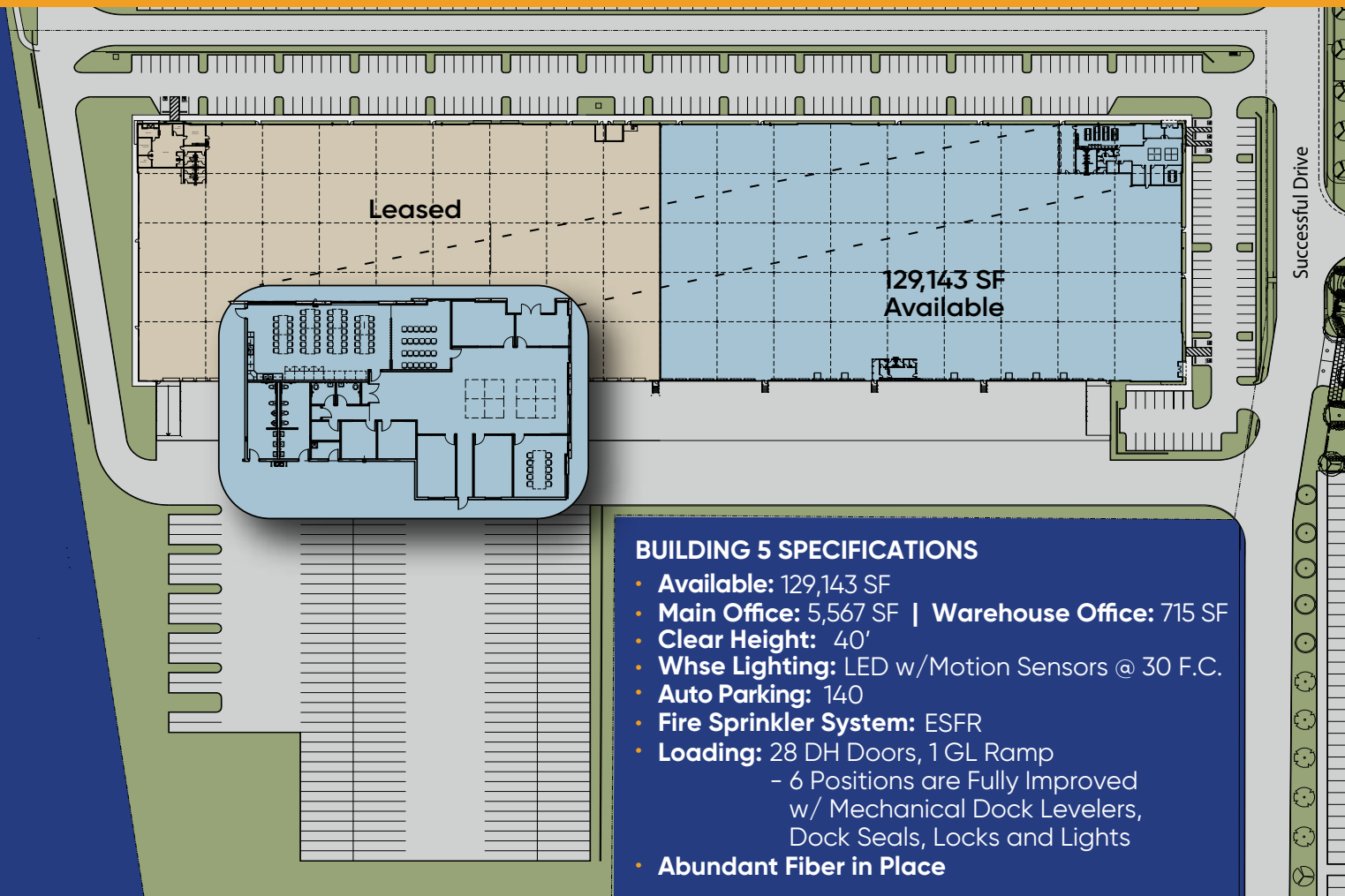


MAJESTIC FORT WORTH SOUTH BUSINESS PARK



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)

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