



MERCANTILE CENTER

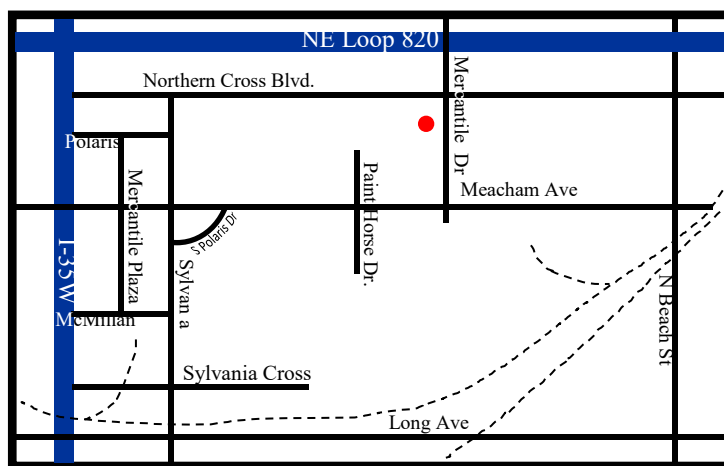
The Center of Business



Mercantile Distribution Bldg. 16

4901 Mercantile Drive • Fort Worth, Texas 76137

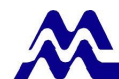
Building Size: 136,900 SF
Min. Divisible: 21,000 SF
Warehouse: 100% HVAC
Zoned: K-Heavy Ind.
Office: 10% office
Dock Doors: Twenty-nine 9' x 10'
Column Spacing: 50' x 50'
Clear Height: 28'
Sprinklered: ESFR
Parking: 354 spaces



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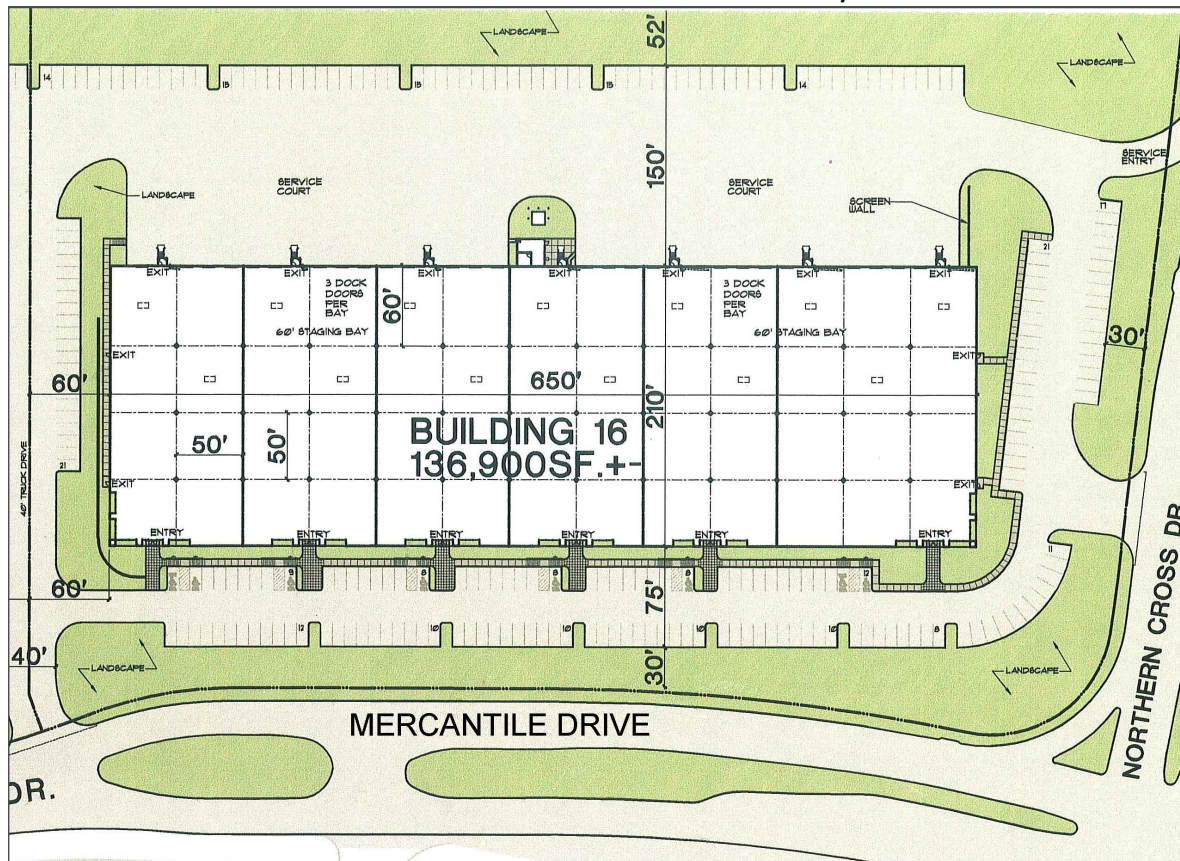


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Built in 2008, industrial features include rear loading, high-clearance ceilings for maximum cubic storage, deep truck courts for superior truck maneuvering (150') and ample parking spaces for personal vehicles. Additionally, the building contains an extra deep loading bay for easier staging of items upon receiving or prior to loading. MDC 16 is equipped with a fully monitored ESFR sprinkler system.

Mercantile Distribution Center 16 is strategically located in north Fort Worth, located within five minutes of downtown Fort Worth and is visible from IH 35W (North Freeway) and NE Loop 820. Situated in Mercantile Center, MDC 16 has Triple Freeport exemptions and is located in Foreign Trade Zone #168. Mercantile Center is a 1,300 acre locally owned business park with extensive landscaping, onsite pro-property management, and 24/7 security.

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