

# DHL NORTHLAKE

LOGISTICS HUB

HARMONSON RD, NORTHLAKE, TX 76247

**3.3M SF**  
FOR LEASE OR SALE



**MASTER PLANNED INDUSTRIAL PARK**  
FEATURING **FIVE** CLASS-A BUILDINGS

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# DHL NORTHLAKE LOGISTICS HUB ADVANTAGES



- » **DIRECT ACCESS** TO I-35W & SH-114
- » **MINUTES** FROM BNSF INTERMODAL & PEROT FIELD ALLIANCE AIRPORT
- » **ABUNDANT TRAILER & AUTO PARKING** ACROSS THE CAMPUS

- » **ONE OF THE LOWEST TAX MILLAGE RATES** IN THE DFW METROPLEX
- » **STRONG, GROWING INDUSTRIAL LABOR POOL**
- » **ESTABLISHED LOGISTICS & CORPORATE ECOSYSTEM** NEARBY

# HIGH PERFORMANCE CAMPUS DESIGN FOR OPERATIONS

## **BUILDING 1** PROPOSED

**224,640 SF**

RAMP DOORS: **2**

DOCK DOORS: **38**

CAR PARKING: **297**

TRAILER PARKING: **51**

CLEAR HEIGHT: **36'**

## **BUILDING 2** PROPOSED

**317,520 SF**

RAMP DOORS: **4**

DOCK DOORS: **76**

CAR PARKING: **323**

TRAILER PARKING: **102**

CLEAR HEIGHT: **36'**

## **BUILDING 3** UNDER CONSTRUCTION

**368,280 SF**

RAMP DOORS: **2**

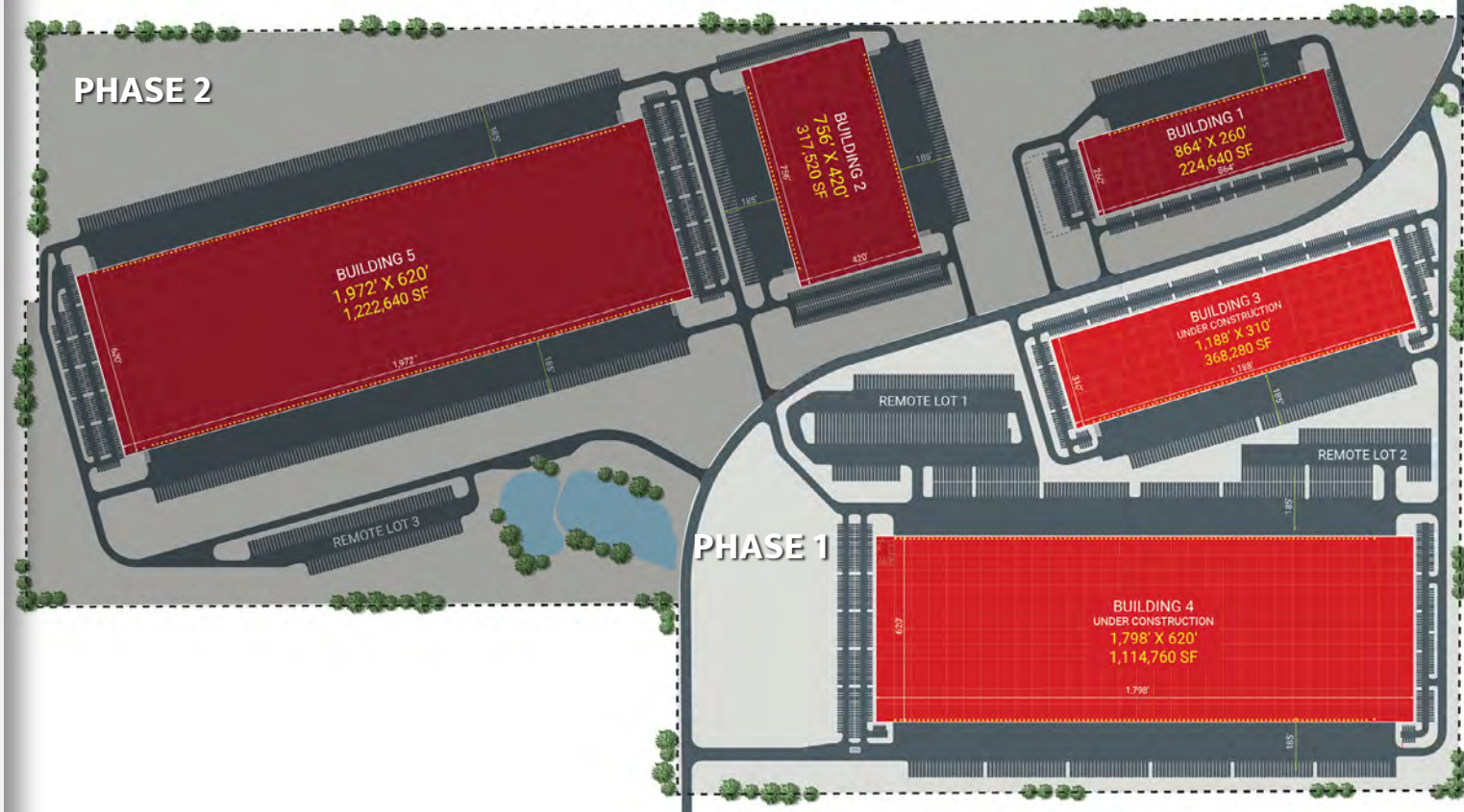
DOCK DOORS: **61**

CAR PARKING: **446**

TRAILER PARKING: **82**

CLEAR HEIGHT: **36'**

## PHASE 2



## **BUILDING 4** UNDER CONSTRUCTION

**1,114,760 SF**

RAMP DOORS: **4**

DOCK DOORS: **193**

CAR PARKING: **442**

TRAILER PARKING: **248**

CLEAR HEIGHT: **40'**

## **BUILDING 5** PROPOSED

**1,222,640 SF**

RAMP DOORS: **4**

DOCK DOORS: **224**

CAR PARKING: **515**

TRAILER PARKING: **312**

CLEAR HEIGHT: **40'**

## **REMOTE LOT 1** PROPOSED

TRAILER PARKING: **201**

## **REMOTE LOT 2** PROPOSED

TRAILER PARKING: **80**

TRAILER PARKING: **80**

## **REMOTE LOT 3** PROPOSED

TRAILER PARKING: **104**

# BUILDING 3 | SITE PLAN



## BUILDING 3

4055 MCPHERSON RD

UNDER CONSTRUCTION

AVAILABLE	<b>368,280 SF</b>
OFFICE	<b>BTS</b>
CLEAR HEIGHT	<b>36'</b>
DIMENSIONS	<b>1,188' X 310'</b>
DOCK DOORS	<b>61</b>
RAMP DOORS	<b>2</b>
STAGING BAY	<b>60' D</b>
COLUMN SPACING	<b>58'W X 50'D</b>
CAR PARKING	<b>446</b>
TRAILER PARKING	<b>82</b>
SPRINKLERS	<b>ESFR K 22 HEADS</b>
LIGHTING	<b>LED WITH MOTION SENSORS TO 25 FC</b>
POWER	<b>4,000 AMPS OF 277/480 VOLT, 3-PHASE</b>
SLAB	<b>7" THICK REINFORCED, VAPOR BARRIER UNDER FULL SLAB</b>
ROOF	<b>60 MIL SINGLE-PLY TPO ROOF MEMBRANE, R-25 INSULATION</b>



# BUILDING 4 | SITE PLAN

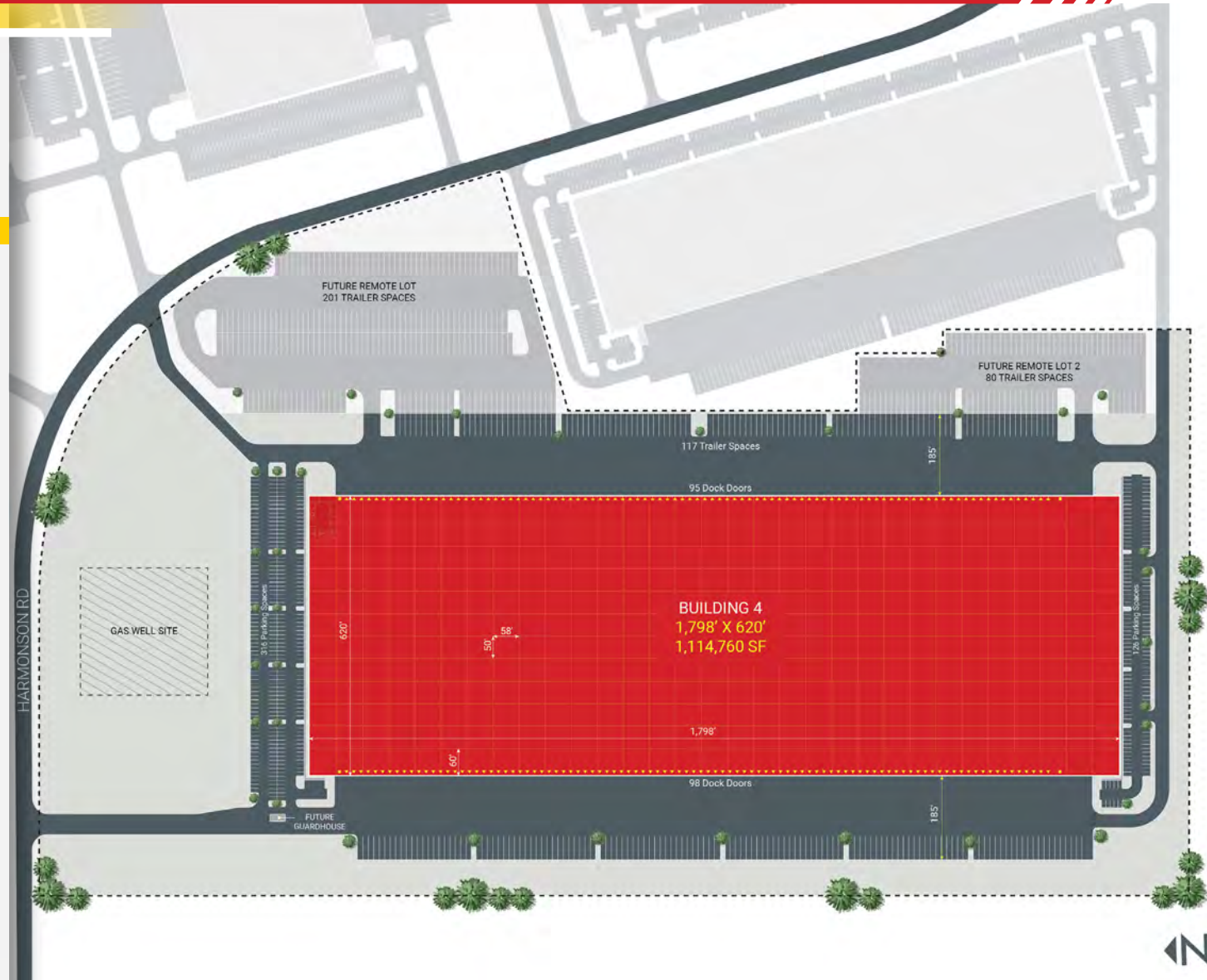


## BUILDING 4

4101 MCPHERSON RD

UNDER CONSTRUCTION

AVAILABLE	<b>1,114,760 SF</b>
OFFICE	<b>±5,015</b>
CLEAR HEIGHT	<b>40'</b>
DIMENSIONS	<b>1,798' X 620'</b>
DOCK DOORS	<b>193</b>
RAMP DOORS	<b>4</b>
STAGING BAY	<b>60' D</b>
COLUMN SPACING	<b>58' W X 50' D</b>
CAR PARKING	<b>442</b>
TRAILER PARKING	<b>248</b>
SPRINKLERS	<b>ESFR K 28 HEADS</b>
LIGHTING	<b>LED WITH MOTION SENSORS TO 25 FC</b>
POWER	<b>4,000 AMPS OF 277/480 VOLT, 3-PHASE</b>
SLAB	<b>8" THICK REINFORCED, VAPOR BARRIER UNDER FULL SLAB</b>
ROOF	<b>60 MIL SINGLE-PLY TPO ROOF MEMBRANE, R-25 INSULATION</b>



# OPTIMIZED REGIONAL & MULTIMODAL CONNECTIVITY

I-35 W	2 MILES
STATE HIGHWAY 114	4 MILES
HIGHWAY 377	6 MILES
HIGHWAY 170	9 MILES



HARMONSON RD,  
NORTHLAKE, TX 76247

EXIT 72 | 4 MILES

BNSF INTERMODAL  
9 MILES

PEROT FIELD FORTH WORTH  
ALLIANCE AIRPORT | 8 MILES

INGRESS  
EGRESS

# WHERE INDUSTRY LEADERS OPERATE



HARMONSON RD,  
NORTHLAKE, TX 76247

Church & Dwight  
GE Transportation  
ADI  
sam's club  
acr Foodservice Essentials  
Wabtec CORPORATION

Mondelēz International  
Hisense  
VOLVO

DHL  
Schluter Systems  
TreeHouse FOODS  
CLOROX  
MAINFREIGHT  
StanleyBlack&Decker  
Walgreens

DOLLAR GENERAL  
HARBOR FREIGHT TOOLS

DHL  
ceVA LOGISTICS  
SALLY BEAUTY  
amazon  
verizon  
OLD DOMINION FREIGHT LINE

KraftHeinz  
jcpenny  
ups  
Southwire  
Walmart  
MOTOMATING Graphics

amazon  
DHL  
FedEx Ground  
CAROLINA BEVERAGE GROUP, LLC  
Walmart  
Callaway  
LG

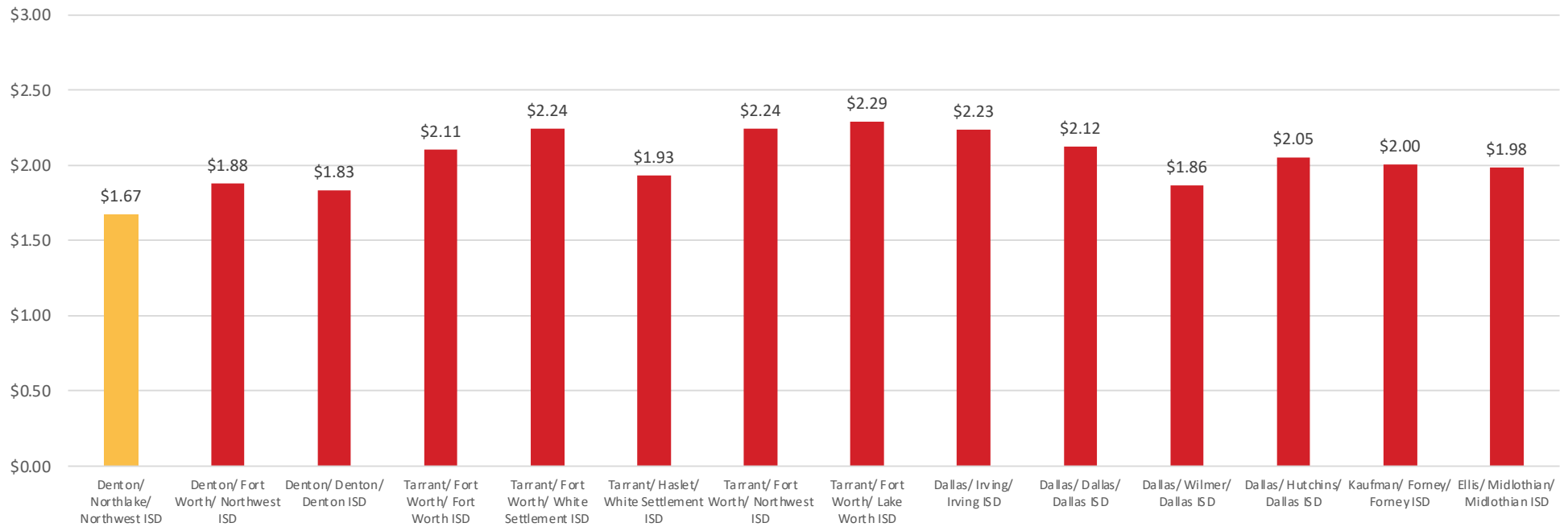
TOYO TIRES  
Albertsons  
AmerisourceBergen  
SAMSUNG  
Cummins  
BEHR  
3M  
General Mills  
McDonald's  
GRAINGER  
IMB  
BRIDGESTONE  
COLGATE-PALMOLIVE  
Tom Thumb  
HERITAGE

amazon  
DHL  
VW  
IRON MOUNTAIN  
scJohnson  
Michaels  
Yusen Logistics

ceVA LOGISTICS  
DHL  
FedEx  
McKesson  
ups  
Nestlé  
Ford

# TAX ADVANTAGE

Real Property Tax (Based on \$70 PSF Building Value)+ Inventory Tax (Based on \$40 PSF Inventory Value with 50% Qualifying for Freeport Exemption) + FF&E (Based on \$5 PSF Value) /BSF



\*BASED ON 2024 TAX RATES FROM THE COUNTY APPRAISAL DISTRICT

# STRATEGIC ACCESS TO INDUSTRIAL WORKFORCE



## WAREHOUSE WORKERS

AVERAGE EARNINGS(HOURLY) **\$16.68**

DRIVE TIME	2019 - 2024 % CHANGE RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MINS	41%	4,764	1,132
30 MINS	27%	17,591	7,960
45 MINS	23%	63,588	11,935



## FORKLIFT DRIVERS

AVERAGE EARNINGS(HOURLY) **\$19.73**

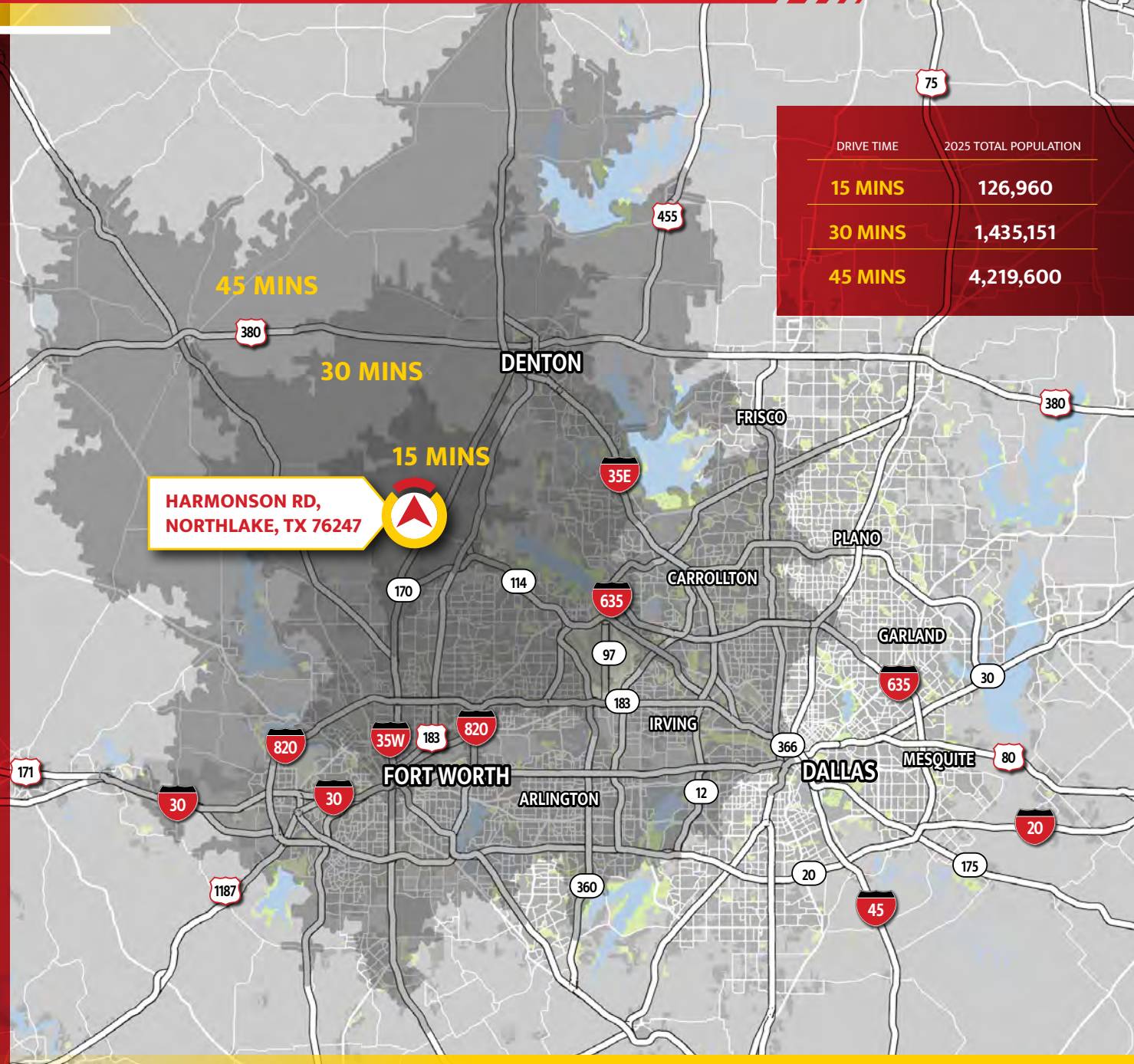
DRIVE TIME	2019 - 2024 % CHANGE RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MINS	66%	1,088	891
30 MINS	50%	3,846	2,996
45 MINS	49%	13,511	3,602



## MANUFACTURES

AVERAGE EARNINGS(HOURLY) **\$19.85**

DRIVE TIME	2019 - 2024 % CHANGE RES. WORKERS	2024 RESIDENT WORKERS	2024 NET COMMUTERS
15 MINS	9%	807	158
30 MINS	-2%	3,059	420
45 MINS	-6%	11,991	413

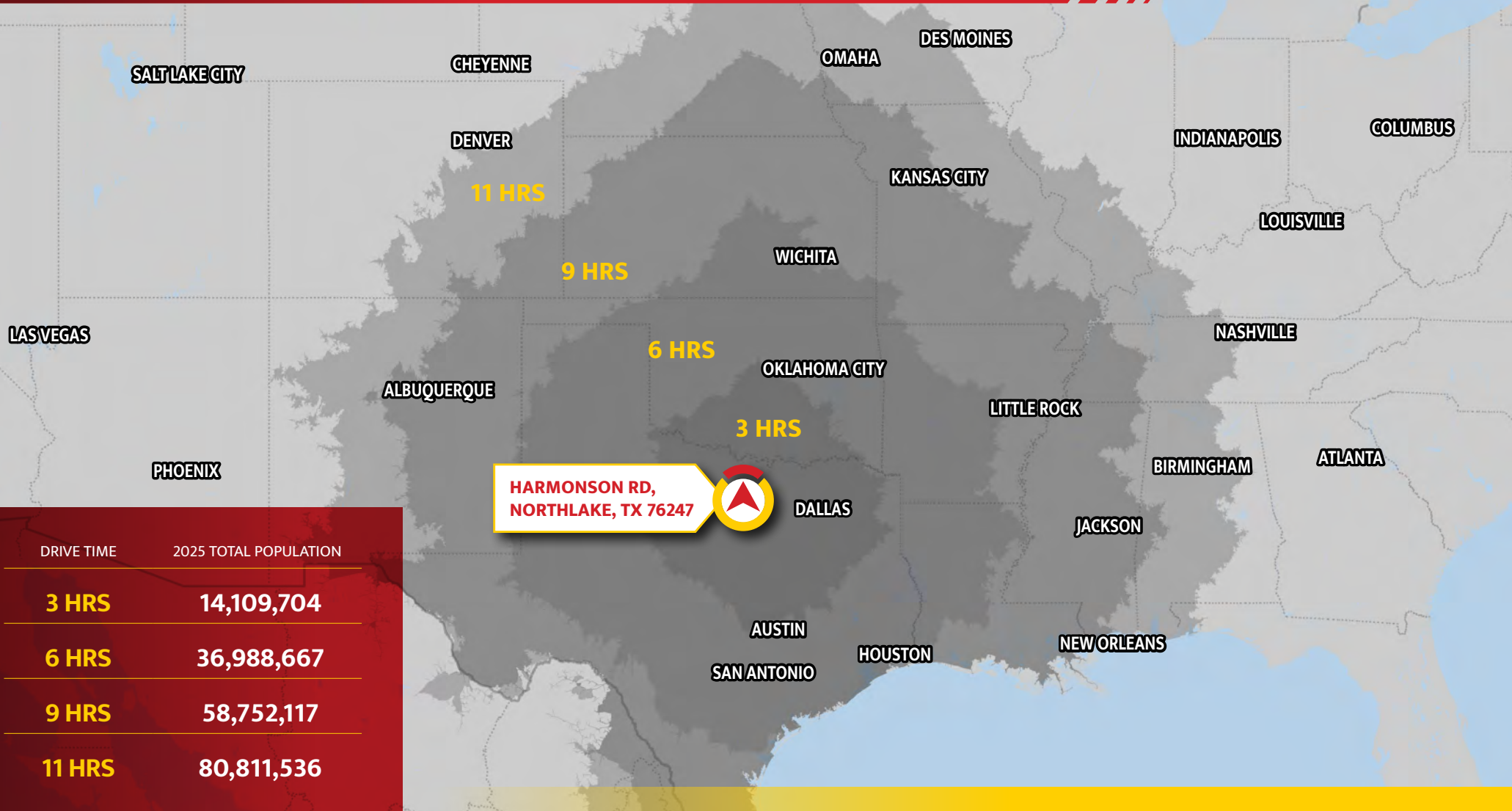


DRIVE TIME	2025 TOTAL POPULATION
15 MINS	126,960
30 MINS	1,435,151
45 MINS	4,219,600

**HARMONSON RD,  
NORTHLAKE, TX 76247**



# NATIONAL CONNECTIVITY TO POPULATION



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