

NORTHERN CROSS BLVD & N BEACH ST
HALTOM CITY, TEXAS



VELOCIS

KBCADVISORS

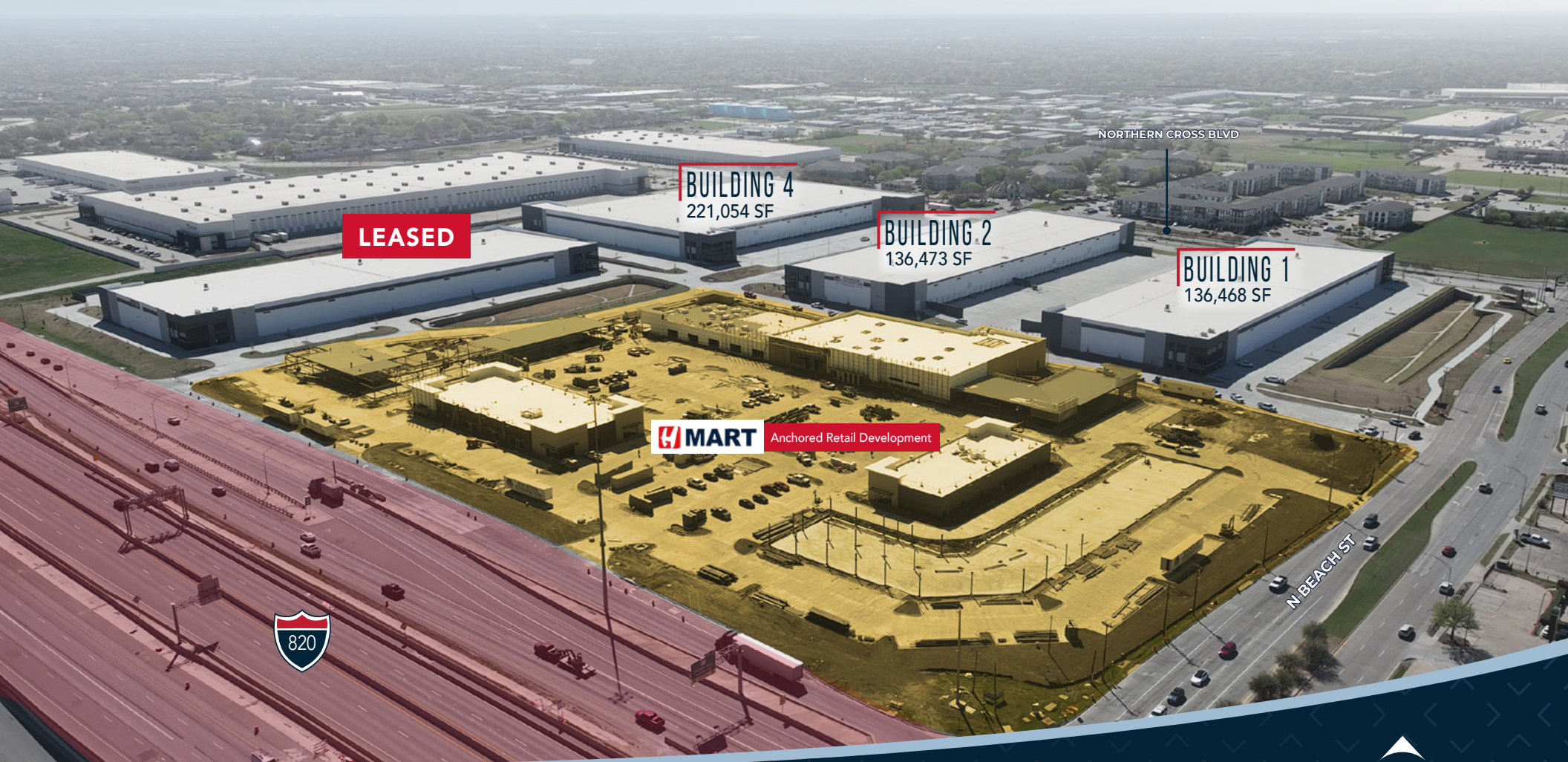
CLASS A LOGISTICS PARK
UP TO 493,995 SF AVAILABLE

PROPERTY ADVANTAGES

Frontage along I-820 and
±1 mile to I-35W

Access to multiple diamond
interchanges on I-820

Superior infill location with
excellent freeway visibility



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SITE PLAN

MERCANTILE	BLDG 1	BLDG 2	BLDG 4
Address	4101 Northern Cross Blvd	4151 Northern Cross Blvd	4201 Northern Cross Blvd
Building Size	136,468	136,473	221,054
Divisible To	35,000	35,000	100,000
Clear Height	32'	32'	36'
Building Dimensions	648' x 210'	648' x 210'	560' x 370'
Column Spacing	54' x 50'	54' x 50'	56' x 50'
Loading Bays	60'	60'	60'
Dock Doors	36	36	50
Oversized Ramp Doors	2	2	4
Truck Court	210' shared	210' shared	135'
Trailer Parking	0	0	0
Auto Parking	147	149	185
Sprinklers	ESFR	ESFR	ESFR
Configuration	Rear Load	Rear Load	Cross Dock



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ACCESS MAP



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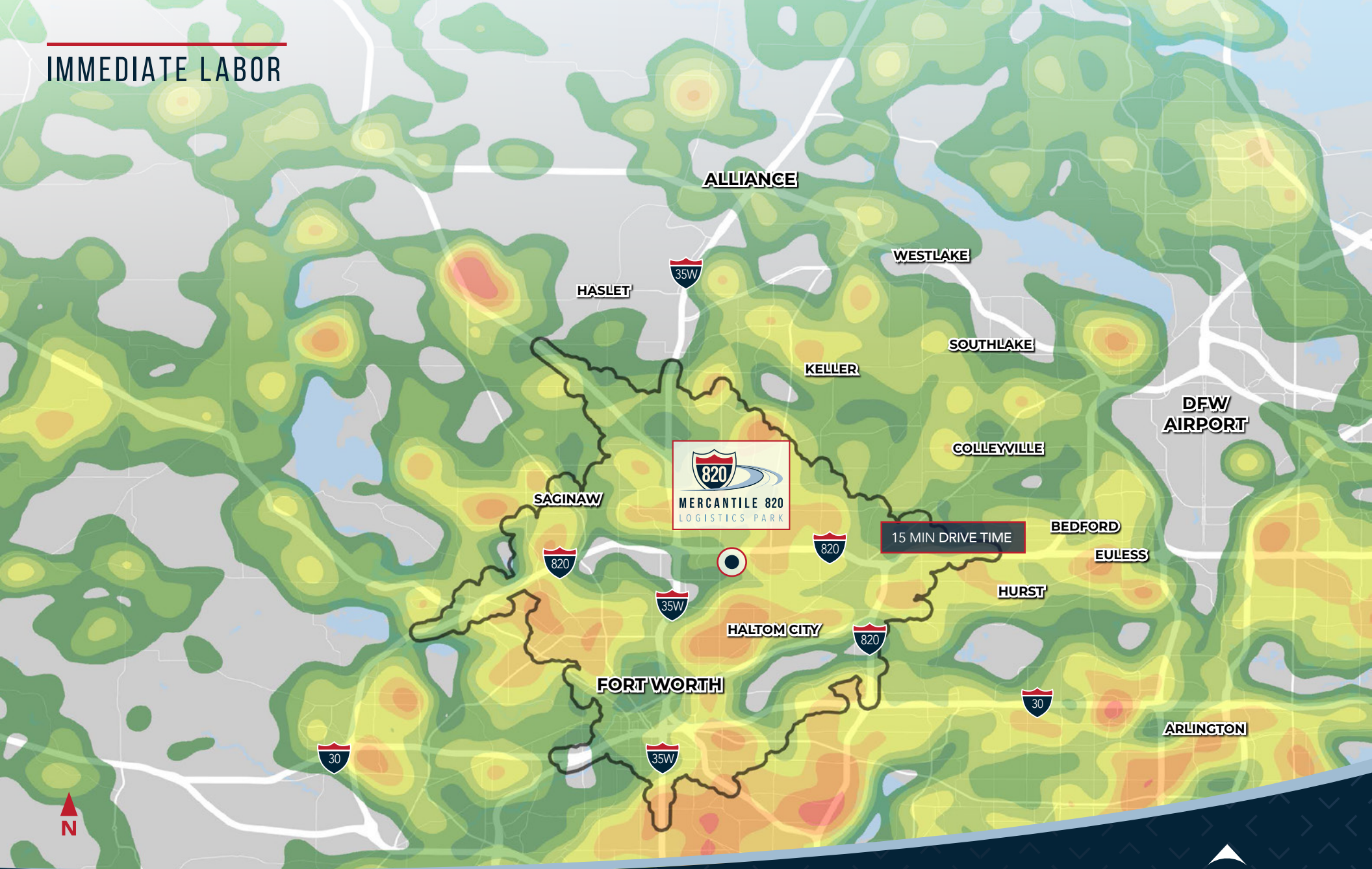
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IMMEDIATE LABOR



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CORPORATE NEIGHBORS



Corporation	Distance from Mercantile
1 Dillard's	1.9 Miles
2 Medtronic	1.7 Miles
3	1.9 Miles
4 XPO Logistics	3.3 Miles
5 verizon	1.9 Miles
6 BIMBO Bakeries USA	2.1 Miles
7	2.2 Miles
8 TRANE Supply	2.4 Miles
9 UNITED STATES POSTAL SERVICE	3.4 Miles
10 GEODIS	2.5 Miles
11	2.6 Miles
12 CardinalHealth	2.8 Miles
13 FedEx	4.3 Miles
14 daltile	3.1 Miles
15	3.6 Miles
16 Coca-Cola	2.9 Miles
17 FedEx	3.5 Miles
18 amazon	4.0 Miles
19 FritoLay	5.0 Miles
20 Lasko	4.5 Miles
21 Campbell's	4.1 Miles
22 AMERICOLO	5.3 Miles
23 pepsi	5.3 Miles
24 LEGO	4.2 Miles
25	5.4 Miles
26 amazon	6.5 Miles
27 Cargill	7.3 Miles
28 CONAGRA	5.9 Miles
29 Walmart	5.6 Miles
30 MISSION	6.9 Miles
31 FASTENAL	5.3 Miles
32	4.6 Miles
33 FRONTIER	5.3 Miles
34	6.0 Miles
35	5.6 Miles

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REGIONAL MAP



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