

SCOUT COLD-ALLIANCE TEXAS

743 Henrietta Creek Rd.
Roanoke, TX 76262

FOR LEASE

**287,500 SF Freezer/
Cooler Warehouse
Conversion**

- Coveted Alliance Texas Location
- Highly Functional, Bulk Distribution Facility
- Excellent Loading with 40 Doors
- Exceptional Access to UPS and FedEx Hubs as well as BNSF Intermodal
- Major Thoroughfare Connectivity via I-35W, Highway 114, and Highway 377
- Convenient Location for Serving the Dallas/Fort Worth Metroplex, and Broader Region
- Expansion Potential for Auto and Truck Parking
- Freezer/Cooler to be Designed to Tenant's Specifications

**Available Q1 2024
Divisible to 140,000 SF**



287,500 SF

CBRE
National Food
Facilities Group

 **Scout**

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Flexible Cold Storage in the Regional Hub for Texas and Surrounding Areas

Scout Cold – Alliance Texas is strategically located off 35W and Hwy. 114 in Roanoke, Texas. The property is 15 miles from the Dallas/Fort Worth International Airport, less than 25 miles from Downtown Fort Worth, and less than 35 miles from Downtown Dallas, giving full access to service the DFW Metro population as well as the rest of Texas, and beyond. 30+ million people live within a single-day delivery reach.

This large building is ideally designed to accommodate a single user, or could easily be demised for multiple tenants and represents the only cold-storage opportunity available for lease in the Alliance area. Scout will convert this building with cooler, freezer, and food improvements to suit your business's operational needs. Scout has converted a number of other existing dry warehouses across the United States with freezer and refrigerated spaces to suit our customers' requirements. Scout has a team of experienced design and construction professionals ready to do the same for you.

About the Owners

Scout Cold Logistics ("Scout") invests in and develops logistics assets with connectivity to critical infrastructure including intermodal hubs, ports, airports, interstate highways, and rail corridors. The firm's principals have master planned and developed in excess of 40 million square feet of industrial properties in the United States and globally, including millions of square feet of temperature-controlled environments. Scout is currently developing a network of cold logistic centers in proximity to major metropolitan areas across the United States.

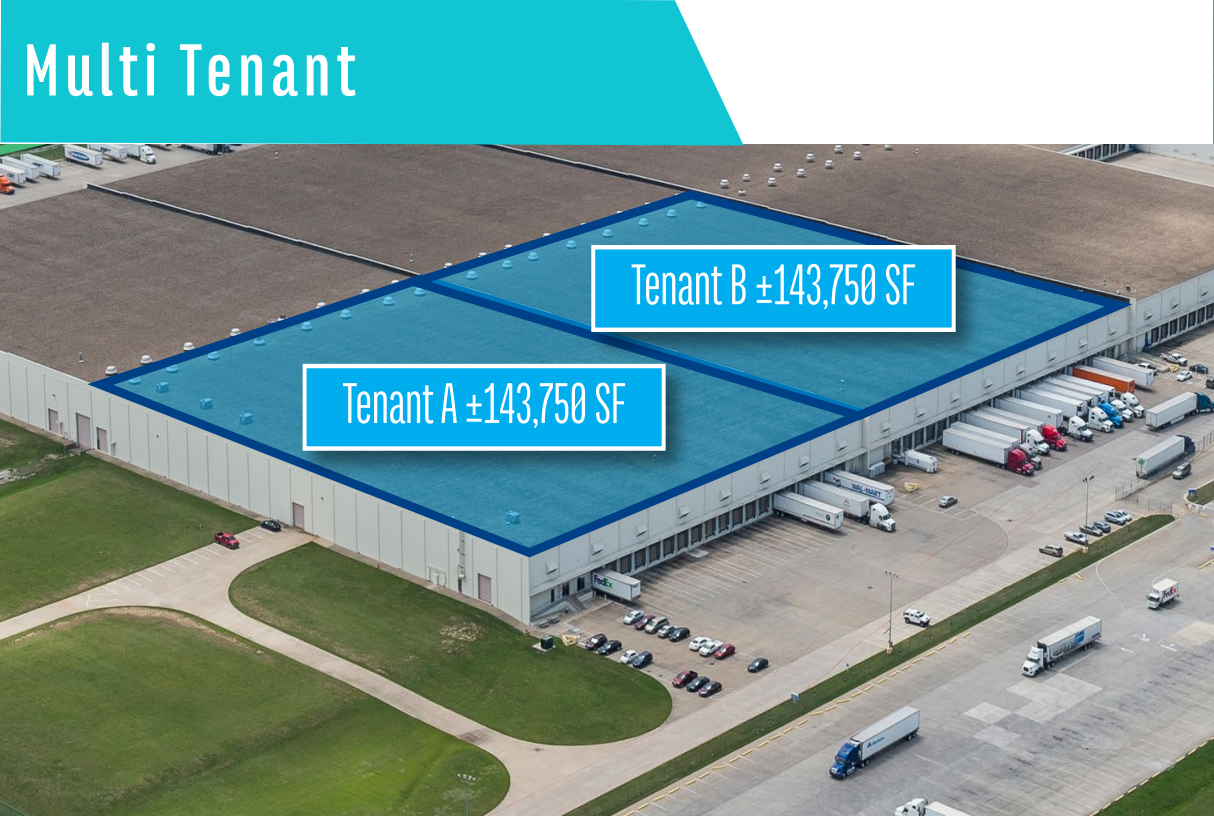
Scout's founder, Vincent Signorello, has more than 20 years of commercial real estate, infrastructure and transportation investment experience, including serving as President and CEO of Florida East Coast Industries ("FECI"), a portfolio company of Fortress Investment Group. Dan Marcus, a Partner at Scout, leads the firm's industrial investment platform and was formerly an executive at FECI and Prologis.

DALLAS / FORT WORTH MSA

The Dallas-Fort Worth (DFW) metropolitan area is the 4th largest MSA in the country with a 2021 population of approximately 7.8M people. The DFW metro led the nation in annual population growth in 2020 and is projected to continue to grow 1.2% annually over the next 5 years. It is home to 24 Fortune 500 companies with over 120 corporate relocations since 2010. It is also one of the largest industrial markets in the country and a major distribution hub for a large percentage of the US, Mexico, and beyond given its central location and transportation infrastructure network. DFW has a pro-business environment which includes numerous government incentives, low taxes and a low cost of living relative to other major U.S. metro areas. It is also a right to work state with a strong labor pool which totals approximately 4M people.

IMMEDIATE LOCATION

The Property lies within the North Fort Worth Industrial submarket and is located approximately 21 miles north of downtown Fort Worth and approximately 34 miles northwest of downtown Dallas on the Tarrant County-Denton County line in the AllianceTexas project. AllianceTexas is a 27,000-acre master-planned business park which is home to over 559 companies and includes more than 53M SF of industrial, office, flex and retail space. The Alliance micromarket is mature and competes head-to-head with the rest of the strongest DFW submarkets. Albertsons has a smaller overflow facility that it leases in the same neighborhood and major food and temperature-controlled users including General Mills, Nestlé, and Cardinal Health are located in this part of the park. In 2021, North Fort Worth posted the highest net absorption across all nine of the DFW submarkets, with 5.5M SF of the 6.1M SF of absorption occurring in the Northeast Tarrant/Alliance micromarket. The DFW metro has also benefitted from a sustained period of economic and population expansion.



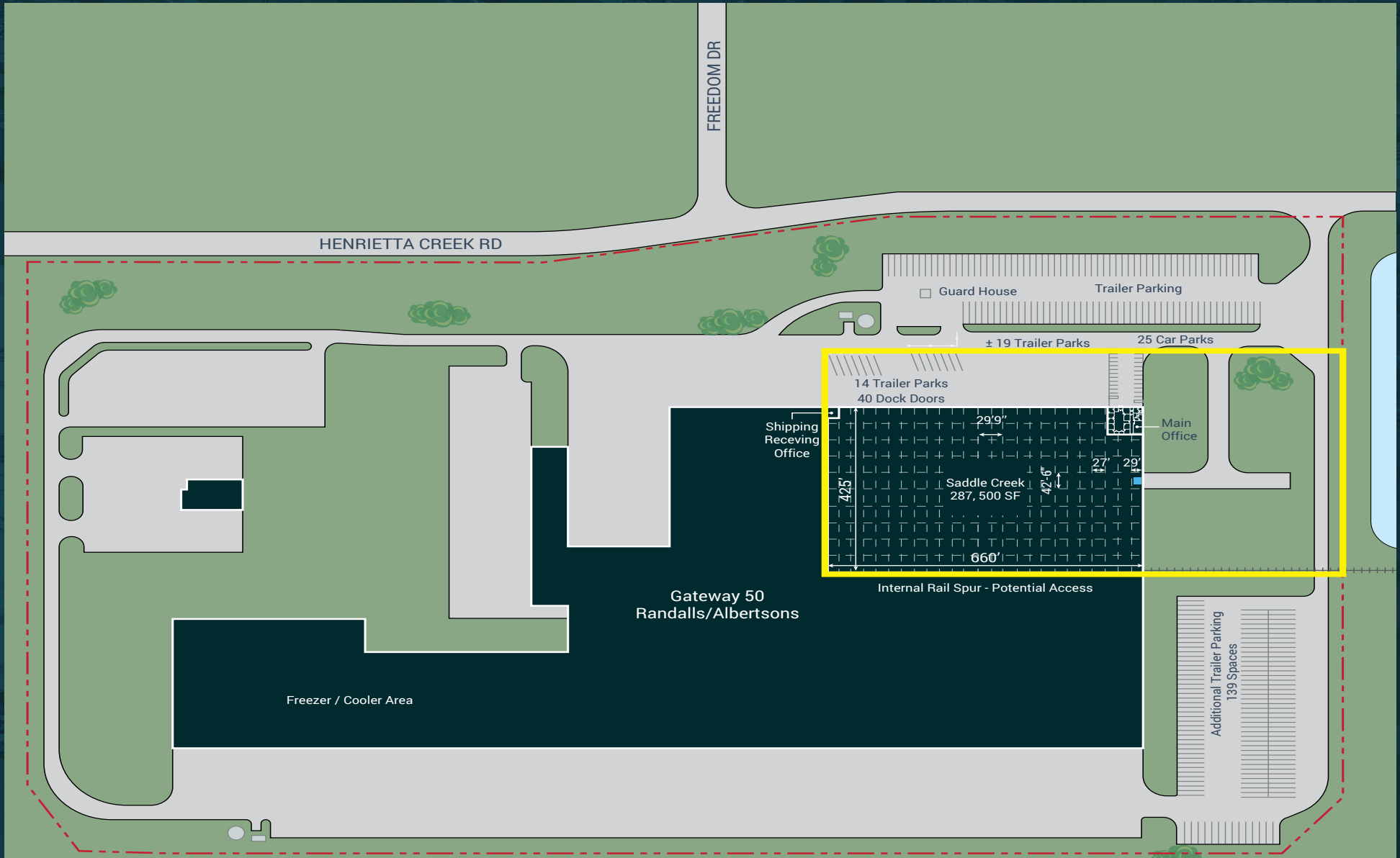
Single Tenant

Multi Tenant

CONCEPTUAL TENANT SPECS

AVAILABLE SF	287,500
SPACE DIMENSIONS	660' W X 425 L
OFFICE FINISH SF	A: 6,000 B: 2,100
CAR PARKING	25 SPACES (EXPANDABLE)
TRAILER PARKING	14 OFF-DOCK (EXPANDABLE)
LOADING DOORS	A: 19 B: 20
DRIVE IN DOORS	A: 1 B: 1
CLEAR HEIGHT	32' TO 35'
COLUMN SPACING	42'6" X 27'
TRUCK COURT DEPTH	180'
SPRINKLER SYSTEM	ESFR (UPDATED IN 2022)
POWER	3,000 AMPS, 277/480 VOLT, 3-PHASE
ROOF	BALLASTED EPDM
LIGHTING	LED
REFRIGERATION	COOLER & FREEZER DESIGNED TO MEET TENANT'S SPECIFIC REQUIREMENTS; SEPARATE CONTROLS AND SYSTEMS FOR OTHER TENANTS
INCENTIVES	FOREIGN TRADE ZONE CAPABLE
SYSTEMS	BRAND-NEW, HIGH QUALITY
TEMPERATURES	COOLER & FREEZER, MULTI-ZONE, TO SUIT
TIMING	DELIVERY ±6-7 MONTHS FROM APPROVAL OF T.I. SPACE PLAN

Flexible Configuration: Freezer/Cooler Tenant's Specifications



INDUSTRIAL MARKET

DALLAS/FORT WORTH

EXPANSION AREA

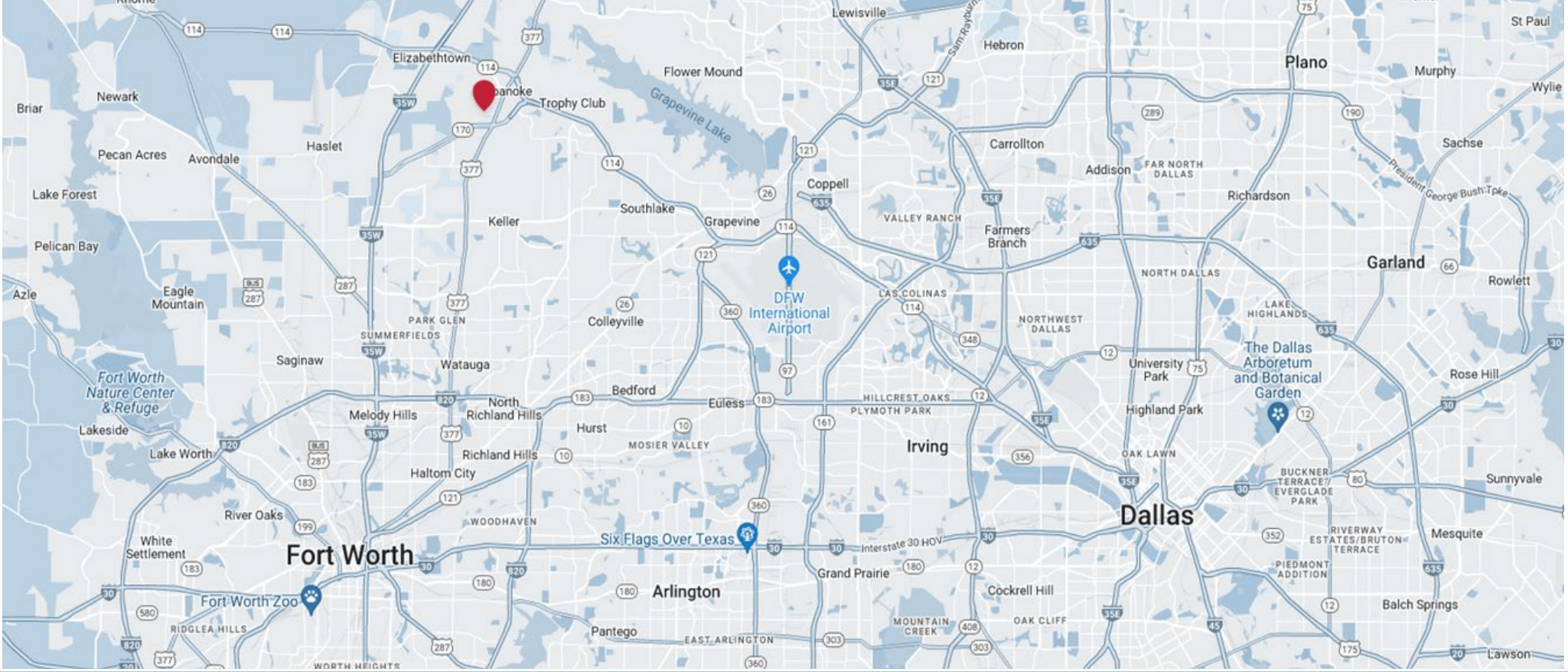
+/-5 ACRES

INDUSTRIAL SUBMARKET

ALLIANCE/NORTH FORT WORTH

SECURITY

FULLY FENCED



CITIES

DALLAS **35 MILES**

AUSTIN **209 MILES**

HOUSTON **274 MILES**

SAN ANTONIO **287 MILES**



AIRPORTS


FORT WORTH ALLIANCE **6.9 MILES**
(Cargo)



DFW INTERNATIONAL **15.6 MILES**

DALLAS LOVE FIELD **32 MILES**



INTERSTATES

 **6 MILES**  **20 MILES**

 **39 MILES**  **25 MILES**