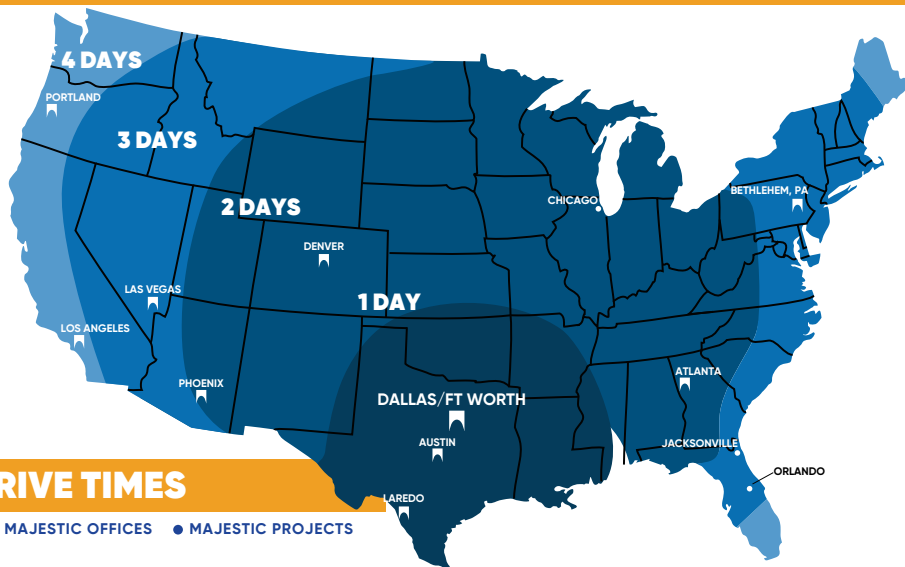


473 SUCCESSFUL DR., SUITE 101 – MOVE-IN READY

# MAJESTIC FORT WORTH SOUTH BUSINESS PARK

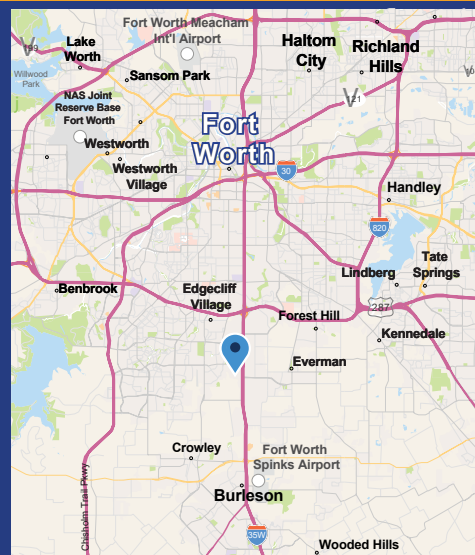


**Building 5 – 129,143 SF**  
320-Acre Master-Planned Business Park



## DRIVE TIMES

MAJESTIC OFFICES MAJESTIC PROJECTS



## LOCATION FEATURES

- Direct access via I-35W and Everman
- 2.5 Miles South of I-20 and I-35W Interchange
- Union Pacific Rail Service Available
- Adjacent to NAFTA Superhighway
- Strong Workforce Market (competitive wages)

## POTENTIAL INCENTIVES

### STATE

- Texas Enterprise Fund
- Texas Emerging Technology Fund
- Texas Product/Business Fund

### LOCAL

- Chapter 380 Program Potential
- Property Tax Abatement
- Sales Tax Abatement
- Enterprise Zone Program
- Renewable Energy Incentives
- Manufacturing Exemptions
- Triple Freeport Exemption
- Qualified HUB Zone

## CONTACT US

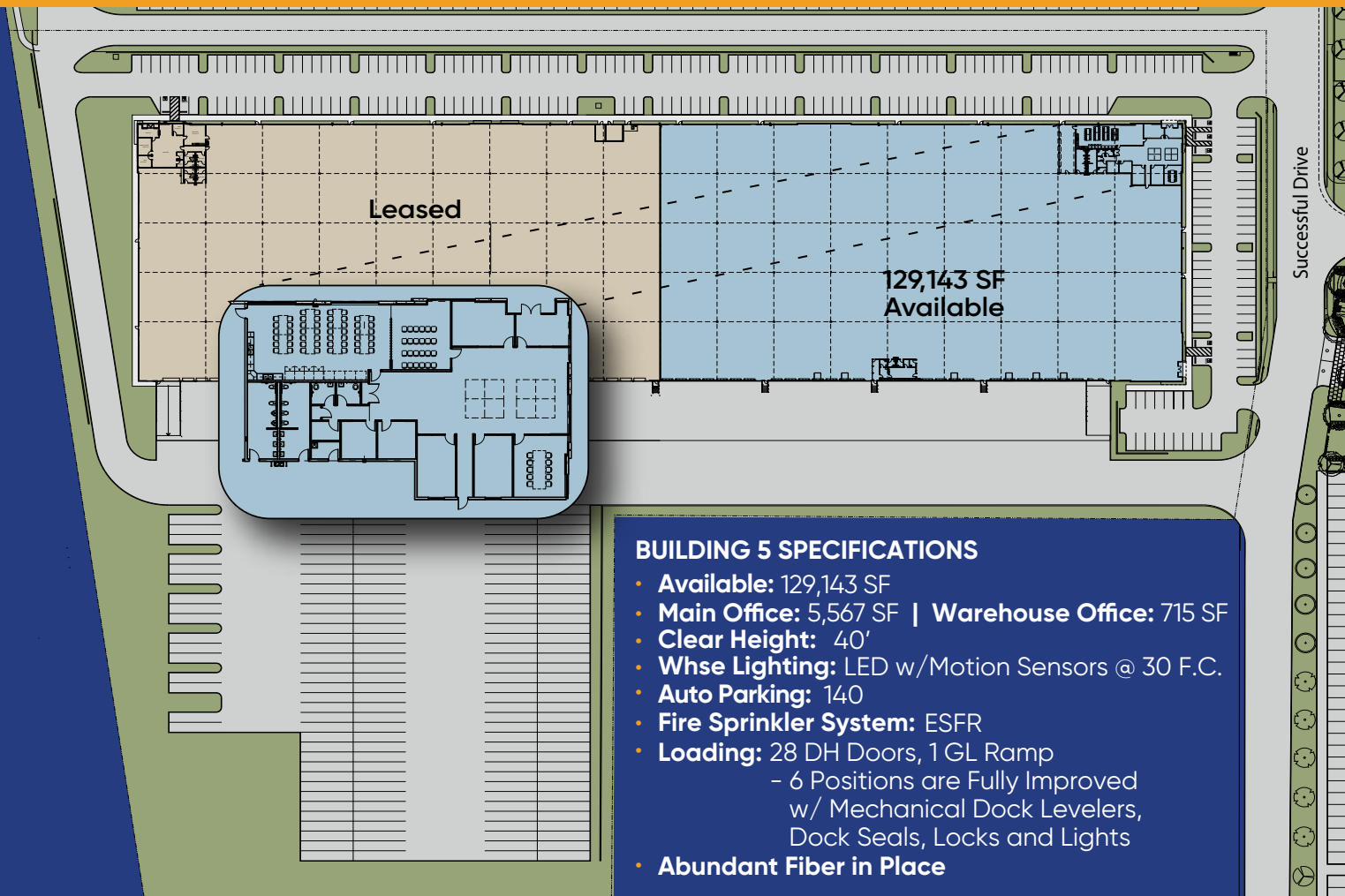
**Kyle Valley**  
817-710-7367  
kylevalley@majesticrealty.com

**Cameron Pybus**  
817-710-7360  
cypybus@majesticrealty.com

**www.MajesticFWSouth.com**  
131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164



# MAJESTIC FORT WORTH SOUTH BUSINESS PARK



## BUILDING 5 SPECIFICATIONS

- **Available:** 129,143 SF
- **Main Office:** 5,567 SF | **Warehouse Office:** 715 SF
- **Clear Height:** 40'
- **Whse Lighting:** LED w/Motion Sensors @ 30 F.C.
- **Auto Parking:** 140
- **Fire Sprinkler System:** ESFR
- **Loading:** 28 DH Doors, 1 GL Ramp
  - 6 Positions are Fully Improved w/ Mechanical Dock Levelers, Dock Seals, Locks and Lights
- **Abundant Fiber in Place**

## FULLY TEMPERATURE CONTROLLED WAREHOUSE:

- (6) 25-Ton TRU(s)
- **Cooling:** 85°F Indoor @ 101.4°F Outdoor
- **Heating:** 68°F Indoor @ 23°F Outdoor
- R30 Batt Insulation on Underside of Roof Deck
- R-9.1 Included in Shell Roofing System
- Pinned R-19 Faced Batt Insulation on Exterior Tilt Walls

This statement is based upon information which we believe to be correct and is obtained from sources we regard as reliable but we assume no liability for errors or omissions therein.

## ABOUT MAJESTIC REALTY CO.

- 82M SF Portfolio that includes Industrial, Office, Retail and Resorts
- 2015 NAIOP Developer of the Year
- Largest Privately Owned Industrial Developer in the U.S.
- 7.3 M SF Presence in DFW (5 Business Parks)

## CONTACT US

**Kyle Valley** 817-710-7368  
kylevalley@majesticrealty.com

**Cameron Pybus** 817-710-7360  
cpybus@majesticrealty.com

**www.MajesticFWSouth.com**  
131 East Exchange Avenue, Suite 212  
Fort Worth, TX 76164

