

# BONDS RANCH COMMERCE CENTER

FORT WORTH, TX 76177



3 BUILDING, CLASS A INDUSTRIAL PARK | UP TO 600,000 SF AVAILABLE, DELIVERING Q3 2024

LEASED BY:  
**CBRE**

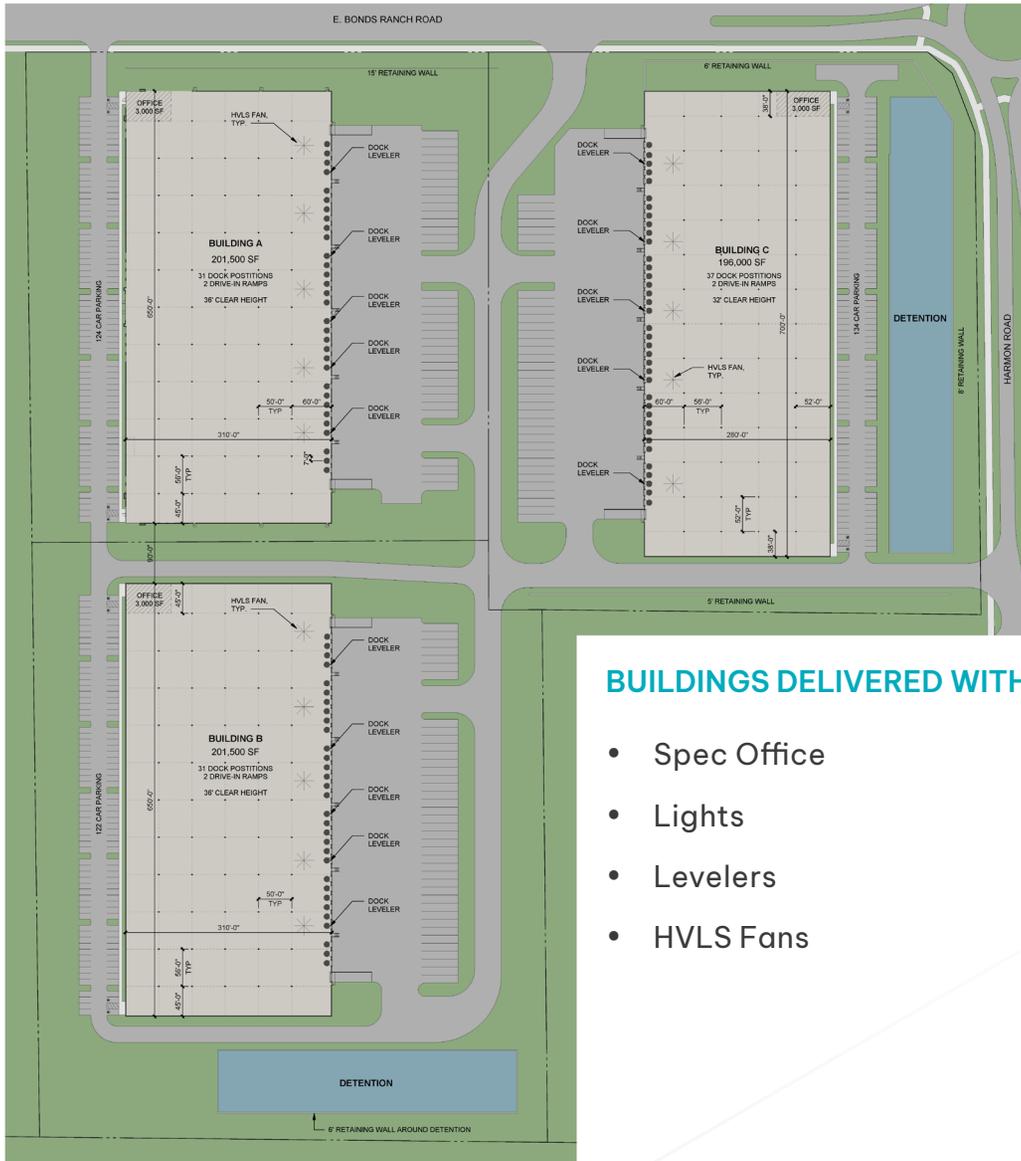
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 ALPHA  
INDUSTRIAL  
PROPERTIES

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**CBRE**

# BONDS RANCH COMMERCE CENTER

# SITE PLAN



## BUILDINGS DELIVERED WITH:

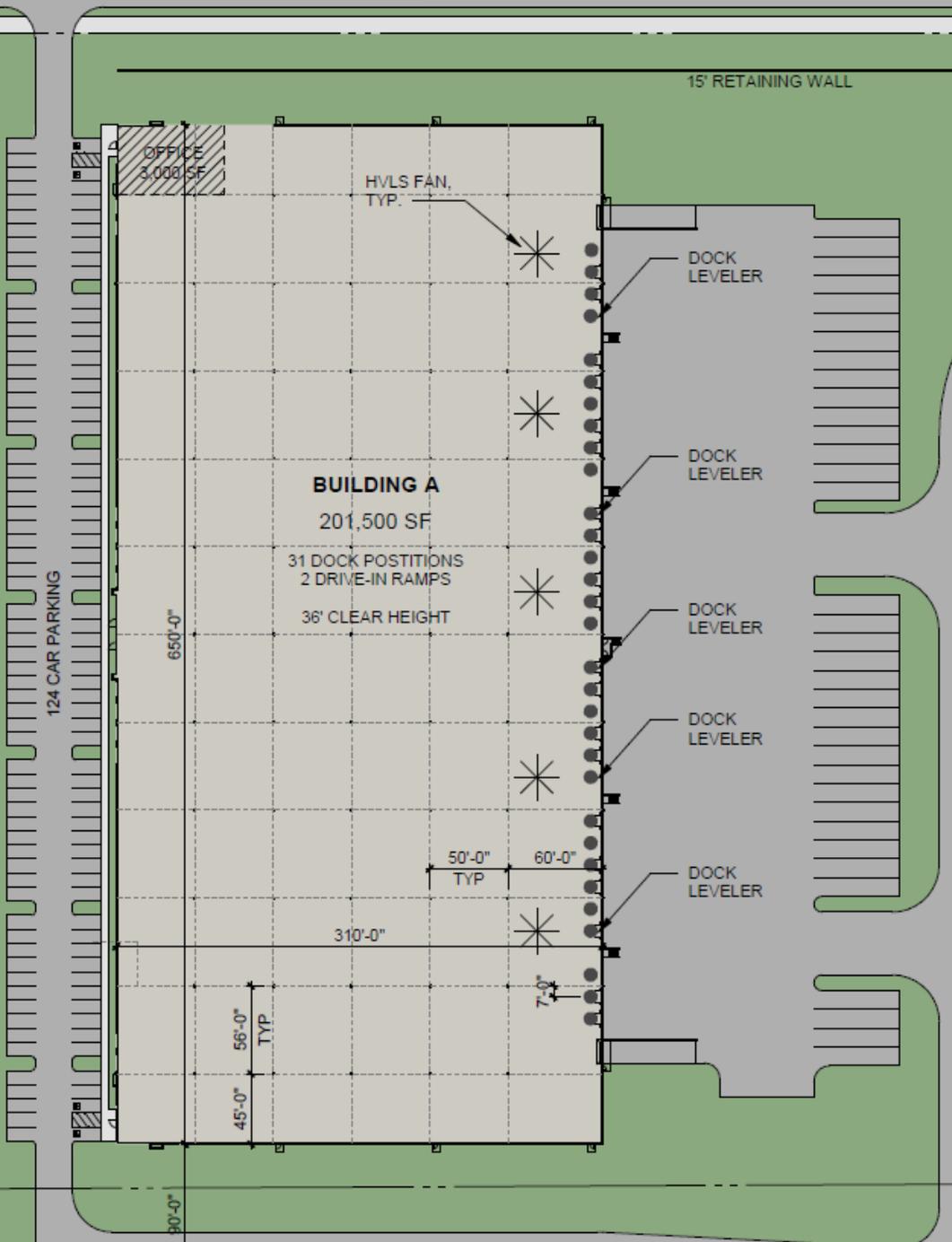
- Spec Office
- Lights
- Levelers
- HVLS Fans

BUILDING SPECS	BUILDING A	BUILDING B	BUILDING C
Total Square Feet	201,500 SF	201,500 SF	196,000 SF
Divisible To	48,670 SF	48,670 SF	39,760 SF
Clear Height	36'	36'	32'
Configuration	Rear Load	Rear Load	Rear Load
Car Parks	124	122	134
Trailer Parks	35	40	36
Truck Court	135'	135'	135'
Building Depth	310'	310'	280'
Dock Doors	31	31	37
Drive-in Ramps	2	2	2
Pit Levelers	(5) 35k lb Mechanical	(5) 35k lb Mechanical	(5) 35k lb Mechanical
Column Spacing	50' x 56'	50' x 56'	52' x 56'
Staging Bays	60'	60'	60'
Slab	7"	7"	7"
Lighting	LED	LED	LED
Sprinkler System	ESFR	ESFR	ESFR
Roof	60 mil TPO / R20	60 mil TPO / R20	60 mil TPO / R20

# BONDS RANCH COMMERCE CENTER

E. BONDS RANCH ROAD

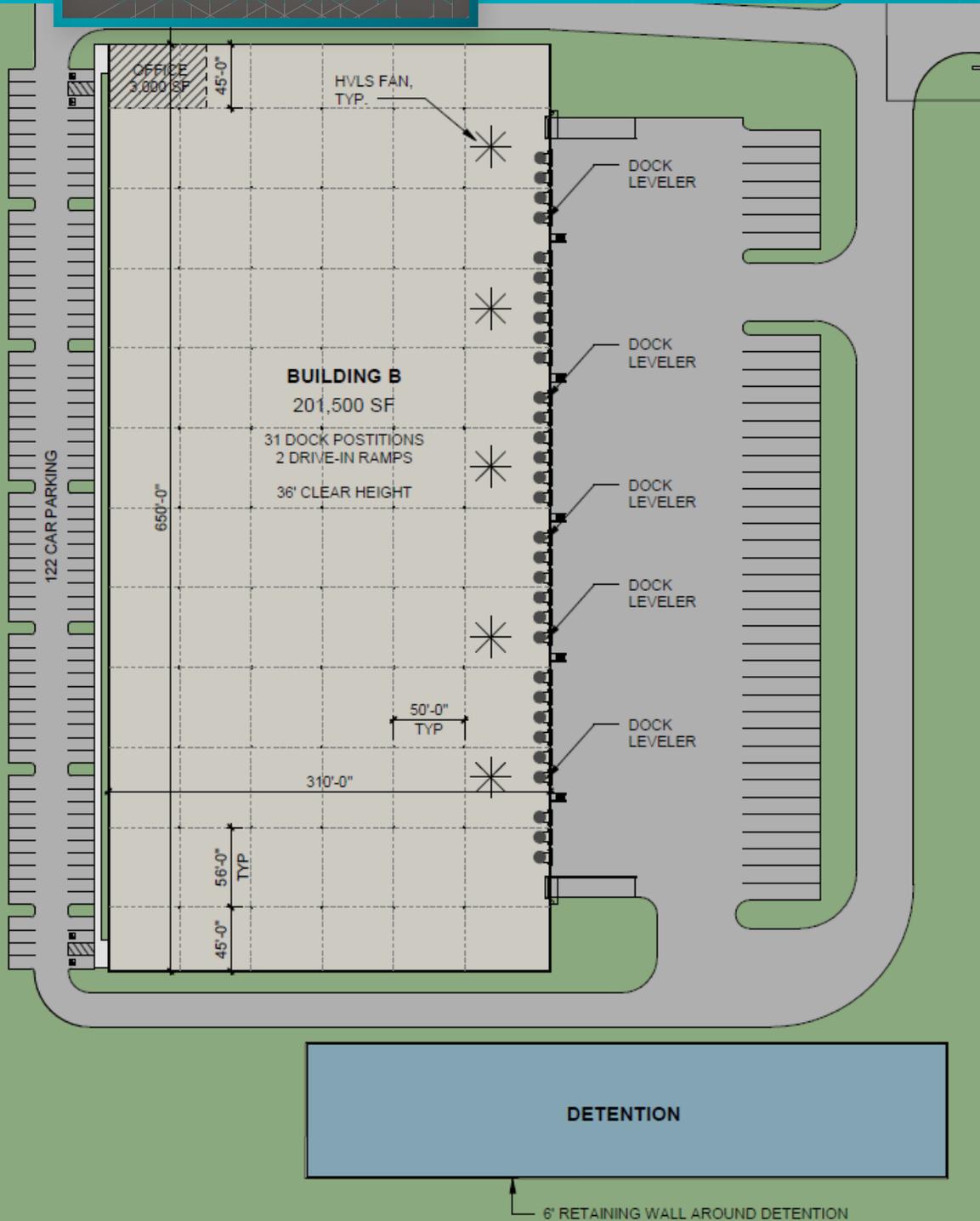
# BUILDING A



## BUILDING HIGHLIGHTS

- 48,670 - 201,500 SF
- 36' Clear Height
- 124 Car Parks
- 35 Trailer Parks
- 31 Dock Doors / 2 Ramps
- 50' x 56' Column Spacing
- Rear Load Configuration
- 135' Truck Court
- 310' Building Depth
- 5 - 35k lb Mechanical Pit Levelers

## BONDS RANCH COMMERCE CENTER



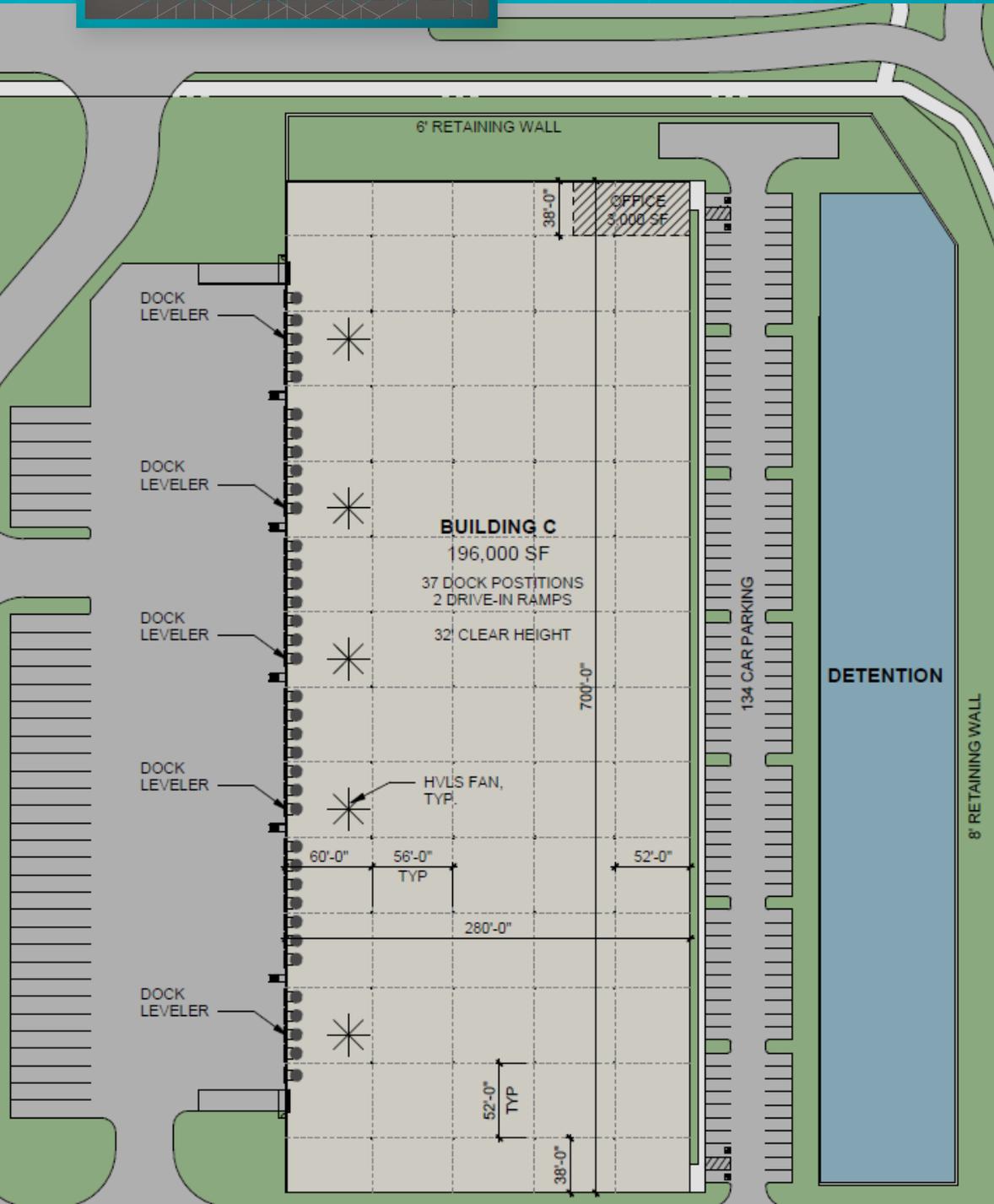
## BUILDING B

### BUILDING HIGHLIGHTS

- 48,670 - 201,500 SF
- 36' Clear Height
- 122 Car Parks
- 40 Trailer Parks
- 31 Dock Doors / 2 Ramps
- 50' x 56' Column Spacing
- Rear Load Configuration
- 135' Truck Court
- 310' Building Depth
- 5 - 35k lb Mechanical Pit Levelers

## BONDS RANCH COMMERCE CENTER

# BUILDING C



## BUILDING HIGHLIGHTS

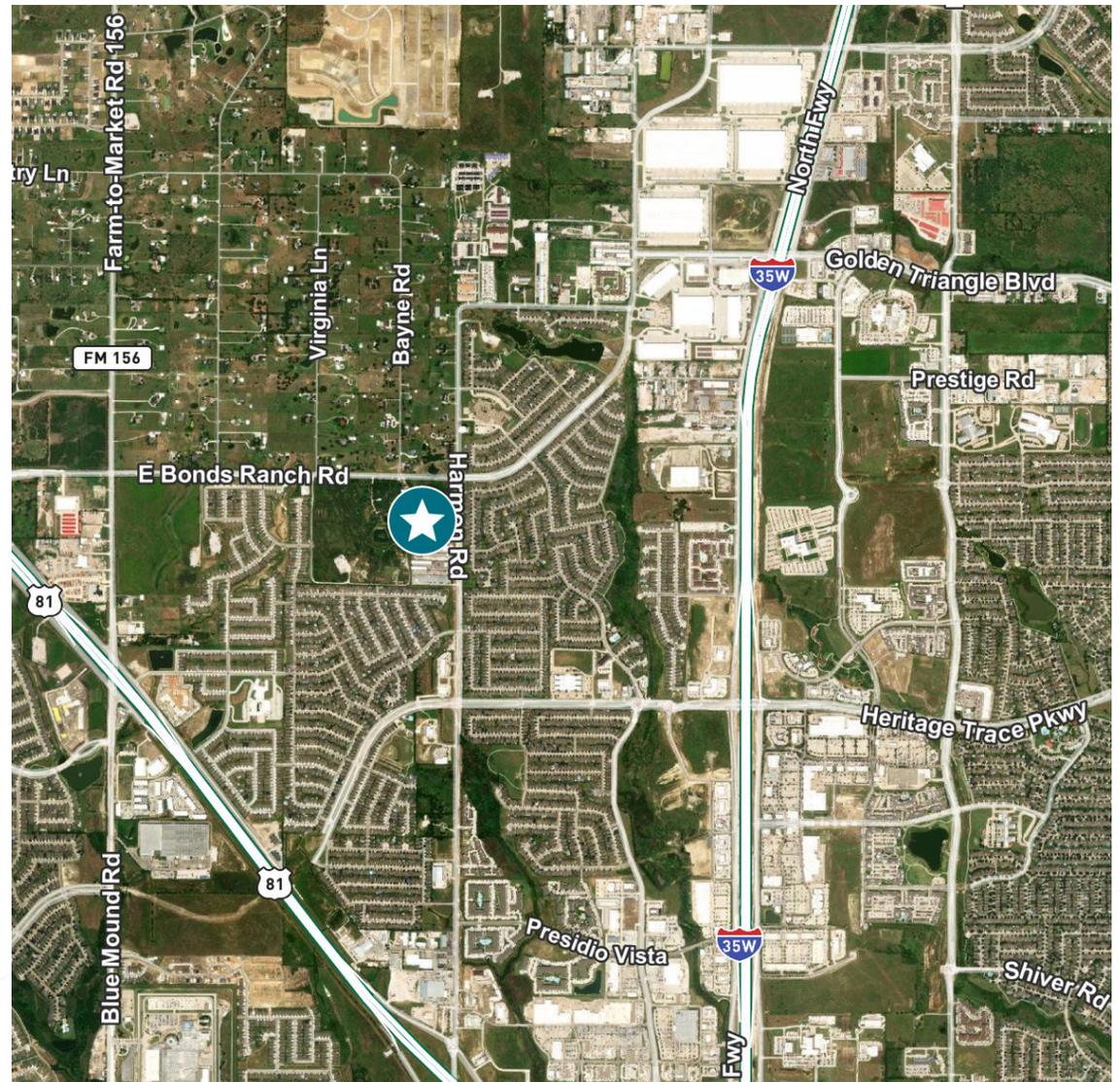
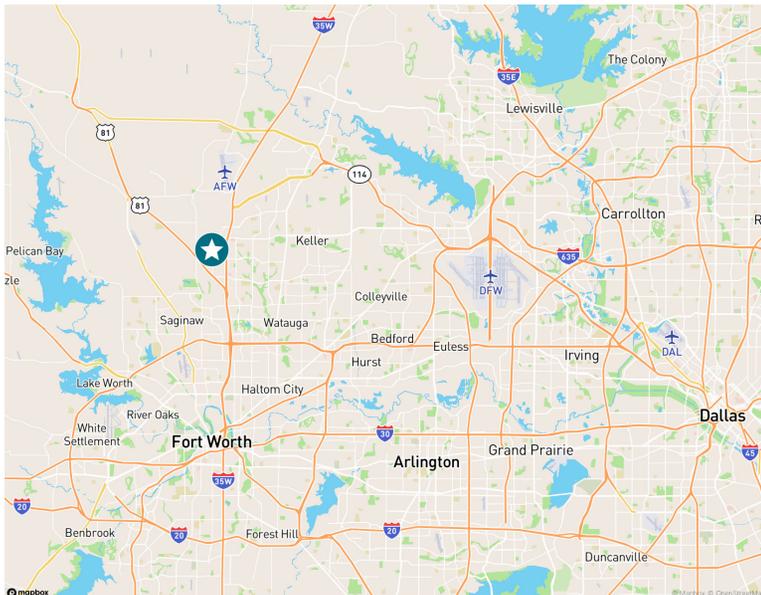
- 39,760 - 196,000 SF
- 32' Clear Height
- 134 Car Parks
- 36 Trailer Parks
- 37 Dock Doors / 2 Ramps
- 52' x 56' Column Spacing
- Rear Load Configuration
- 135' Truck Court
- 280' Building Depth
- 5 - 35k lb Mechanical Pit Levelers

# BONDS RANCH COMMERCE CENTER

# LOCATION

## KEY DISTANCES

- DFW Airport - 23 Miles
- Alliance Airport - 6 Miles
- BNSF Intermodal Yard - 6.5 Miles
- FedEx Regional Hub - 6 Miles
- I-35W - 1 Mile
- I-30 - 13 Miles
- I-20 - 18 Miles
- Loop 820 - 6.5 Miles



# BONDS RANCH COMMERCE CENTER

# NEARBY AMENITIES

## SITE OVERVIEW

- 3 Building, 600,000 SF, Class A Master Planned Industrial Park
- State-of-the-art Construction
- 36' Clear Heights
- North Fort Worth Location
- Proximity to Restaurants and Retail
- 2021 Population: 633,665 within 10 Mile Radius
- Scheduled Completion: Q3 2024

## DEMOGRAPHICS

10 MILE RADIUS

### EMPLOYMENT

**182,683** EMPLOYEES

**15,949** BUSINESSES

**5.4%** RESIDENTIAL UNEMPLOYMENT

### INCOME

**\$83,414**

MEDIAN HOUSEHOLD INCOME

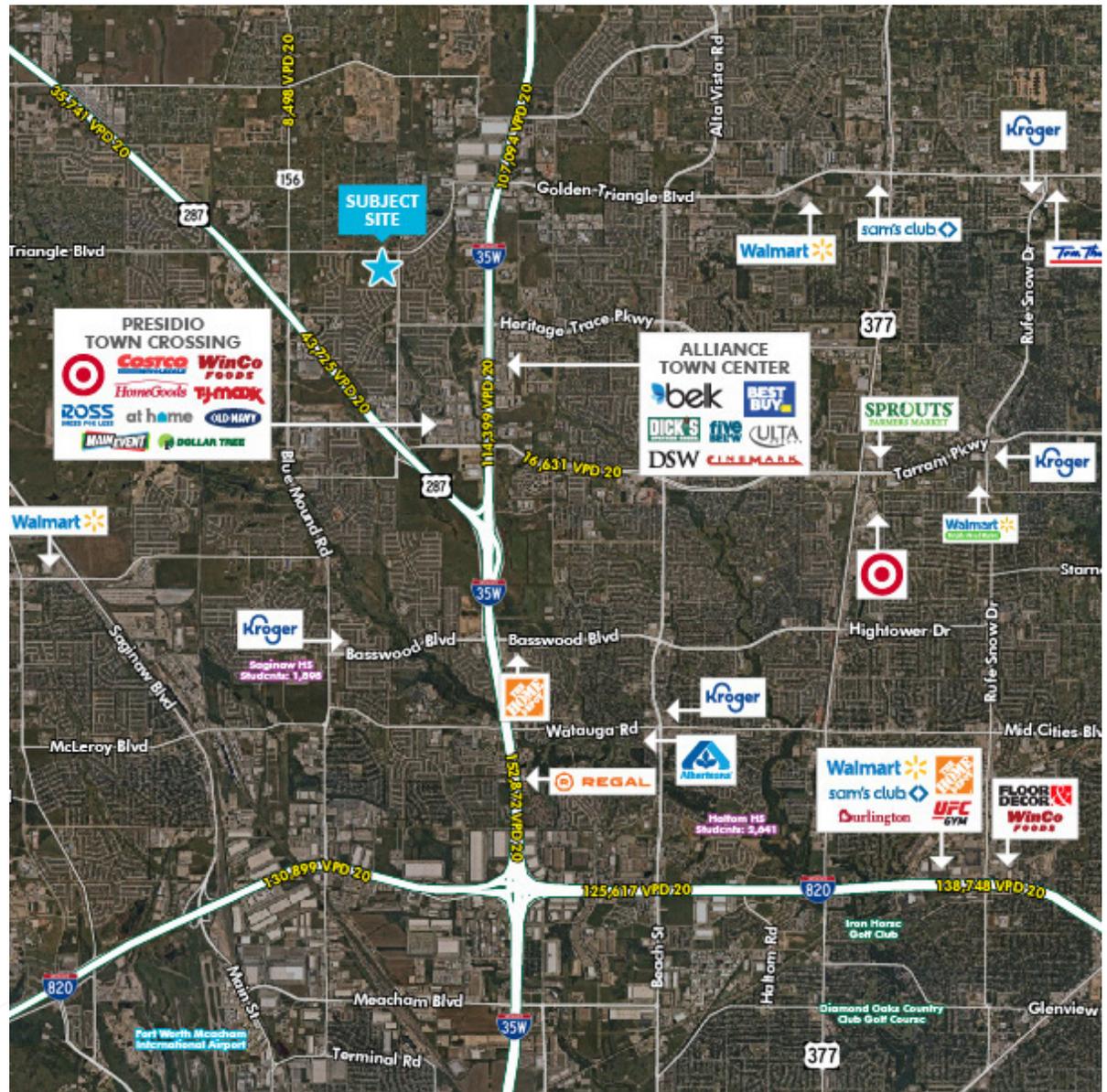
**\$36,556**

PER CAPITA INCOME

### EDUCATION



- Master's/Professional/Doctorate - 10.5%
- Bachelor's - 25.2%
- Other - 64.3%



# LEASING CONTACTS

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