

International Commerce Park I



2701 Regent Boulevard
DFW Airport, Texas

401,797 square feet
Warehouse

Project Features

- Strategically located at the north entry of DFW International Airport
- Freeway visibility along State Highway 121 and Interstate 635
- Strategically accessible from State Highway 121, State Highway 114 and Interstate 635 via Royal Lane
- One mile from UPS Regional Hub Facility, USPO Bulk Mail Center, and air cargo areas
- Located in the North Foreign Trade Zone
- Triple Freeport equivalent
- Office area: build-to-suit
- High-clearance ceilings for maximum cubic storage (32')
- Longer truck courts for better truck maneuvering (138')
- Heavily landscaped with automatic sprinkler system
- Ample parking spaces available
- Ample trailer parking spaces available
- High ratio of dock doors per square foot
- ESFR sprinkler system

Specifications

- Cross-deck configuration
- 32' clear height
- 50' x 50' column spacing
- 138' concrete truck courts
- 110 9' x 10' dock doors (55 per side)
- Building dimensions: 400' x 1000'
- Office area build-to-suit
- Additional trailer parking available (66 spaces)
- 6" floor thickness @ 4000 psi
- 7" concrete thickness @ 4000 psi for truck courts and fire lanes

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|-------------------|---|
| Land Area: | 23.10 acres |
| Building Area: | 401,797 sq. ft. |
| Parking Provided: | 291 spaces |
| Address: | 2701 Regent Blvd. DFW Airport, Texas |



International
Commerce
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North Foreign Trade Zone

International Commerce Park I is located in the D/FW International Airport's North Foreign Trade Zone (NFTZ). Being located in the NFTZ provides numerous economic advantages to companies importing finished goods or components. Merchandise may be exported from the NFTZ or transferred among other Foreign Trade Zones, unpacked and repacked, sorted and relabeled, inspected and tested, repaired or discarded, reprocessed, fabricated, assembled, used in production or destroyed with all federal tax duties and taxes deferred until sold. In addition, the customs duties levied on goods produced in the NFTZ will be based on the value of the finished product or its imported components, whichever is less.

Being located in the NFTZ preempts personal property taxation on inventory that has been imported into the NFTZ or is held in the NFTZ for export. Much like the Freeport Tax Exemption, qualified inventory as of January 1 of each year is exempt from personal property taxation.

Another benefit to companies located in the NFTZ is the savings in container fees. Please contact Craig Hughes or Noel Hutcheson for a more in depth discussion of the potentially significant savings depending on the nature of business.



From Deep in the Heart of Texas to Deep in the Heart of America

International Commerce Park I is centrally located within the U.S. at DFW International Airport, Texas, in the Central Time Zone. DFW International Airport has more than 2,300 daily flights to more than 160 destinations worldwide. Cargo can be flown to either coast in just a few hours. With the new limitations on trucking hours, a central location is paramount to the success of distribution companies. Cargo can be delivered to 14% of the U.S. population within 10 hours of trucking transit time. Increase trucking transit time to 24 hours and cargo can reach 49% of the U.S. population. Within 48 hours of trucking transit time, a full 98% of the U.S. population can be reached.

This state-of-the-art distribution facility has direct access to several major interstate highways. Interstate 35 (the NAFTA Highway), running south to Mexico and north to Canada, is minutes west of the property. East west access is provided by Interstates 20 and 30, running west to California and east to Florida.



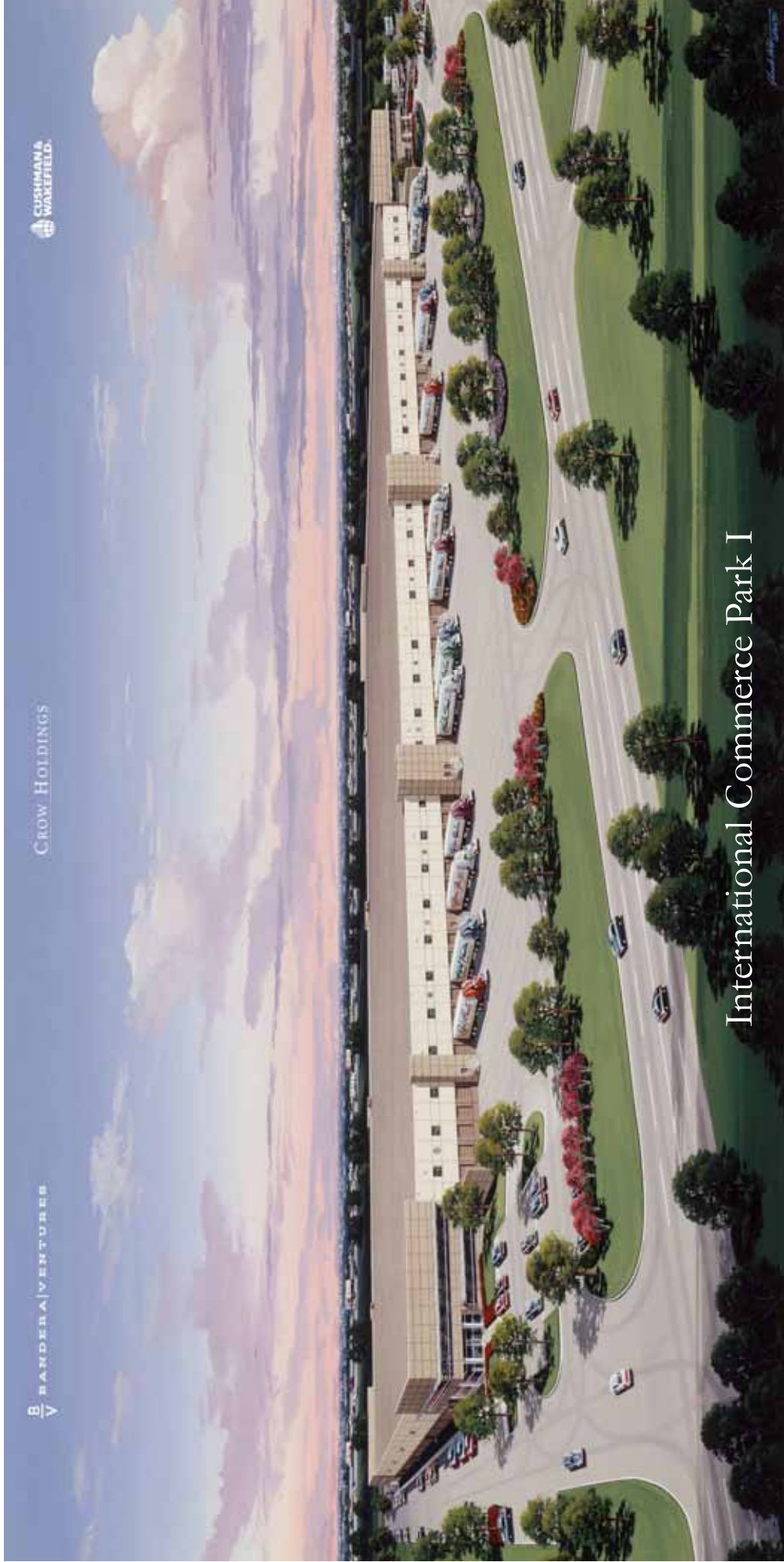
Freeport Inventory Tax Exemption

The Building is located in the Grapevine ISD, Dallas County and City of Irving tax jurisdictions. Grapevine ISD and Dallas County each grant the Freeport Inventory Tax Exemption. The City of Irving offers the equivalent personal property inventory tax savings from freeport goods through a tax refund authorized by Chapter 380 of the Texas Local Government Code. This allows tenants to avoid personal property taxes from all taxing entities on inventories held less than 175 days and shipped out of the state of Texas.

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International Commerce Park I

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