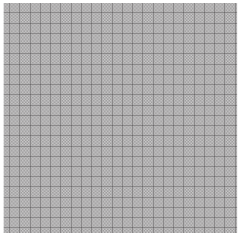
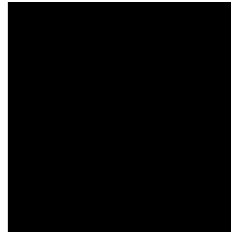
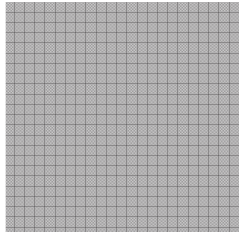


NORTHERN CROSSING BUSINESS PARK FORT WORTH, TEXAS




Prepared By


Jerry Alexander, SIOR
Jeff Givens
Amy Baker



Project Summary



Upon completion, Northern Crossing Business Park will be a mixed-use development that includes retail, office and industrial buildings. The park is comprised of 85 useable acres. 45 acres will boast 750,000 square feet of premier light industrial warehouses while the remaining 40 acres will be sold for retail and suburban office uses. The diversity, flexibility and high visibility of the Park provides an attractive option to both companies already located in the submarket and companies considering relocation to North Fort Worth.



Ft. Worth, with its pro-industry attitude, is one of the fastest growing cities in the nation. The prime location of Northern Crossing Business Park coupled with Ft. Worth's growing economy, positions the Park to be one of the most sought after locations in the Dallas/ Ft. Worth Metroplex.

Property Summary

LOCATION:	Located at the Southeast corner of Interstate 35 W and Northeast Loop 820, Fort Worth, Texas
PROPERTY SIZE:	85 Acres Net
BUILDING SIZE:	Total —408,450 square feet
ZONING:	I Light Industrial
MISCELLANEOUS:	Triple Freeport tax exemption
ACCESS:	Easy access to Fort Worth CBD, DFW, Alliance & Meacham Airports

Building Summary

AVAILABLE AUGUST 2007

BUILDING A—90,450 SF AVAILABLE

135' x 670'
24' Clear Height
Class IV Sprinkler System
Front Park / Rear Load
40' x 45' Column Spacing
Dock High Doors
Divisible to ± 10,800 SF

BUILDING B—120,000 SF AVAILABLE

300' x 400'
24' Clear Height
Class IV Sprinkler System
Cross Dock Building
40' x 50' Column Spacing
Dock High Doors
Divisible to ± 15,000 SF

AVAILABLE DECEMBER 2007

BUILDING C—111,600 SF AVAILABLE

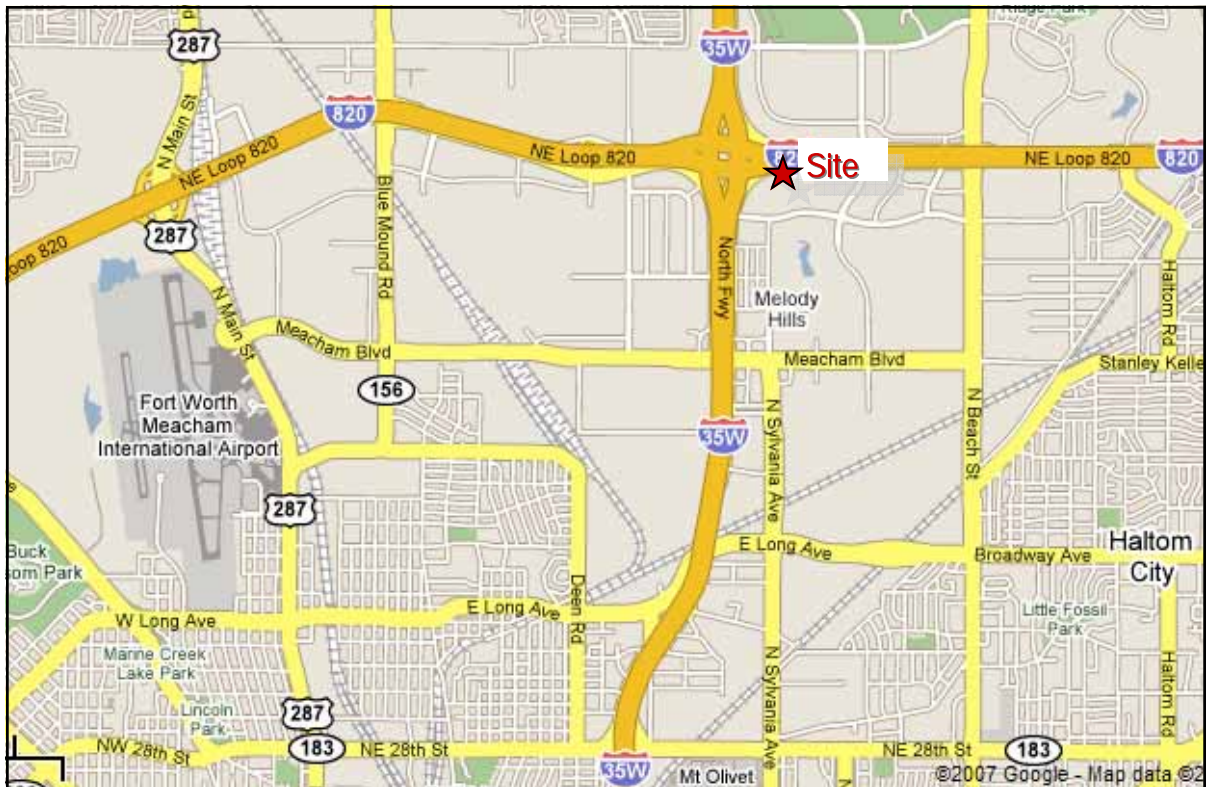
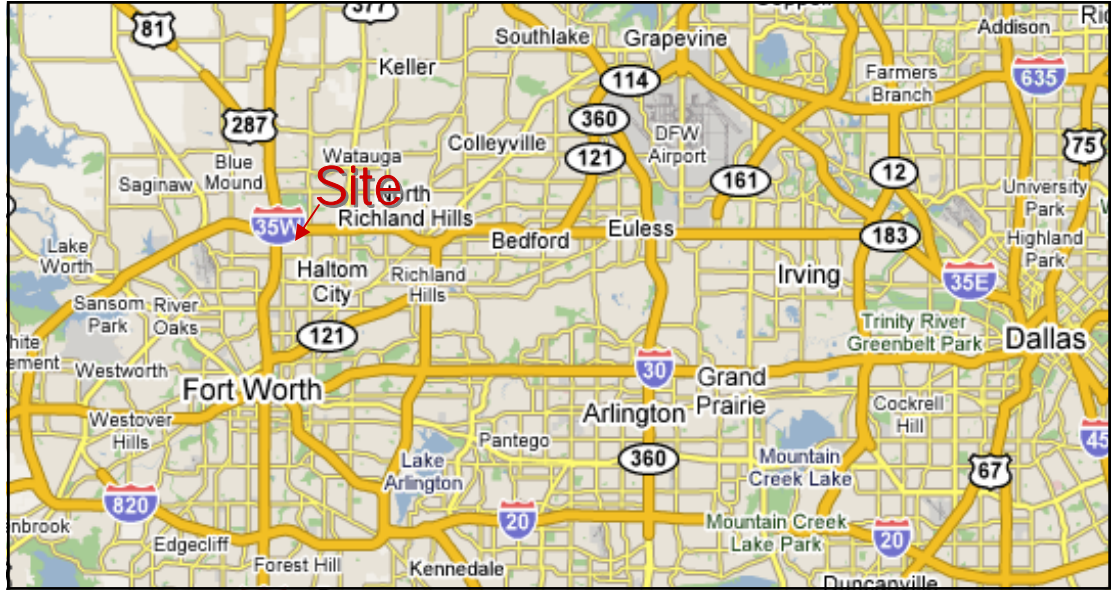
360' x 310'
24' Clear Height
Class IV Sprinkler System
Cross Dock Building
50' x 45' Column Spacing
Dock High Doors
Divisible to ± 15,000 SF

BUILDING D—86,400 SF AVAILABLE

135' x 640'
24' Clear Height
Class IV Sprinkler System
Front Park/ Rear Load Building
40' x 45' Column Spacing
Dock High Doors
Divisible to ± 10,800 SF



Location Maps

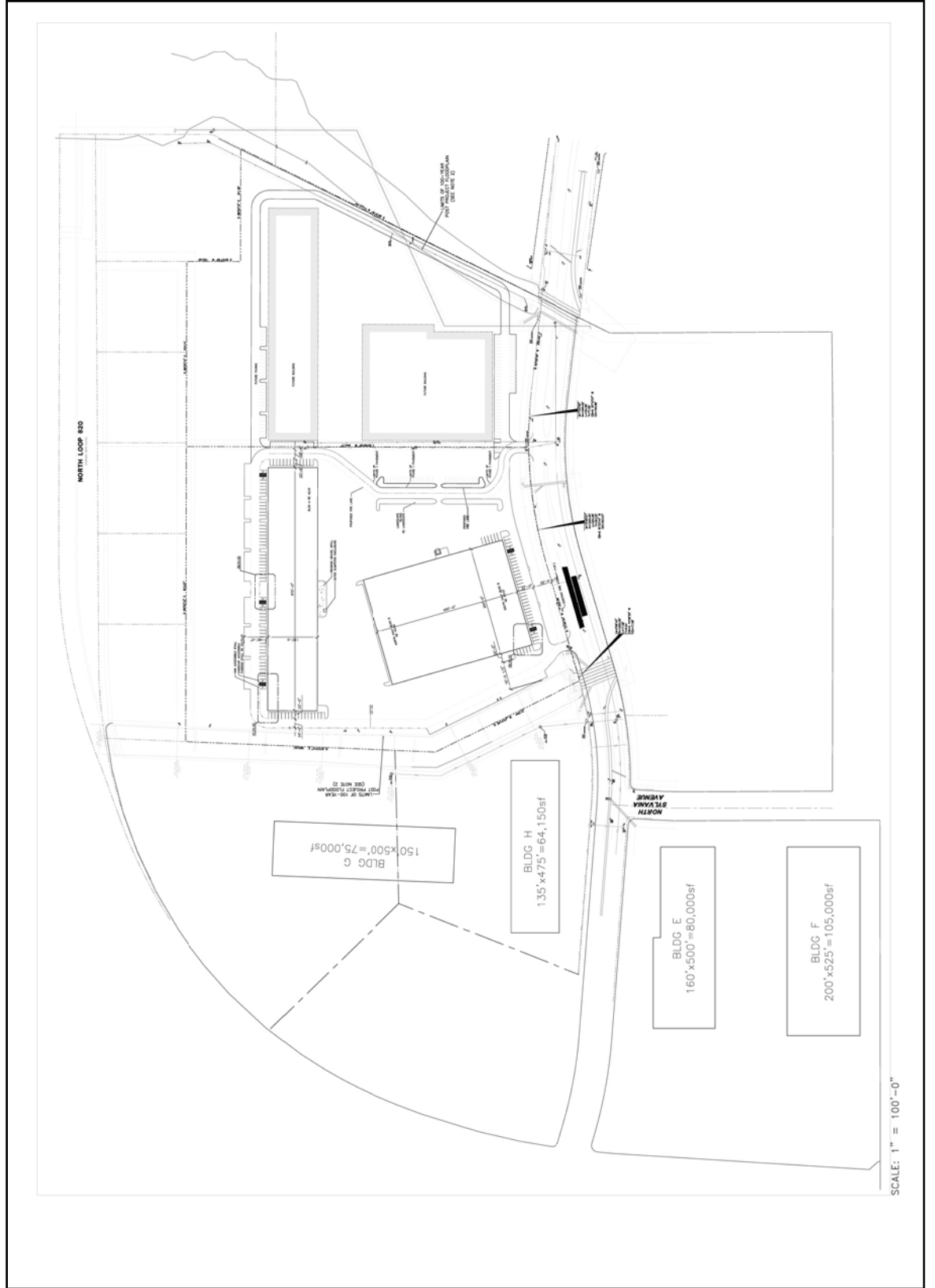
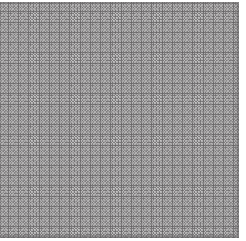


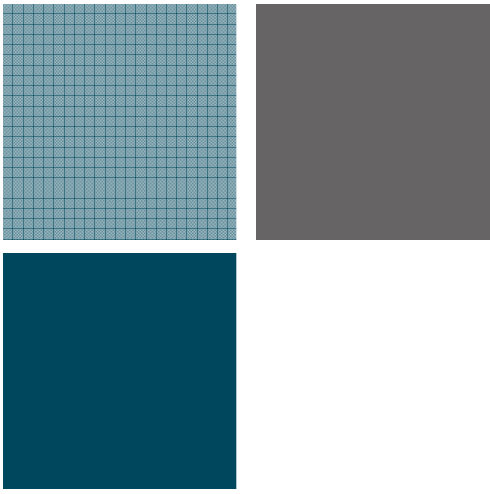
Overview Aerial



Site Plan





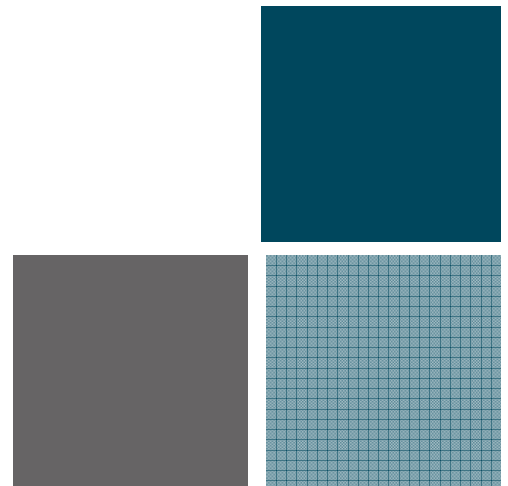


For more information:
Jerry Alexander, SIOR
Jeff Givens
Amy Baker

817 877 4433
817 870 2826 fax
jalexander@huffpartners.com
jgivens@huffpartners.com
abaker@huffpartners.com

301 Commerce Street
Suite 1750
Fort Worth Texas 76102

www.northerncrossingbusinesspark.com



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