

AVAILABLE

# Provender LOGISTICS CENTER



Freezer, Cooler, and Rail-Served Dry Warehouse

±471,847 SF Food Grade Warehouse Space with  
±26,628 SF Truck Maintenance, Wash, & Fueling Facility



## High quality, rail-served, modern distribution center, built to the highest food grade standards

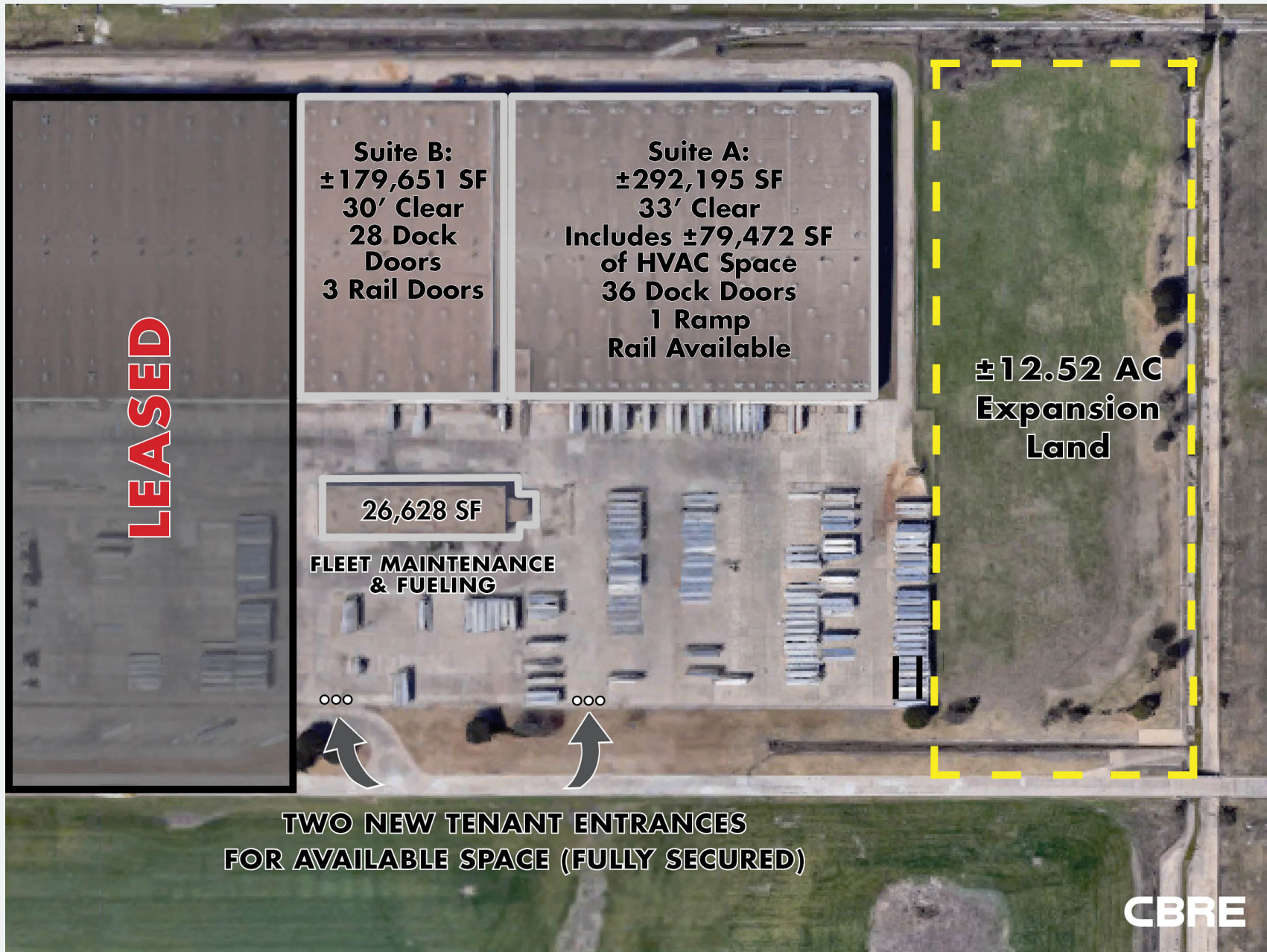
- **Total:** +/- 498,474 SF (Including Truck Maint.)
- **Warehouse:** ±471,846 SF
  - **Suite A:** ±292,195 SF 33' Clear
  - Includes ±79,472 SF 60 degree HVAC w
  - 36 dock doors, and 1 ramp, rail available
  - Office to Suit
  - **Suite B:** ±179,651 SF, 30' Clear
  - 28 Dock Doors, 3 Rail Doors
  - Office to Suit
- **Truck Maintenance, Wash, & Fueling:** ±26,628 SF
- **Parking:** Approximately 8.5 acres of concrete truck and employee parking
  - Striped for 216 trailers, plus dock positions
  - Can easily accommodate 300+ employee parking spaces
- **Expansion:** ±12.52 usable acres on the north side for building/parking expansion
- **Fire Protection:** Fully sprinklered
- **Racking:** Fully racked (removable)
- **Lighting:** T-5's with motion sensors
- **Security:** Fully fenced complex with separate tenant entrances



[TOUR VIDEO](#)

FOR LEASE

7550 Oak Grove Road, Fort Worth, TX 76140

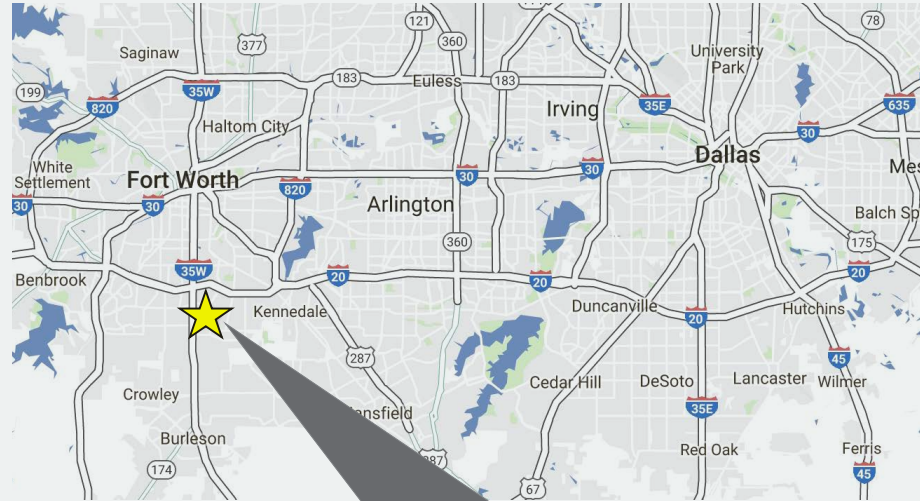


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## LOCATION:

- Ideally located to serve Dallas/Fort Worth, Texas, and the South Central region
- Interstate Access: Immediate proximity to major interstate arteries, I-35 (north/south), I-20 (east/west), and easy connection to I-45
- Railed-Served by Union Pacific and Fort Worth Western



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## ECONOMIC INCENTIVES

The City of Fort Worth and State of Texas offer a variety of aggressive incentives that are considered on a case-by-case basis and are based on job creation, capital investment, industry sector, and other factors.

### CITY OF FORT WORTH

- **Tax Abatement Programs for Real or Personal Property:** The City of Fort Worth offers tax abatements for new business construction and existing industry expansions, as well as personal property tax abatements associated with real property. Any additions/alterations to the facility and/or equipment which add new taxable value are eligible improvements to be considered for tax abatement, subject to the tax abatement policy.
- **Chapter 380 Financing:** Chapter 380 of the Local Government Code provides legislative authority for Texas municipalities to provide a grant or a loan of city funds or services in order to promote economic development. The City of Fort Worth may offer a Chapter 380 grant in the form of a municipal sales, property, or business personal property tax rebate.
- **Fast Tracking of Permits:** One of the most important incentives we offer is our ability to “fast track” a project.

### STATE OF TEXAS

- **Job Training Funds:** Fort Worth may assist companies locating or expanding in Fort Worth in securing state-provided job training assistance. The Texas Workforce Commission offers the Skills Development Fund to finance customized job training provided by public community and technical colleges.
- **Texas Enterprise Fund:** This “deal-closing” fund was created to bring jobs to Texas by attracting new business and assisting with the substantial expansion of an existing business.
- **Enterprise Zones:** Enterprise Zones offer local and state tax benefits for new and expanding businesses in economically distressed areas. Benefits include State Sales and Use Tax refunds and Franchise Tax reductions or credits. Approved projects in Enterprise Zones must commit to create or retain permanent jobs, make capital investment in the zone, fill at least 25 percent of its new jobs with individuals who are economically disadvantaged or residents within the zone, and maintain an agreed upon number of jobs for at least three years.

**STATE OF TEXAS (CONTINUED)**

- **Relocation Expenses Deduction:** Companies may deduct from apportioned margin relocation costs incurred in relocating their main office or other principal place of business to Texas from another state provided the company (1) did not do business in Texas before the relocation and (2) is not a member of an affiliated group engaged in a unitary business, another member of which is already doing business in Texas.
- **Manufacturing Machinery and Equipment:** Leased or purchased machinery, equipment, replacement parts, and accessories that have a useful life of more than six months, and that are used or consumed in the manufacturing, processing, fabricating, or repairing of tangible personal property for ultimate sale, are exempt from state and local sales and use tax. Tangible personal property that becomes an ingredient or component of an item manufactured for sale, as well as taxable services performed on a manufactured product to make it marketable are exempt. The exemption also applies to tangible personal property that makes a chemical or physical change in the product being manufactured and is necessary and essential in the manufacturing process.
- **Natural Gas and Electricity:** Texas companies are exempt from paying state sales and use tax on electricity and natural gas used in manufacturing, processing, or fabricating tangible personal property.
- **Texas In-State Tuition Incentive for Employees and Family Members:** Texas has an In-State Tuition incentive that allows employees and immediate family members of a qualified businesses to pay in-state tuition fees.

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