS



WAREHOUSE WORKERS

WITHIN 30 MINUTE DRIVE TIME

- 39%** GROWTH IN PAST 5 YEARS
- 51,885** RESIDENT WORKERS
- 3,351** 2024 NET COMMUTERS
- \$16.42** AVG. HOURLY EARNINGS



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CORPORATE NEIGHBORS

MEACHAM-FOSSIL CREEK

Dillard's	Lasko
Medtronic	Campbell Soup
TTI	Americold
XPO Logistics	Pepsi
Verizon	Lego
Bimbo Bakeries	Mattel
Lockheed Martin	Cargill
Trane Supply	Conagra
United States Postal Service	Andrews Distributing Company
Geodis	Mission Foods
Bell Helicopter	Fastenal
Cardinal Health	DHL Supply Chain
FedEx Freight	Frontier Logistics
Daltile	DelMonte Foods
Coca Cola	Walmart
FedEx Ship Center	Frito Lay
Brandt	Axjo

ALLIANCE

CEVA	Lennox
Kraft	Sally Beauty
Amazon	GE
XPO Logistics	Sams
FedEx	Porsche
Ariat	Volvo
Walmart	Mondelez
LGE	Bridgestone
Callaway	General Mills
Shoppa's Material Handling	Facebook
Wistron	Clorox
Cooper Surgical	Nestle
Southern Glazer's	Dollar General
PFG	DHL Supply Chain



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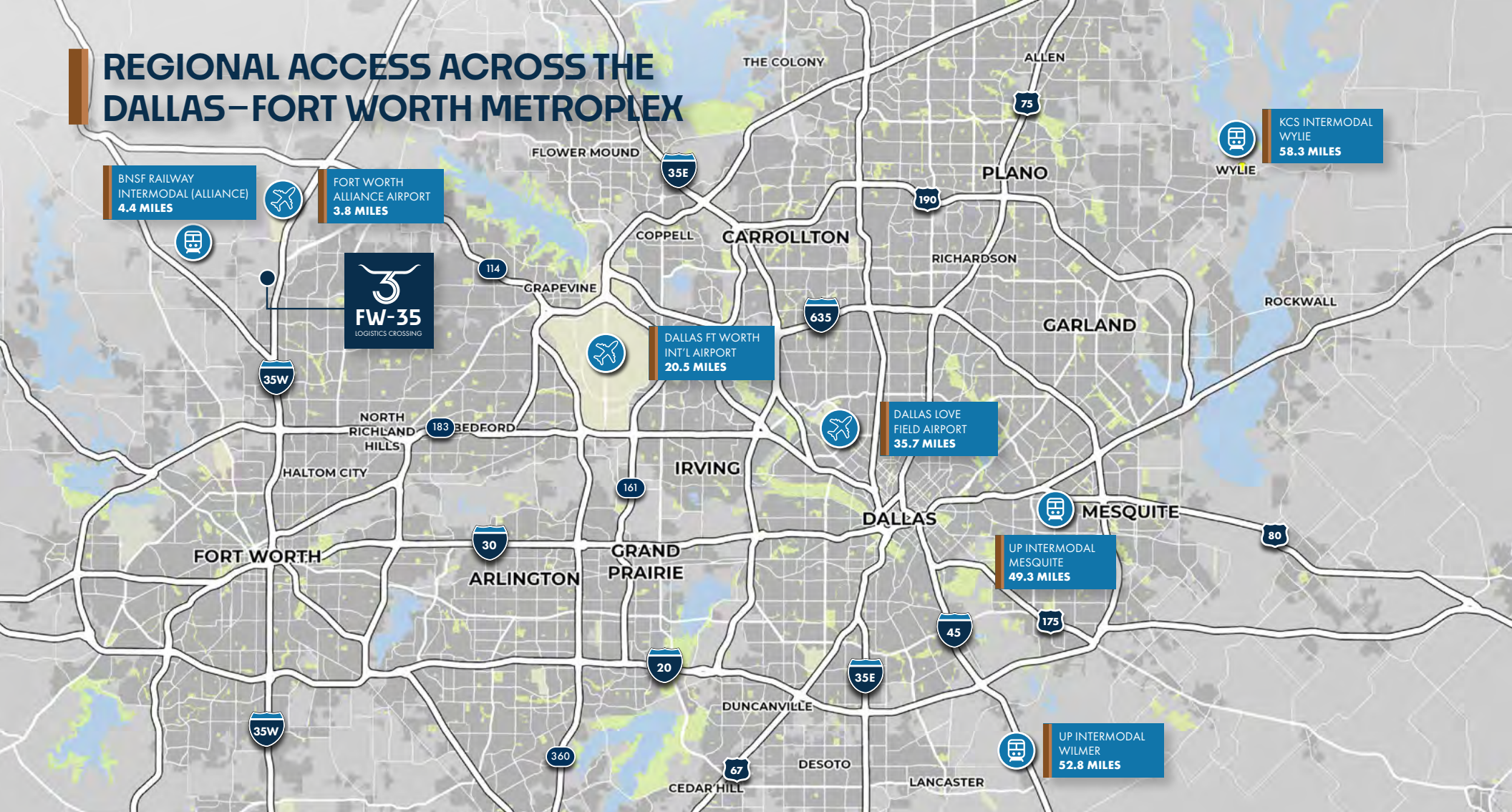
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REGIONAL ACCESS ACROSS THE DALLAS-FORT WORTH METROPLEX



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