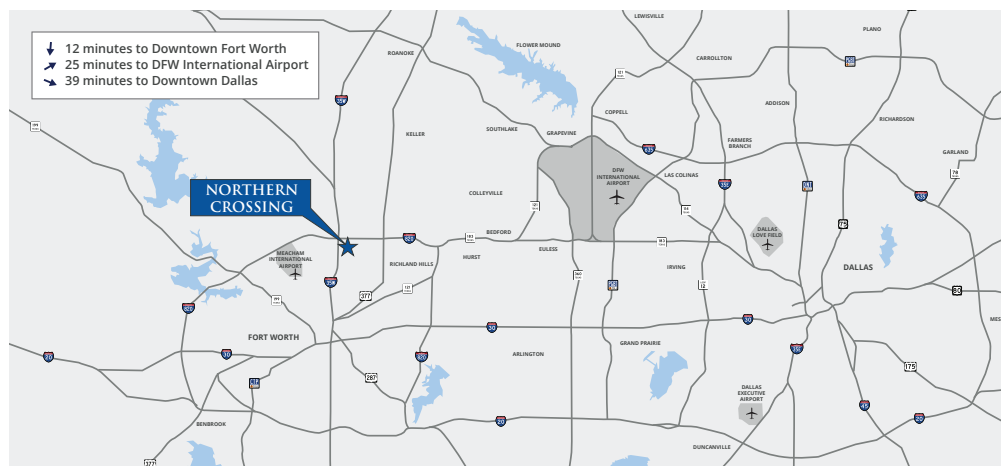


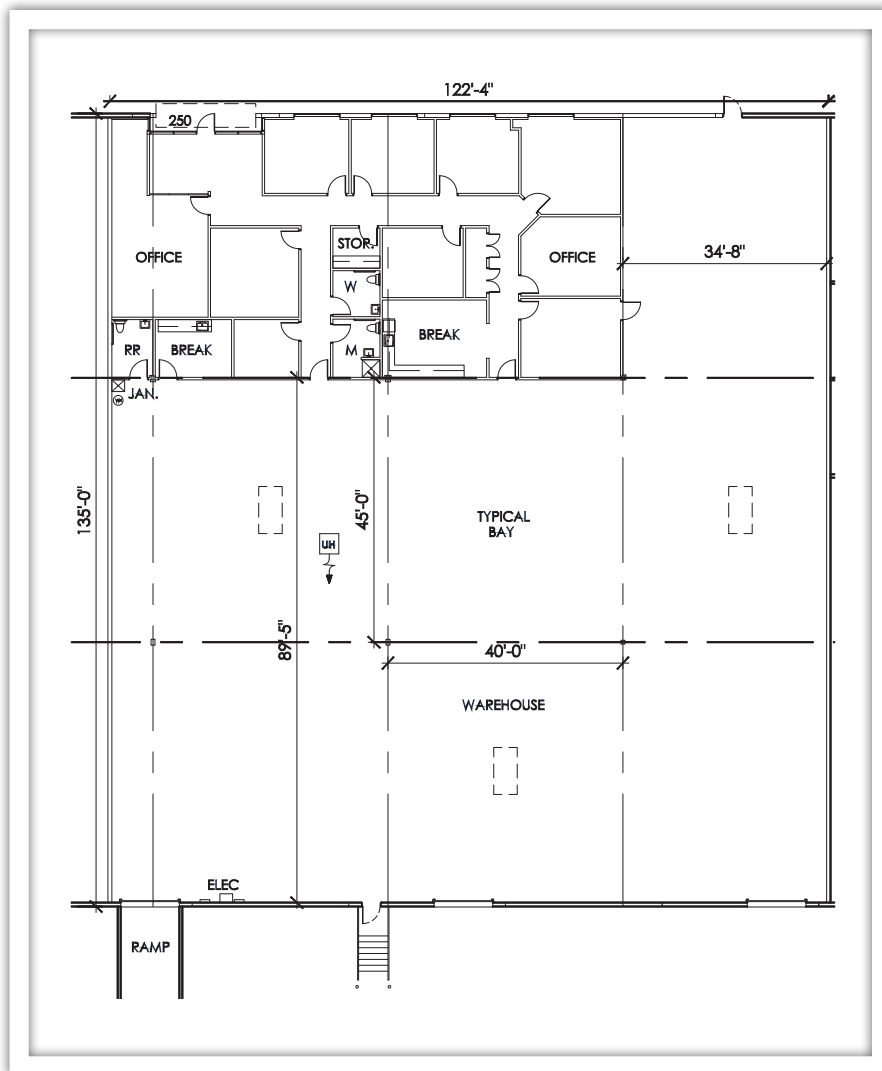
# NORTHERN CROSSING

2951 NORTHERN CROSS BOULEVARD | FORT WORTH, TEXAS 76137



Four building complex located at the southeast corner of I-35 W & NE Loop 820, **Northern Crossing** provides exceptional **ingress/egress** and highway **visibility**.





## PROJECT INFORMATION

- AVAILABLE: 16,451 SF
- 3,960 +/- Office Space
- 135' Building Depth
- 24' Clear Height
- (2) Dock High Door
- (1) Drive In Ramped Door in rear of building
- 40' X 45" Column Spacing
- 125' Rear Load Truck Court Depth
- Abundant Parking
- Class A Industrial Park Zoned "I" Light Industrial
- Easy Access to Retail, Restaurants and Major Thoroughfares such as I35W, Loop 820 & TEXpress Toll Lanes
- Triple Freeport Tax Exemption

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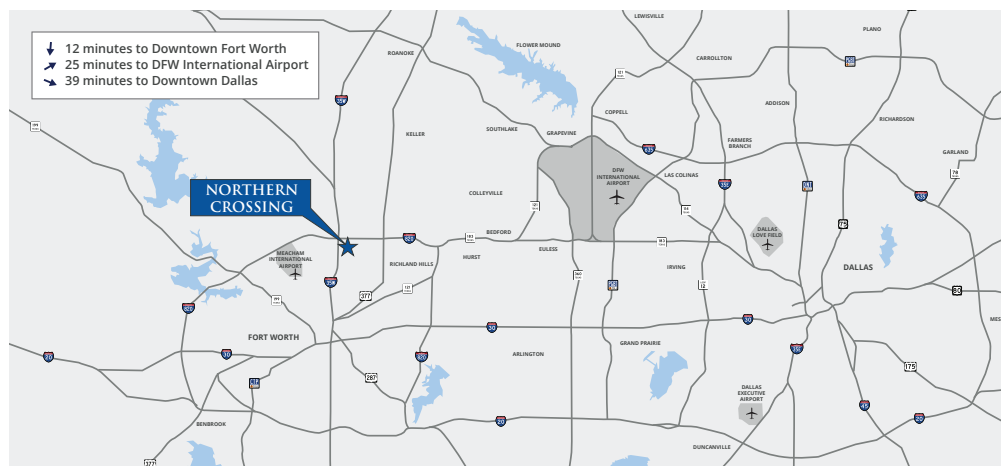


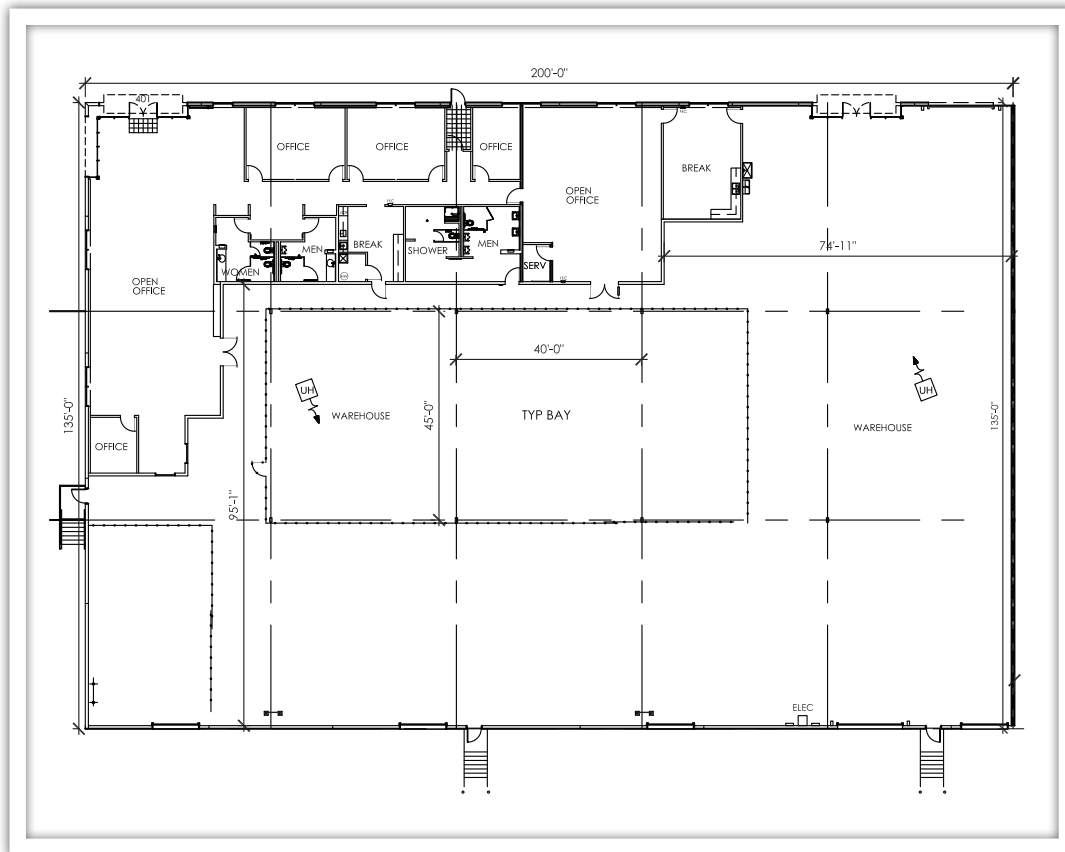
# NORTHERN CROSSING

3051 NORTHERN CROSS BOULEVARD | FORT WORTH, TEXAS 76137



Four building complex  
located at the  
southeast corner of  
I-35 W & NE Loop 820,  
**Northern Crossing**  
provides exceptional  
**ingress/egress** and  
highway **visibility**.





## PROJECT INFORMATION

- 27,000 SF Total Space located on Endcap
- 6,461 Office Space
- 135' Building Depth
- 24' Clear Height
- (4) Dock High Doors
- (1) Drive In Ramped Door in rear of building
- (1) Drive In Grade Door in front of building for "Drive Through" warehouse access
- 40' X 45" Column Spacing
- 125' Rear Load Truck Court Depth
- Abundant Parking
- Class A Industrial Park - Zoned "I" Light Industrial
- Easy Access to Retail, Restaurants and Major Thoroughfares such as I35W, Loop 820 & TexExpress Toll Road
- Triple Freeport Tax Exemption



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