

DELIVERING Q3 2021

# DFW FREEZER WAREHOUSE

High Point Business Park, Burleson, TX



Premier Refrigerated Warehouse

±198,897 SF AVAILABLE FOR LEASE

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# STATE-OF-THE-ART, HIGH CUBE, FREEZER WAREHOUSE FACILITY

High Point Business Park, Burleson, TX

## BUILDING HIGHLIGHTS

±403,240 SF Total  
±198,897 SF Available

Clear Height:	48' clear in the freezer, 55' maximum deck height, 32' dock clear height
Utilities:	♦ 16" water line ♦ 12" gas line ♦ 10' sewer line
Column Spacing:	56'4" wide x 45'3" deep wide typical. Staging bay is 66' deep
Construction:	6' Insulated metal walls (r=40) for the freezer perimeter and to separate the Freezer/Cold Dock areas. Tilt wall construction for cold dock and office.
Building Floor Slab:	Under slab glycol heating system
Roof Insulation:	LTTR-46
Refrigeration System:	Split Freon Refrigeration System, Minus -10 Degree Capability
Loading Area:	27 Refrigerated dock positions (including five HSRU's) 5 High Speed Bi-Parting Doors from Cold Dock into Freezer
Fire Protection System:	Quell system
Electrical:	4600 Amps, 480V 3-Phase
Warehouse Lighting:	30 foot candle average at 36" utilizing LED fixtures
Truck Court:	195' deep truck court
Car Parking:	64 employee parking spaces (subject to change)
Trailer Parking:	29 trailer parking spaces (subject to change)





# SITE PLAN/BUILDING PLAN

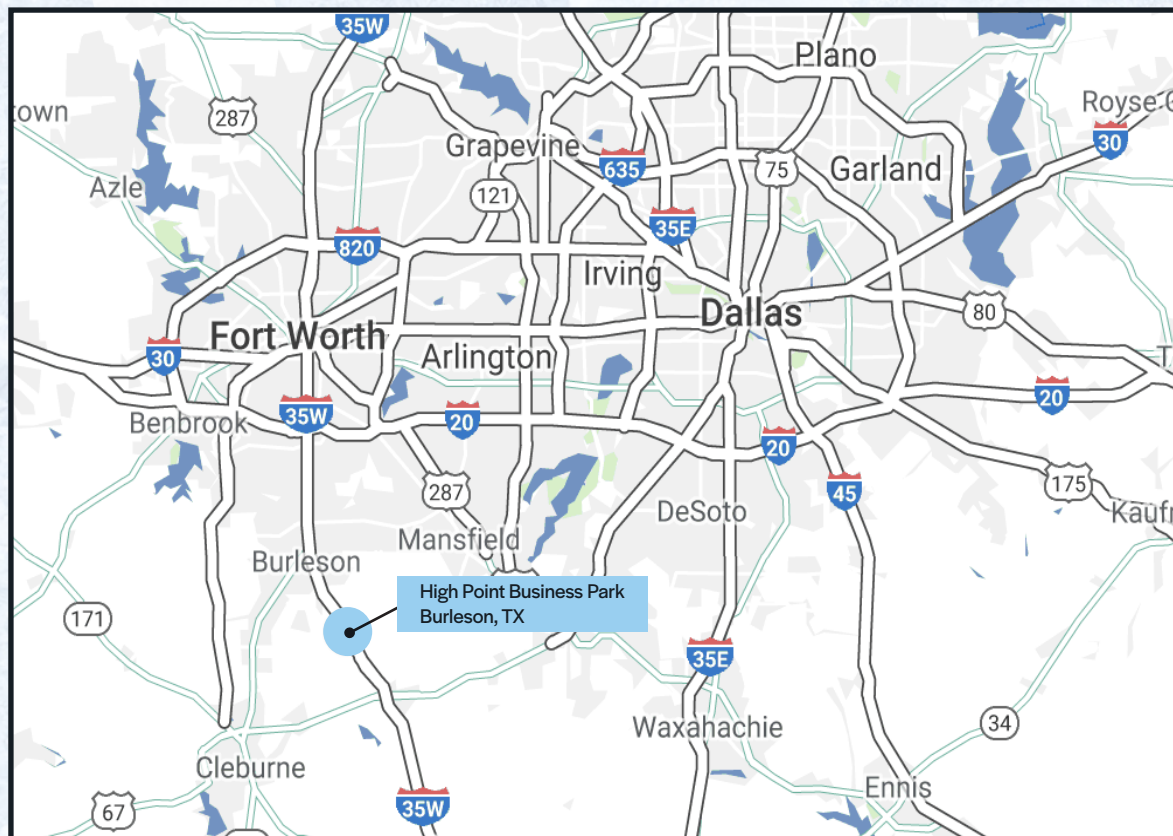


- ❖ Freezer and cooler configuration is flexible and divisible
- ❖ Suitable for freezer/cooler warehousing and temperature controlled food manufacturing
- ❖ 64 employee parking spaces
- ❖ 29 trailer parking stalls



# LOCATION

## Exceptional Location for Local and Regional, Multi-State Distribution:



- ❖ Premier Dallas/Ft. Worth Metroplex location for regional and local distribution
- ❖ Strategically located with easy access to Interstates 35W & 20
- ❖ Close proximity to extensive food industry presence in the high growth North Texas Region

### Drive Time/Distances

Location Point	Time	Miles
<b>Downtown Fort Worth</b>	20 minutes	22
<b>DFW Airport</b>	40 minutes	36
<b>Downtown Dallas</b>	40 minutes	43
<b>Austin</b>	2.20 hours	165
<b>Oklahoma City</b>	3.10 hours	217
<b>Houston</b>	3.30 hours	233

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