

Campus Industrial Park
2200-2300 SE Loop 820
Fort Worth TX 76119



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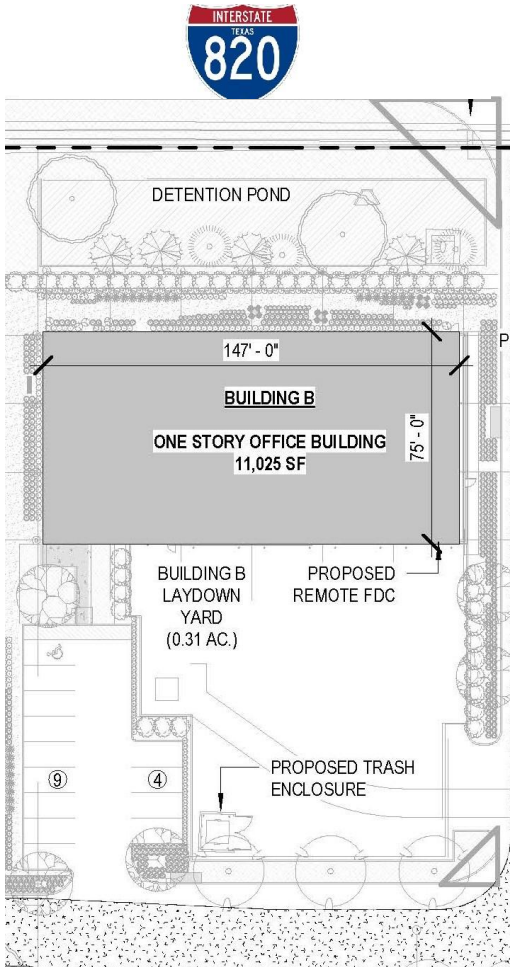


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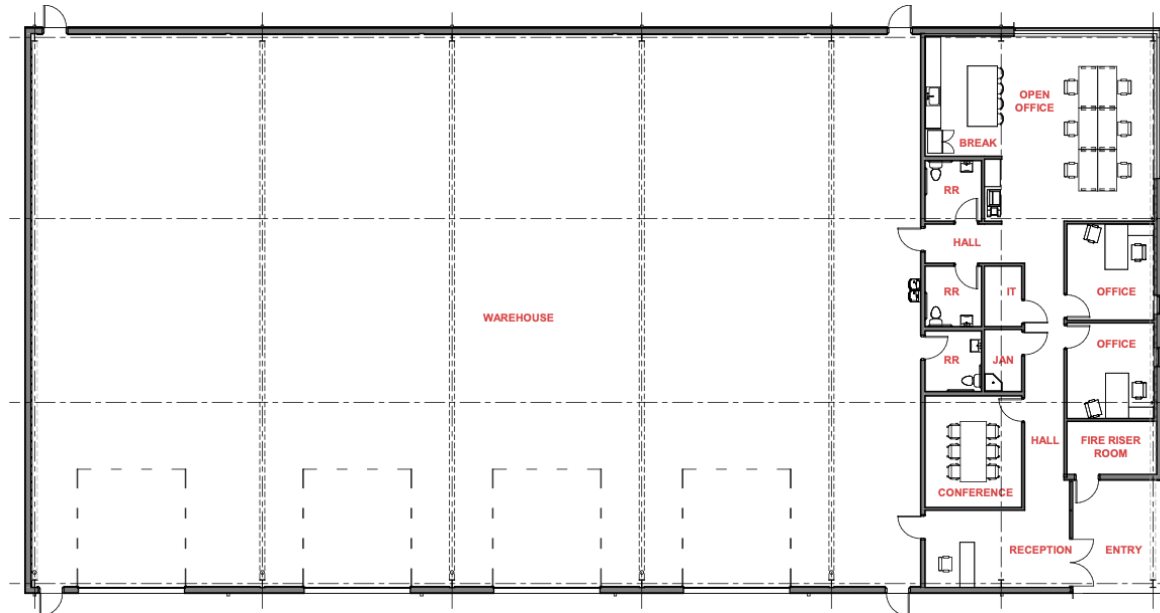
Campus Industrial Park
2212 SE Loop 820
Fort Worth TX 76119

BUILDING B Property Overview

- Delivered and Ready for Occupancy
- SF Building: 11,250 SF
- Office: 2,322 SF
- Building Type: Industrial
- ESFR Sprinklers
- LED Lighting
- Clear Span Warehouse
- Clear Height: 16'-23'
- Year Built: 2024
- Yard Size: 0.32 AC
- Grade Level Doors: 4 (14'x14')

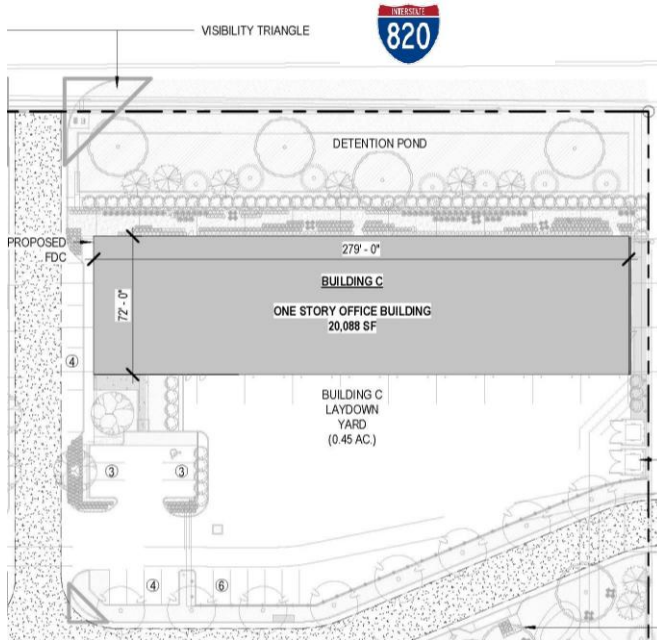


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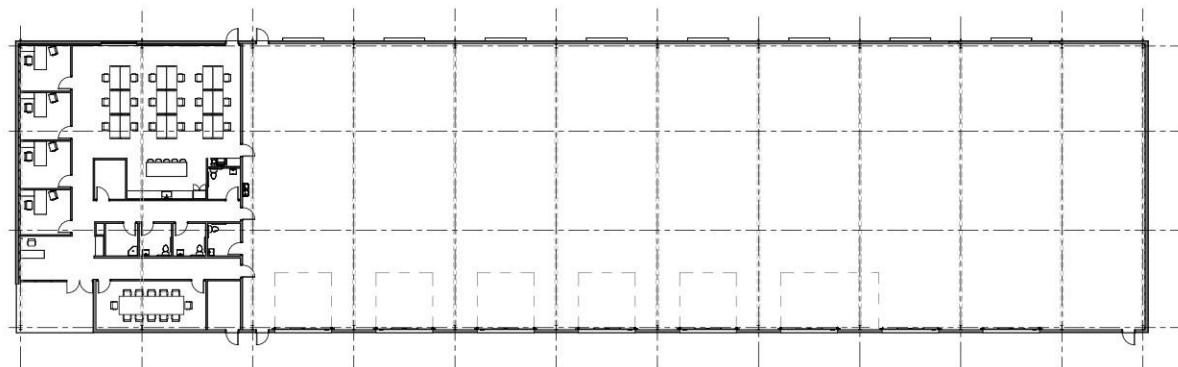


Campus Industrial Park
2224 SE Loop 820
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BUILDING C Property Overview



- Delivered and Ready for Occupancy
- SF Building: 20,088 SF
- Office: 4,027 SF
- Building Type: Industrial
- ESFR Sprinklers
- LED Lighting
- Year Built: 2024
- Clear Span Warehouse
- Clear Height: 16'-23'
- Yard Size: 0.45 AC
- Grade Level Doors:
 - 5 (14'x14')
 - 1 (14'x20')



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Campus Industrial Park Buildings A-C

Features

BUILDING

- Dedicated monument sign
- Abundant and optimal natural light throughout buildings via Cardinal 366 Low-E glass
- High energy efficiency with 100% LED, full-envelope heavy insulation, multi-zone heat pump HVAC with smart thermostats
- 50.4% annual electric savings vs. 2009 construction
- Pole-mounted solar powered lighting for common drives and common areas
- 100% drought resistant native landscaping with drip irrigation for reduced quarterly maintenance and low water usage.
- Water heater with recirculating loop for instant hot water and energy savings
- 500-micron water filtration system for entire building
- Low voltage Cat 6 data cabling already installed for office network, access control, CCTV cameras
- Monitored security and fire alarm

OFFICE

- Modern, flexible “open office” configuration
- Beautiful and thoughtful office layout with elevated finishes used throughout
 - Solid stained wood doors
 - High traffic polished concrete floors
 - Premium dimmable light package combined with excellent natural lighting
 - Tile restrooms
 - Tall, exposed ceilings throughout office
 - Large Low E windows look out on professionally designed landscaping
- Premium breakroom stainless sink, quartz countertops, Miele appliance, soft-close drawers and cabinets
- Floor course in middle open office/conference
- Dedicated monument sign

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Campus Industrial Park Buildings A-C

Features

WAREHOUSE

- 18-23' clear height and with no interior columns
- Rack-ready ESFR fire sprinkler
- Over-scaled concrete slab
- Warehouse motion sensors for premium led high bay lighting
- Water fountain with water bottle filler
- 3-phase electric and 3-phase HVAC electric service and electrical infrastructure support scaled for industrial use/future expansion
- HVAC-ready fully insulated above code required R30 insulation and insulated overhead doors with zero roof penetrations. Low profile in wall warehouse heaters.
- Clearstory windows in the warehouse and advanced automated high bay lighting system
- Dedicated conditioned warehouse restroom
- Flexible ingress / egress location (customer / employee side entrance with concrete sidewalks (to and from)
- 14' x 14' power insulated overhead doors with smart phone integration
- Abundant power outlet locations throughout
- Passive ventilation via ridge vent and louvres

PARKING/YARD

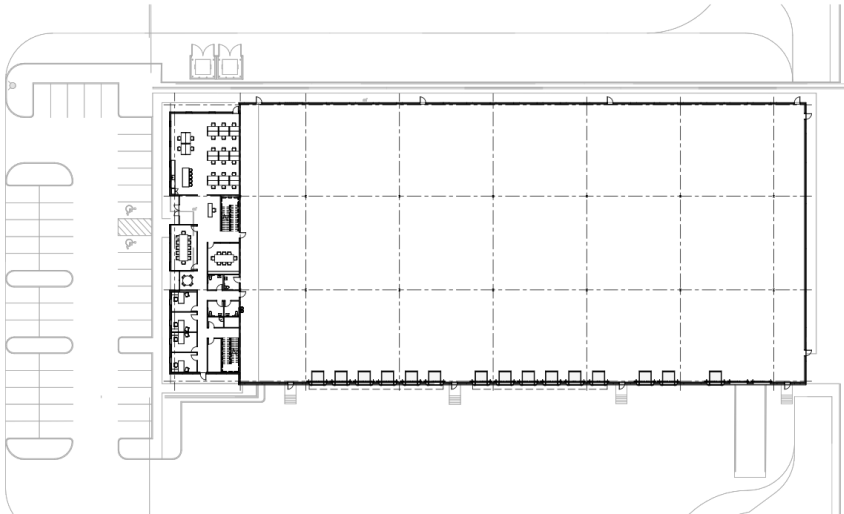
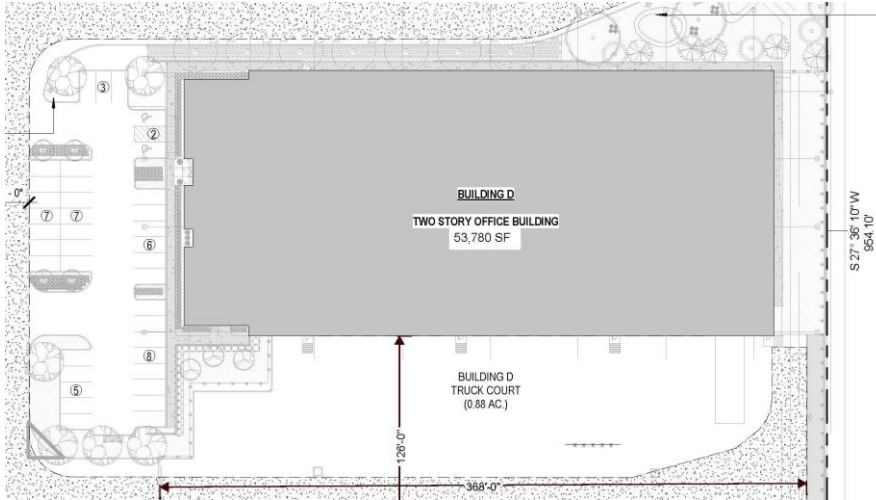
- Industrial grade paving using extra steel reinforcement and 3500 PSI concrete
- Dedicated single-tenant private parking lot for customers and employees
- Architecturally driven exterior site security lighting
- 100% 8-foot fenced and storage yard/truck court
- Power gate with smart phone integration
- Optional dumpster enclosures
- Modern, flexible "open office" configuration
- Beautiful and thoughtful office layout with elevated finishes used throughout

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Campus Industrial Park
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Fort Worth TX 76119

BUILDING D

Property Overview

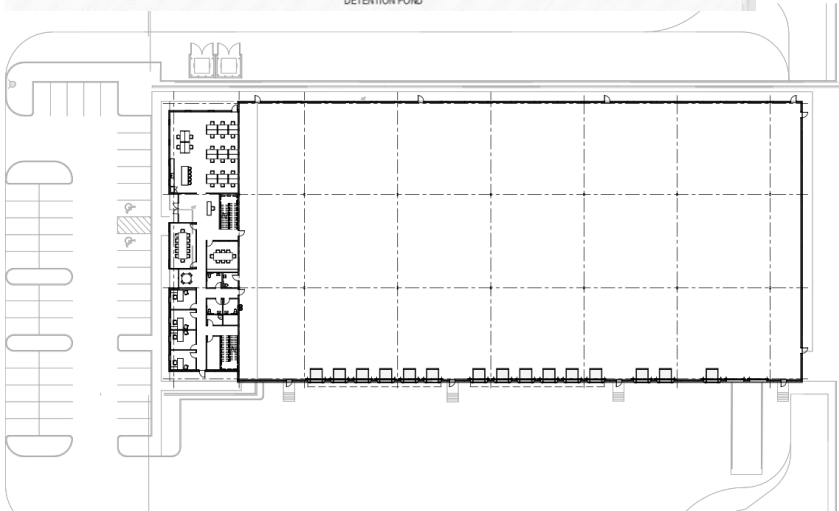
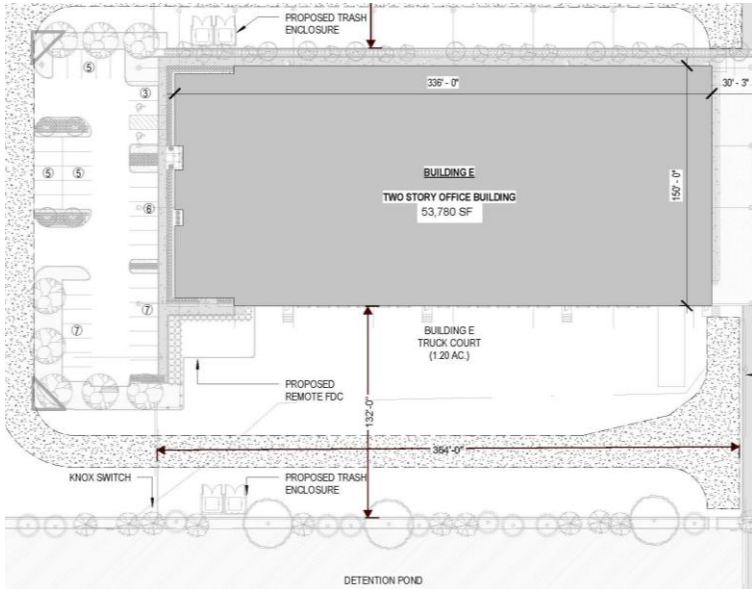


- Under Construction – Delivering March 2025
- SF Building: 53,780 SF
- Office: 8,780 SF
 - Ground Level Office – 5,080 SF
 - Mezzanine Office – 3,700 SF
- Building Type: Industrial
- ESFR Sprinklers
- LED Lighting
- Year Built: 2024
- Clear Height: 36'
- Building Subtype: Warehouse
- Yard Size: 0.88 AC
- Dock High Doors: 15
- One (1) Oversized Grade Level Door
- 7" Reinforced Concrete Slab
- 50' x 38'8" Column Spacing



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Campus Industrial Park
2248 SE Loop 820
Fort Worth TX 76119



BUILDING E

Property Overview

- Under Construction – Delivering April 2025
- SF Building: 53,780 SF
- Office: 8,780 SF
 - Ground Level Office – 5,080 SF
 - Mezzanine Office – 3,700 SF
- Building Type: Industrial
- ESFR Sprinklers
- LED Lighting
- Year Built: 2024
- Clear Height: 36'
- Building Subtype: Warehouse
- Yard Size: 0.88 AC
- Dock High Doors: 15
- One (1) Oversized Grade Level Door
- 7" Reinforced Concrete Slab
- 50' x 38'8" Column Spacing



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Campus Industrial Park Buildings D-E

Features

BUILDING

- Dedicated monument sign
- Abundant and optimal natural light throughout buildings via Cardinal 366 Low E glass
- High energy efficiency with 100% LED, full envelope heavy insulation, multi-zone heat pump HVAC with smart thermostats
- 50.4% annual electric savings vs. 2009 construction
- Pole-mounted solar powered lighting for common drives and common areas
- 100% drought resistant native landscaping with drip irrigation for reduced quarterly maintenance and low water usage
- Water heater with recirculating loop for instant hot water and energy savings
- 500-micron water filtration system for entire building
- Low voltage Cat 6 data cabling already installed for office network, access control, CCTV cameras
- Monitored security and fire alarm

OFFICE

- Modern, flexible “open office” configuration
- Beautiful and thoughtful office layout with elevated finishes used throughout
 - Solid stained wood doors
 - High traffic polished concrete floors
 - Premium dimmable light package combined with excellent natural lighting
 - Tile restrooms
 - Tall, exposed ceilings throughout office.
 - Large Low E windows look out on professionally designed landscaping
- Premium breakroom stainless sink, quartz countertops, Miele appliance, soft-close drawers and cabinets
- Floor course in middle open office/conference
- Dedicated monument sign

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Campus Industrial Park Buildings D-E

Features

WAREHOUSE

- 36' clear height and with no interior columns
- Rack-ready ESFR fire sprinkler
- Over-scaled concrete slab
- Warehouse motion sensors for premium led high bay lighting
- Water fountain with water bottle filler
- 3-phase electric and 3-phase HVAC electric service and electrical infrastructure support scaled for industrial use/future expansion
- Clearstory windows in the warehouse and advanced automated high bay lighting system
- Dedicated conditioned warehouse restroom
- Flexible ingress / egress location (customer / employee side entrance with concrete sidewalks (to and from))
- 15 docks with level louts for power or manual levelers & oversize 14 x 21 cargo door
- Tenant allowance for custom power plan for warehouse

PARKING/YARD

- Industrial grade paving using extra steel reinforcement and 3500 PSI concrete.
- Dedicated single-tenant private parking lot for customers and employees.
- Architecturally driven exterior site security lighting
- 100% 8-foot fenced and storage yard/truck court
- Power gate with smart phone integration.
- Optional dumpster enclosures

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Campus Industrial Park

Spec'd in Features

- Low Voltage Pre-Wire
- High End Office Finish Out
- Power Gates
- Water filtration
- Pre-Wire for HVLV Fans
- Fire and Burglar Alarm
- High Wear Polished and Sealed Concrete Floors in Office
- Custom Warehouse Power Plan for 110V and 240 V*
- Oversized 14' x 20' Cargo Door*
- Dock and Column Bumpers*
- Dock Awnings*

* Denotes Features Only Planned for Buildings D & E

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Campus Industrial Park

Park Features & Location

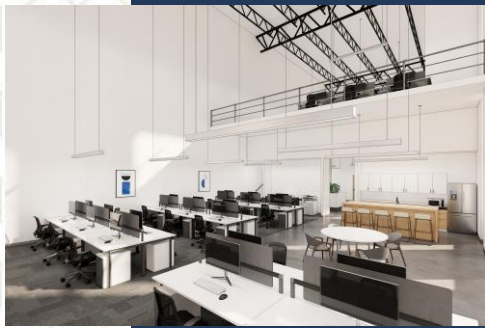
PARK

- Master planned flex industrial park designed by experienced user
- Solar sight lighting reducing cam expense
- Master stormwater plan for maximized building and usable yard size and no stormwater storage in parking or yard areas
- Landlord provided maintenance- backflow, pest, fire, sprinkler, alarms, HVAC, and landscaping

LOCATION

- DFW Metroplex Access: Loop 820, I-20, I-35 and Hwy 287 are 1-5 minutes away for low drive-time highway access to all of Dallas/Fort Worth
- Only 1.6 miles to I-35 Pan American border-to-border highway connecting North America from Nuevo Laredo, Mexico to Winnipeg, Canada via San Antonio, Dallas/Fort Worth, Oklahoma City, Kansas City, Des Moines, and Minneapolis
- Fort Worth central business district only 5.6 miles away
- Located next door to Walmart's E-Commerce distribution.
- High visibility and low highway congestion
 - # 2 daily car count in Tarrant County: 192,549
 - #58 congestion rank out of all Dallas/Fort Worth metro highway segments
 - #11 highest vehicle miles travelled out of all Dallas/Fort Worth metro highway segments

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- Excellent metroplex drive times: Loop 820, I-20, I-35 and HWY 287 are 2-5 minutes away to provide excellent access to Downtown Fort Worth, Mid-Cities, Dallas, and DFW Airport.
- Class A Office Space: open ceilings and high-end finishes are move-in ready. Private offices, break room, dedicated warehouse restroom, conference room, reception, a large multi-purpose area suitable for showroom, work stations, or other uses.
- Large contiguous industrial spec concrete yard for lay down and parking.
- User Friendly- Column free Warehouse: 16' – 23' clear height, Ready Fire Sprinkler System, 16' x 14' Powered Overhead doors, 3 Phase Heavy Power ready with expansion room in panels. • Abundant Natural Daylighting: Included in Office and Warehouse with an advanced automated LED lighting system.
- Utility Savings: 50% + savings vs. older buildings, Full envelope above code heavy insulation, 3 Phase Electric, and High-Efficiency HVAC. Passive Warehouse ventilation. Native landscaping with a high-efficiency irrigation system.
- High Image: Excellent Contemporary curb appeal from award-winning landscape and architectural designers, dedicated monument sign for your company.
- High security: 100% fenced yard with power gates. Access control and camera drop are already in place.
- Professional and Experience Management: On-site Property Management. Professional turnkey maintenance is available.

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ENERGY COST SUMMARY

41.7%

HVAC Utility Savings with Current Design vs. 2009 Construction

52%

Lighting and Electric Equipment Utility Savings with Current Design vs. 2009 Construction

50.4%

Total Electric Utility Savings with Current Design vs. 2009 Construction

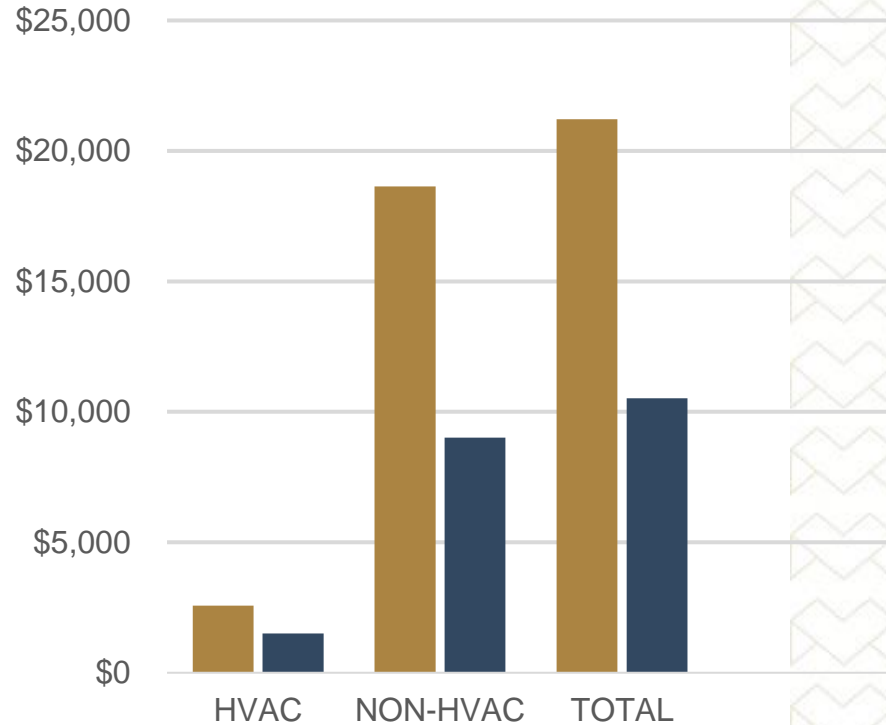


2009 CONSTRUCTION



CURRENT CAMPUS DESIGN

2009 Construction vs. Current Campus Industrial Park Design



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ABOUT US

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ABOUT US



TENANT VIDEOS

Simply put, we are building what we could never find in the industrial market.

We know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business.

As former owners of one of the nation's largest specialty construction companies, we know firsthand the conflict and disruption of having to adapt a business to a space rather than adapt a space to your business. Empire Holdings has a 40-year track record in the development of over 85 properties totaling more than 1,100,000 square feet and 230 acres in Dallas/Fort Worth and a variety of major markets in the United States. Our current portfolio of facilities is occupied by a mix of local, national, and international companies. We are focused on the greater Fort Worth market with over 200,000 square feet of flex industrial space in the planning and construction process.



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SITE SUSTAINABILITY

As a pioneer in Sustainable Light Industrial Real Estate Development, we aim to provide native and biodiverse landscaping to enrich our local community.

At Empire Holdings, we believe in the power of biodiverse, native landscapes to both regenerate and enrich the surrounding environment. We strive to build carbon neutral, sustainable developments by cutting down on mowing, using solar powered lights, and increasing high efficiency irrigation and zeroscaping, all while creating beautifully aesthetic properties.

Our process begins with top tier landscape design, preparing a concept that is tailored to respect and enhance the surrounding natural environment. We use only the highest quality building and landscaping materials to ensure each of our properties is constructed professionally and sustainably.



OVER 50% ENERGY EFFICIENCY

Compared to 10 years ago, Empire's properties are more than 50% more efficient in use of water and electricity.



NEWLY FUTURE PROOF FOR EV CHARGERS

With our parking developments incorporated into native landscapes and environments, we aim to provide EV chargers in our designs and property concepts going forward.

TEXAS BLOSSOMS

Empire Holdings is proud to partner with Texas Blossoms, a non-profit dedicated to beautifying Texas by planting and maintaining blossoming trees. Texas Blossoms joins local communities to plant trees lining roadways, in parks, and around schools. The non-profit is unwavering in its commitment to giving back to the community and the environment.

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LANDSCAPE & PHYSICAL BUFFERS

We make good neighbors with our use of natural buffers between buildings and developments. Native grasses, rocks, trees and plants are used to create beautiful, sustainable barriers.



NATIVE, BIODIVERSE LANDSCAPING

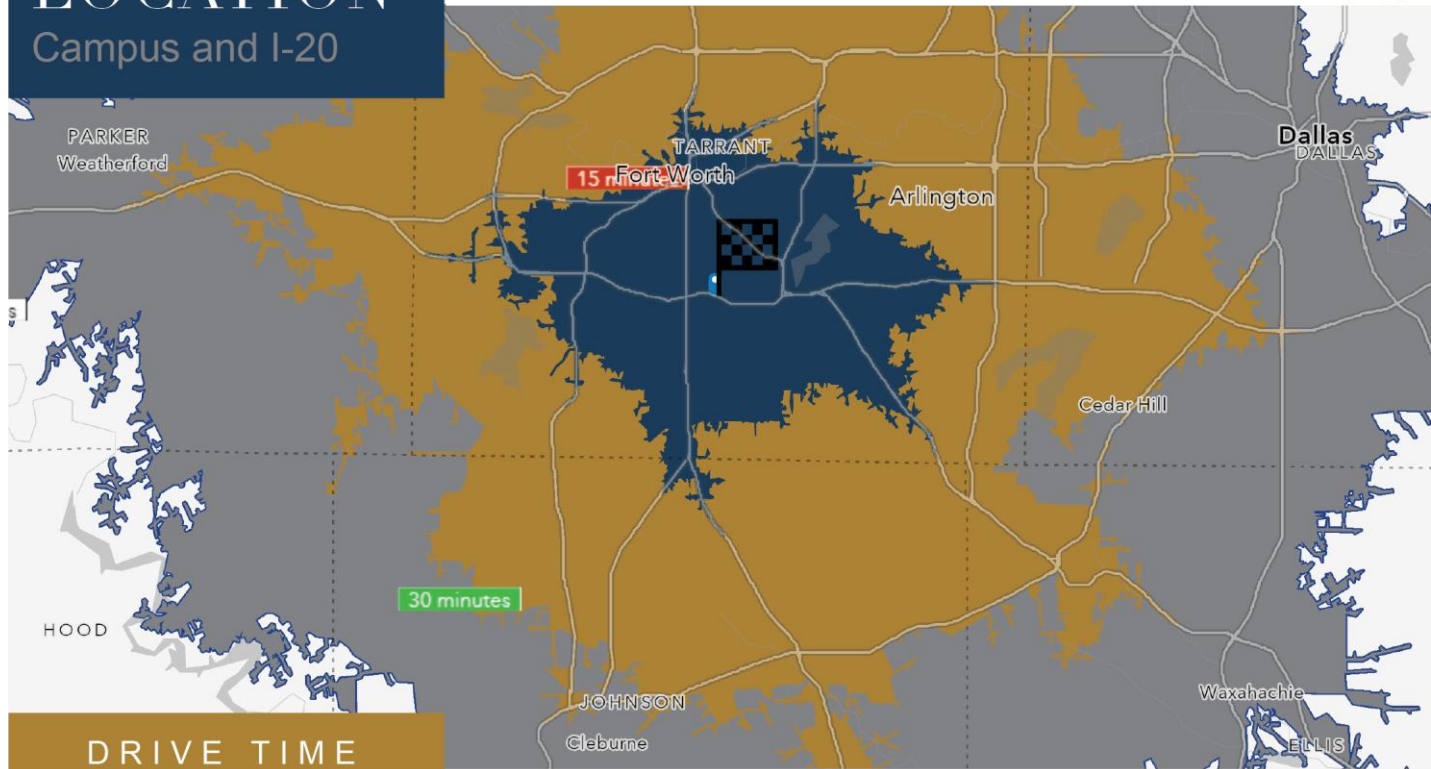
With native landscaping, our developments are mowed only twice a year, equivalent to taking a whole car worth of energy off the road for every building. We provide and support native flora and fauna.



CAMPUS INDUSTRIAL PARK

LOCATION

Campus and I-20



DRIVE TIME

15

Blue 15 min

30

Gold 30 min

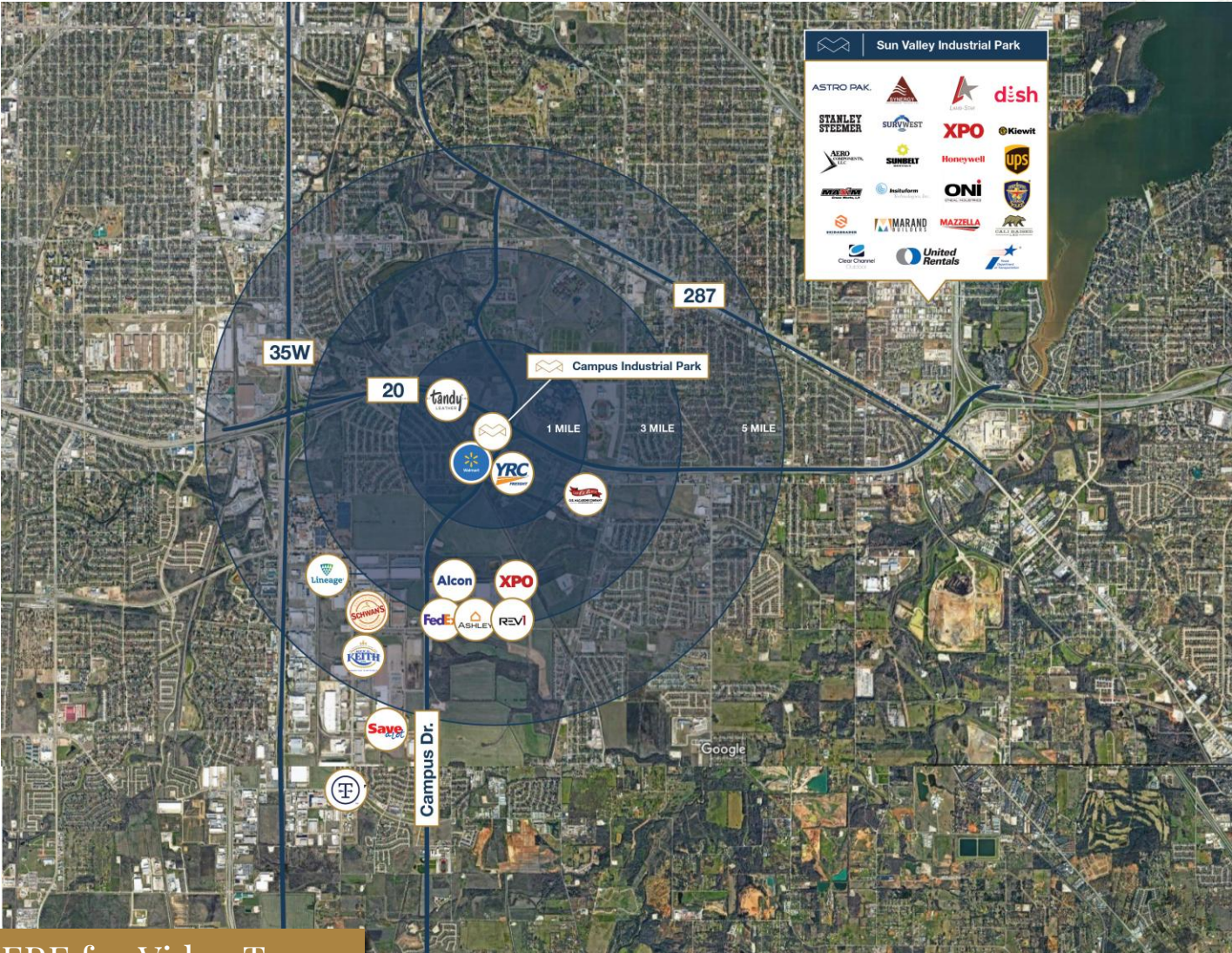
45

Grey 45 min

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CAMPUS INDUSTRIAL PARK

SURROUNDING TENANTS



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Industrial

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