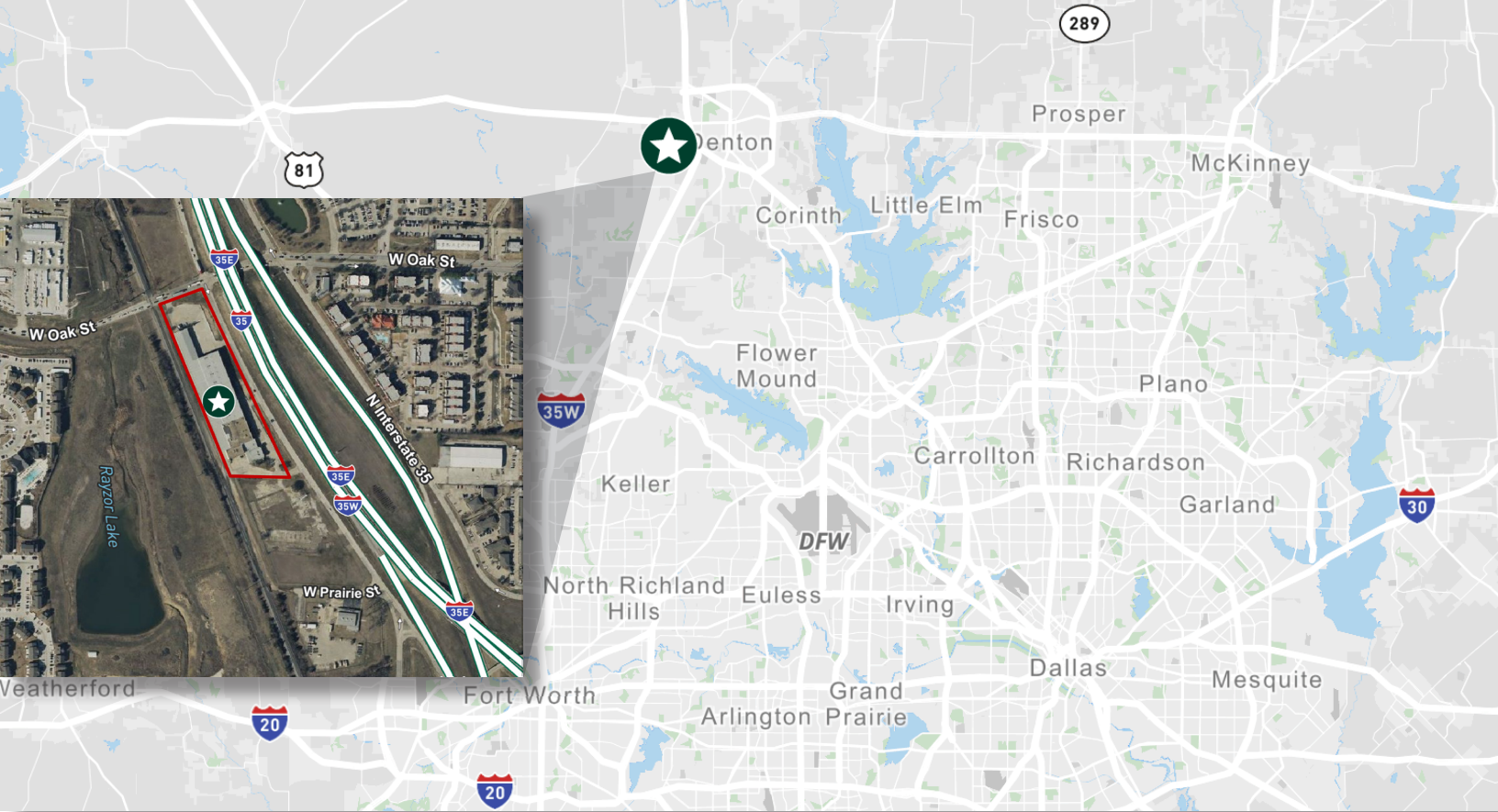


FOR SALE

78,432 SF REFRIGERATED DISTRIBUTION FACILITY

David Walters
Senior Vice President
817 333 1118
david.walters@cbre.com

Brice Wells
Vice President
303 903 5378
brice.wells@cbre.com



PROPERTY SUMMARY

- ±78,432 SF Building
- ±24,718 SF Office
- ±41,600 SF Covered Dock
(Not Included in Total SF)
- Men's & Women's Locker Room w/ Shower
- Year Built: 1979
- Ceiling Height: 26'
- 11 Dock Positions with Levelers & Lights
- ±5.73 AC Lot
- 32' x 38' Column Spacing
- Sprinklered
- Rail Loading: Kansas City Southern
- Price: \$ 10,500,000.000

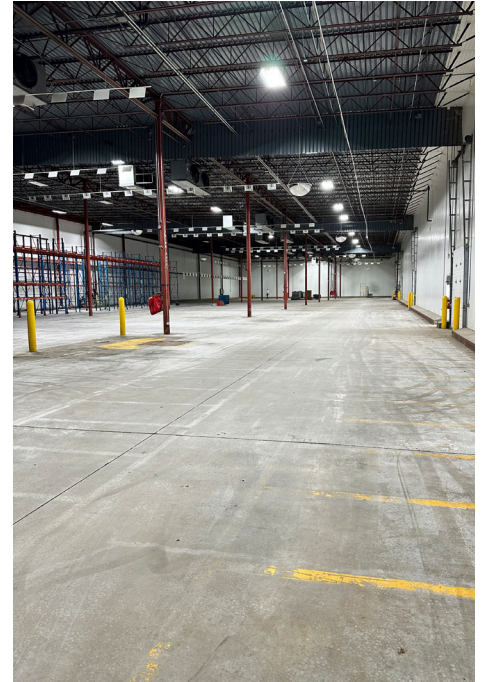
LOCATION FEATURES

- 2.5 Miles to Denton Enterprise Airport
- 18.6 Miles to Fort Worth Alliance Airport
- 28.3 Miles to DFW International Airport
- 35 Miles to Downtown Fort Worth
- Traffic Count: I-35 E/S Bonnie Brae - 88,000

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COOLER INFO

HVAC and refrigeration are controlled by RC Studio computer system. The system can be accessed on site or remotely to adjust temperatures and monitor the temperatures.

± 38,550 SF COOLER SPACE

- 6 Krack Medium Condensers
- 2 Evaporators Per Condenser
- Total of 190 Tons
- Cooler Temp: ±40-42 Degrees
- 5 - 10' x 9' Insulated Grade-level Doors
- Ceiling Height: 26'

± 4,574 SF FREEZER SPACE

- 3 Krack Low Temp Condensers
- Total of 35 Tons
- Freezer Temp: ±30 Degrees
- 1 - Oversized Insulated Grade-level Door
- 1 - Dock High Door

± 1,090 SF BATTERY CHARGING ROOM

- 1 - 2 Ton Crane