Northlake Acres

For Lease - 2,000 - 6,000 sf



Industrial Flex - Yard Space - IOS

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Industrial Flex - Yard Space - IOS

Overview

Northlake Acres is a new industrial flex development on 60+ acres located at 7515 Faught Rd Argyle, TX

Northlake Acres is less than 3 miles from FM 407 & I-35W and in the heart of Northlake, TX minutes away from the housing communites Harvest, Pecan Square & Robson Ranch.

Projects will include buildings for lease (2,000-6,000 SF) with up to 5 acres of yard space, IOS (Industrial Outdoor Storage) parcels up to 10 acres for lease

Land is located on unincorporated land in Denton County (No Zoning Requirements) and is on septic and well water

Contact: 940-299-9432
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Buildings

For Lease - 2,000 - 6,000 SF with Yard Space Options

Northlake Acres will have industrial flex buildings (2,800 - 6,000 sf) located on designated lots from 1/4 acre to 5 acres. Each unit/building will have a large fenced in area for yard space from 6,300 sf to 5 acres. Non-yard space options are also available.

All buildings will have standard finish out, but customization options are available for pre-leased units

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Buildings

For Lease - 2,000 - 6,000 SF with Yard Space

Standard Buildings/Units Include

- Building material - Metal
- Minimum 2 bay doors (14' x 12')
- 16' side walls
- Yard space - base (crushed gravel)
- Black power coated chain link fence
- Three Phase Electrical Capable
- Pre-lease for building customization
- Polished concrete flooring
- 12' x 12 office with mini HVAC
- 8' x 8' bathroom (ADA Accessible)
- Fully insulated
- High speed internet and phone ready
- Designated signage on buildling
- Multiple access points to the yard space through the building and gate
- Large fenced in yard spaces for storage, parking, etc
- Concrete pad for parking lot

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Buildings

Pre-Leasing Customization Options

We have the ability to customize individual units/buildings for tenants that pre-lease.

- Yard Space
  - Increased/decreased yard space size
  - Concrete, gravel, turf, etc
  - Alternative fencing options
- Office space, larger bathrooms
- Full HVAC or mini split units
- Flooring other that stained concrete
- Windows

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IOS (Industrial Outdoor Storage)

1 - 10 Acres for Lease

- Up to 10 acres of surface that is paved, gravel, dg, or 2" of crushed concrete base for suface improvements
- Fully fenced and secured with gate access
- Electric gate access
- Not required to lease a building on the land to lease IOS
- Ability to lease IOS land adjacent to a building (pre-leased)
- Minimal restrictions on what can be stored/parked (no zoning restrictions)

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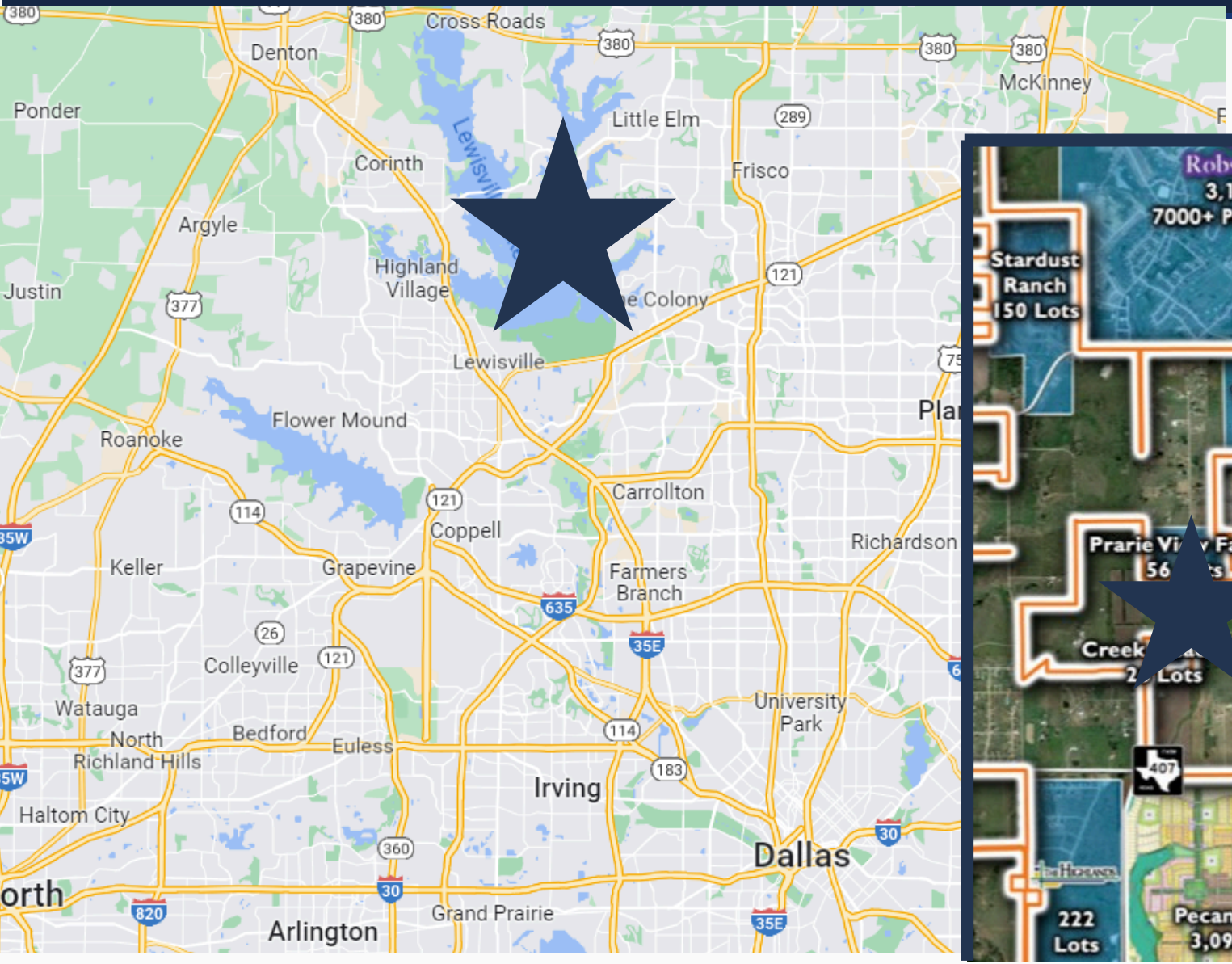
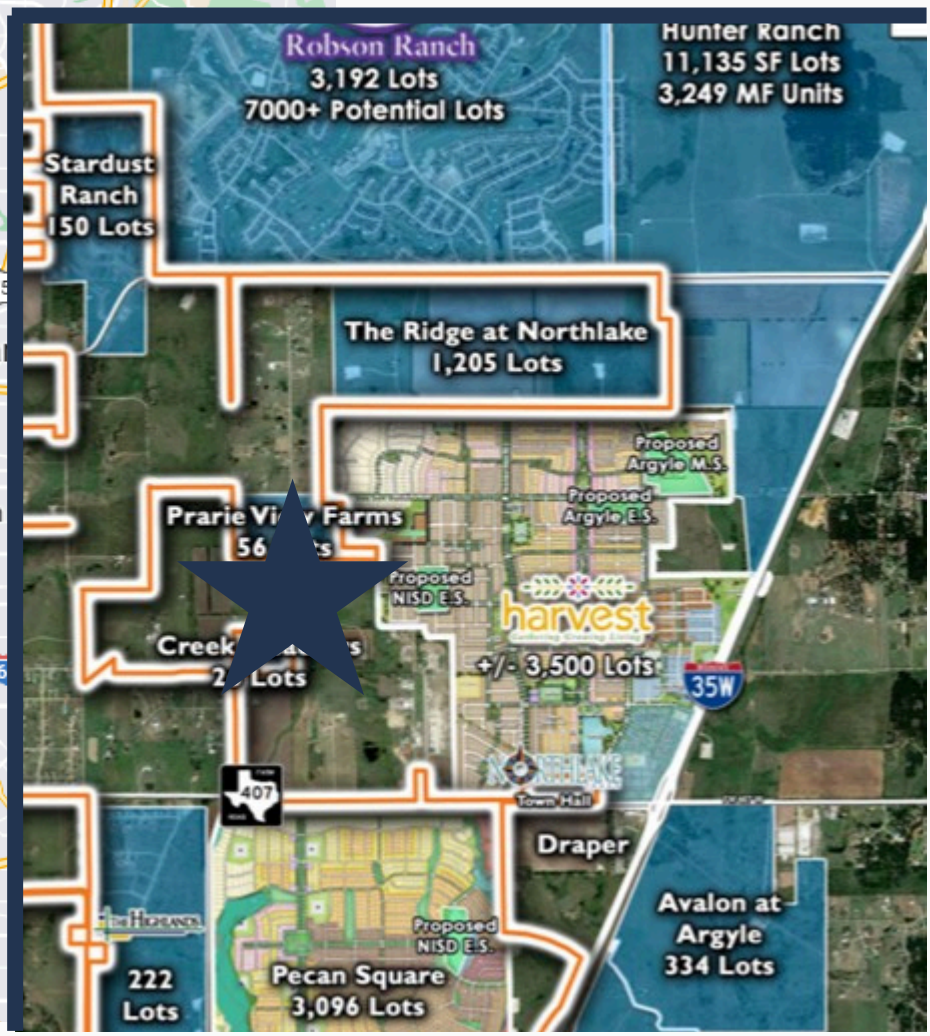
Location - DFW





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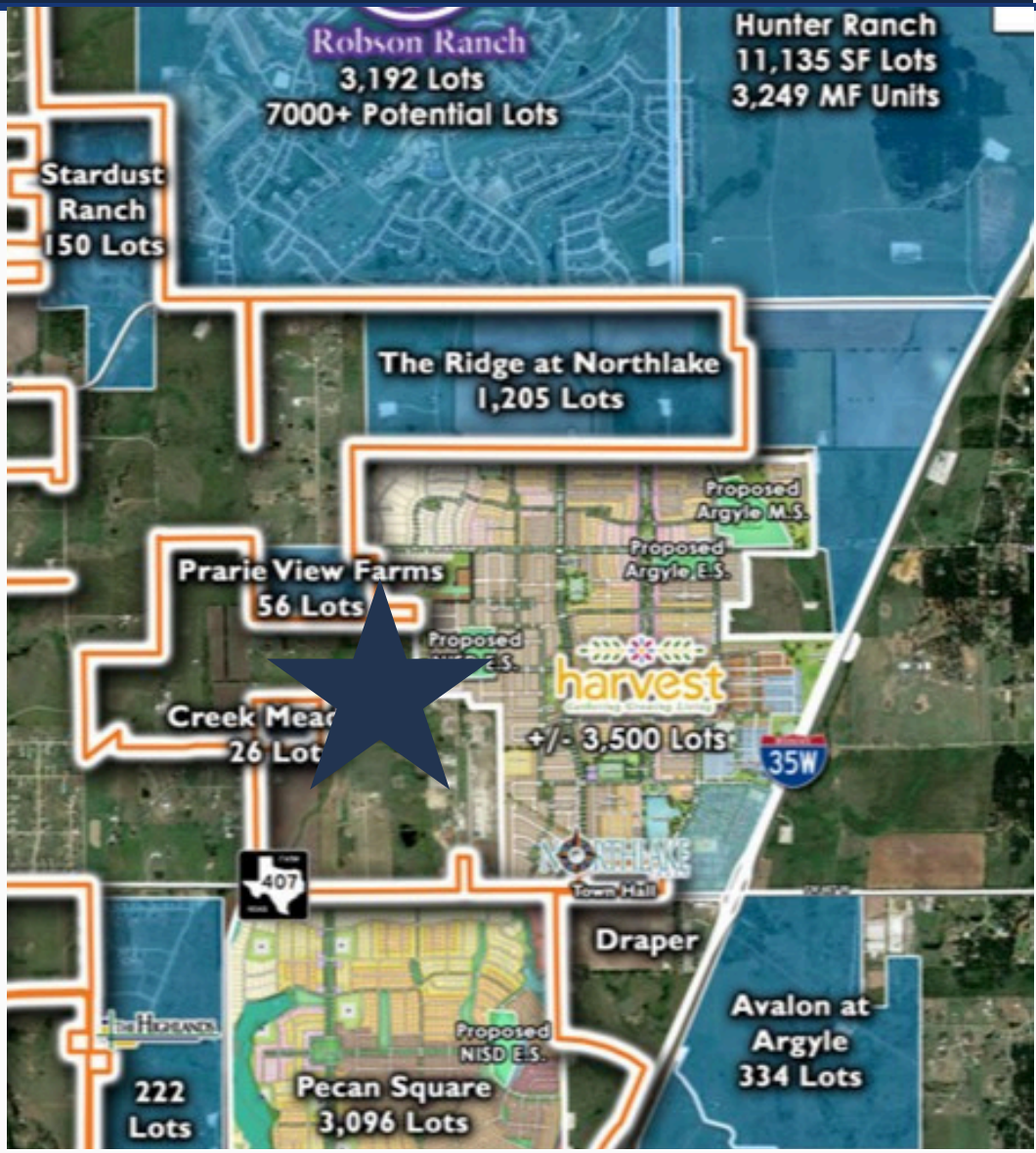
Location - Growth & Density

- Average Household Income $100,000+
- 18,000 traffic count at FM 407 & I-35
  - Located one mile from intersection
  - Close proximity to 5,000+ lot developments
- One mile from Harvest Town Center Development



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TX Business Parks

The developers of Northlake Business Park have constructed over 600,000 SF of light industrial & office/warehouse property

Projects include:

Harmon Road Business Park (13045 Harmon Road Fort Worth, TX 76177)
Harmon Industrial Condos (13015 Harmon Rd. Fort Worth, TX 76177
Golden Heights Business Park (2163 Golden Heights Rd. Fort Worth, TX)
DFW Alliance Business Park (12801 Harmon Rd. Fort Worth, TX)
Argyle Business Park (308 East FM 1830 Argyle, TX 76226)

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Northlake Acres, LLC

Confidentiality

The information in this sales brochure is proprietary and confidential, and is intended to be reviewed only by the party receiving it from DFW Alliance Business Park, LLC. This brochure should not be made available to any other person or entity without the written consent of DFW Alliance Business Park, LLC.

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