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National TruckPorts offers a new solution to an age-old problem in transportation

By **JERRY BREEDEN**

THE TRUCKER STAFF

jerrybreeden@thetrucker.com

DALLAS — Just when you might think there's nothing new in trucking, a Texas company, Roy-alton Real Estate Capital, LLC, has formed a new development concept targeting the transportation industry — National TruckPorts (NTP).

NTP has come up with a new wrinkle designed to help pave the way for a smoother, more secure and affordable way of serving those who comprise the driving force behind the transportation industry.

It's especially handy for small fleets and independent contractors who need a place to call a home away from home.

Presently, National TruckPorts has a location in south Dallas and Denton, Texas. The company has purchased land in Mesquite, Texas, east of Dallas for its next facility, which will be located at the entrance/exit to the Union Pacific Intermodal.

The company has also identified several other potential locations in the Dallas/Fort Worth area, as well as sites in Houston and San Antonio and plans to build facilities throughout Texas and then move into the other high-volume trucking areas of the country.

"Our concept is designed for those truckers who need a facility to maintain and store tractors and trailers, but are not large enough to justify the cost of building such a facility," Stuart Smith, senior vice president of Roy-alton Real Estate Capital, said. "Our concept allows those tenants

to make repairs faster and cheaper than a commercial repair center."

Imagine, if you will, a strip mall concept without the facing façade so prevalent today.

Except instead of familiar local or chain store names above each door, there is the name of a small trucking company or a private individual contractor.

There are two tilt-wall buildings approximately 30,000-square-feet each with walls to separate each tenant's space.

All pre-configured spaces (which have been broken down into 2,250, 3,375, 4,500 and 6,750 square feet) consist of pull-through bays that are long enough to accommodate a tractor and trailer combination or two tractors at a time with plenty of work space.

Each space also comes with a small office and at least one restroom per tenant area.

"Leases are typically three years, but are negotiable," Smith said. "Our research shows that most small- to medium-sized trucking companies do not currently have facilities that offer maintenance bays designed for oversized truck repairs and a climate controlled office, let alone environmentally safe floor drains, through-the-roof powered exhaust systems, and extra wide concrete driveways.

"The typical tenant finds the office space useful for logistical operations, accounting, and general administrative work."

Smith said many NTP tenants have mechanics to service their fleets on site. When their trucks are out on the road these tenants/mechanics pro-



Courtesy National TruckPorts

NEW CONCEPT: An artist's rendering of a completed National TruckPorts facility.

vide repair services to other truckers which generates additional revenue.

The parking lots are made of 100-percent concrete. Security features include fencing and razor wire, stadium-style lighting, limited access electronic gates and security cameras. Parking spaces can be rented monthly or annually.

The new concept has been well-accepted, Smith said.

"We have had an overwhelming positive response from truck drivers, large trucking company executives, and other industry related businesses," he said. "People have described this new concept as, '...this is much needed. When are you coming to my city?' 'Why didn't I think of that?' 'Why has this never been thought of before now?'"

Smith said the special design and layout allows tenants to meet all their trucking maintenance needs in one location. Other industry vendors leasing from NTP include but are not limited to tire shops, third-party mechanics, CB/radio shops, chrome shops, glass shops, and sign and graphics companies, etc., he said.

More information is at nationaltruckports.com or call (214) 987-6399.



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