

Cold Creek Solutions - Denton Cold Storage

6651 N Interstate 35 | Denton, Texas 76207

AVAILABLE FOR LEASE
60,000 - 200,000 Square Feet



New Class A Freezer/Cooler Building

State-of-the-art cold storage facility designed to accommodate a variety of cold chain users including food & beverage, pharmaceutical, and third party logistics operators.



BUILDING SPECIFICATIONS

- 45' clear height in warehouse
- 28' clear height in cold dock
- (27) 9x11 insulated dock doors with levelers (40,000 lb capacity), seals, restraints, lights and controls to remaining vacancy
- (2) 12x20 insulated ramp up doors to remaining vacancy
- 190' concrete truck court abundant trailer parking (8" concrete in truck court)
- 35 trailer parks and 110 employee parks available to vacancy with an additional XYZ AC available for expanded trailer parking
- 370' building depth including 60' deep, clear span cold dock

COLD STORAGE

- Steel structure with 6" IMP exterior
- Central ammonia plant with individual meters for tonnage consumption
- Glycol under slab heating system
- 9" shrinkage compensating slab in warehouse allowing for
- 16.25-kip max post load
- Fricks traprock floor hardener system
- Quell fire protection system with linear heat detection, dual diesel pumps, and water storage tank
- 60 mil TPO R-48 roof in warehouse

LEASE DETAILS

- 190,447 SF available (divisible to 62,080 SF)
- (3) 52,080 SF convertible freezer/cooler rooms capable of -20 to 50 degrees
- 6" IMP demising walls in freezer/cooler rooms with thermal breaks through roof and slab to accommodate a variety of temperatures on each side
- High speed insulated fabric roll up doors for travel between warehouse areas and cold dock
- (1) 4,000 SF office pod

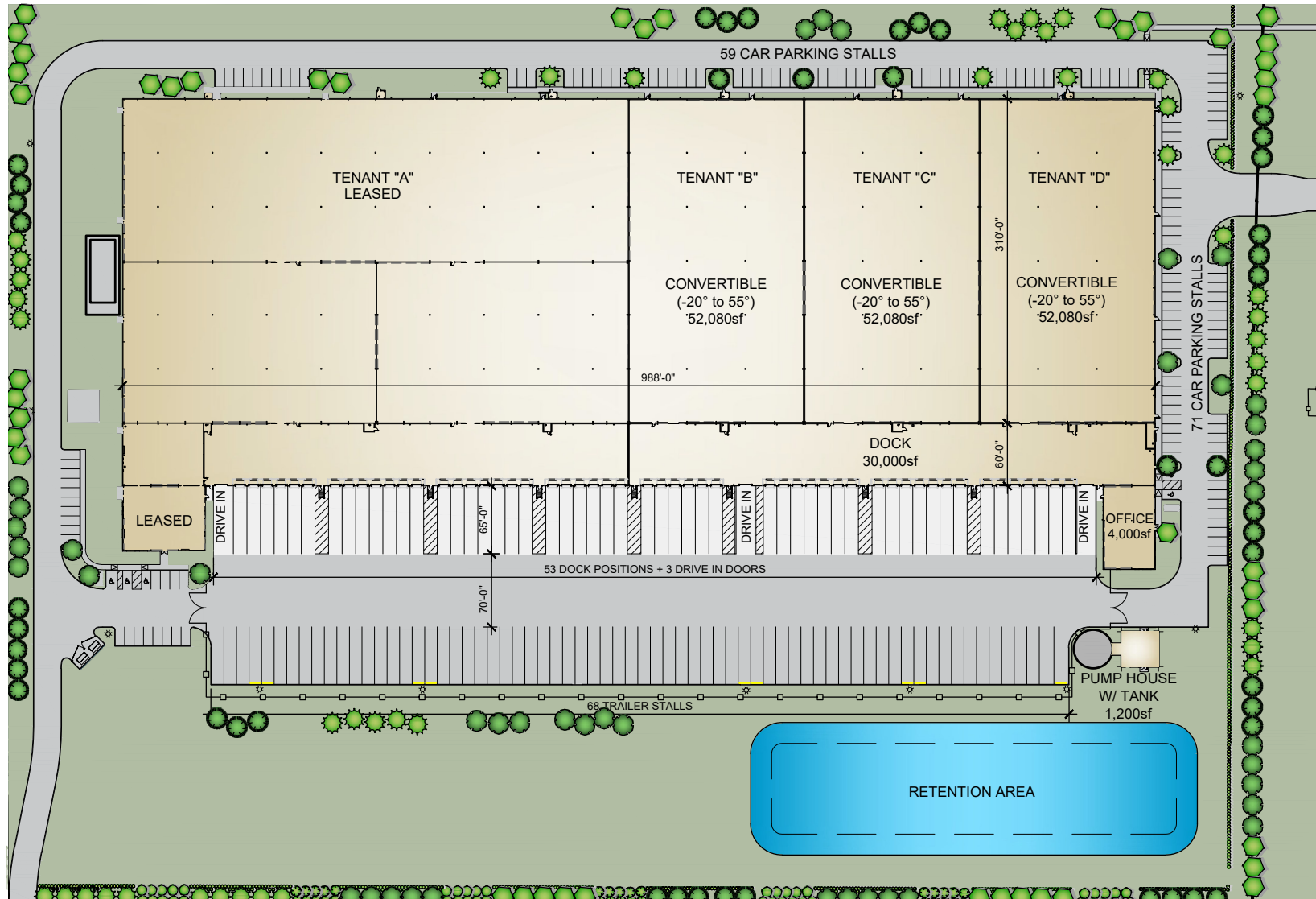
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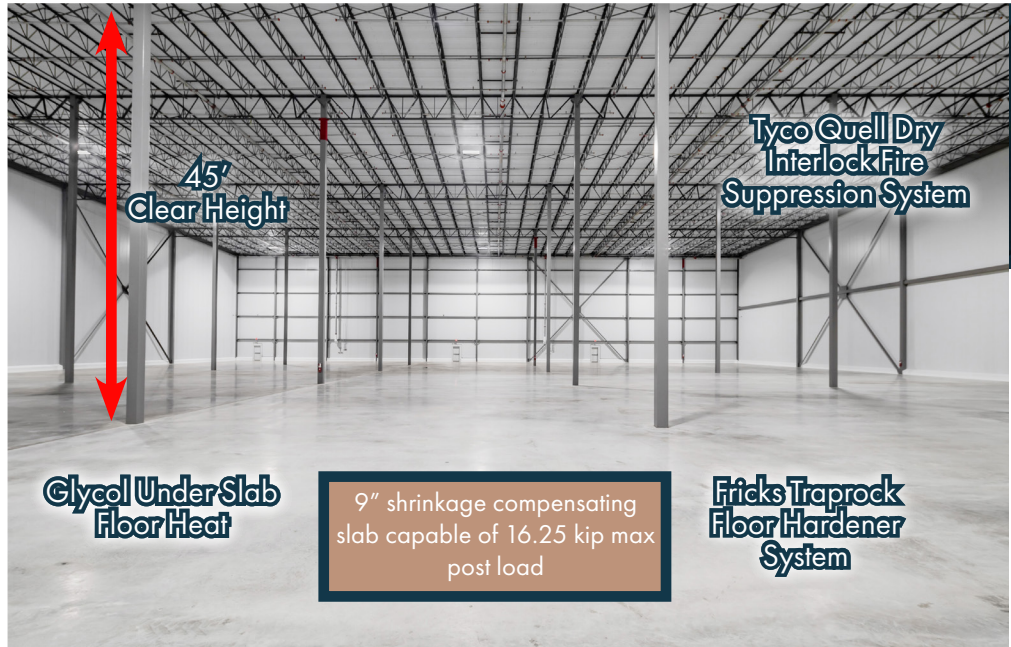
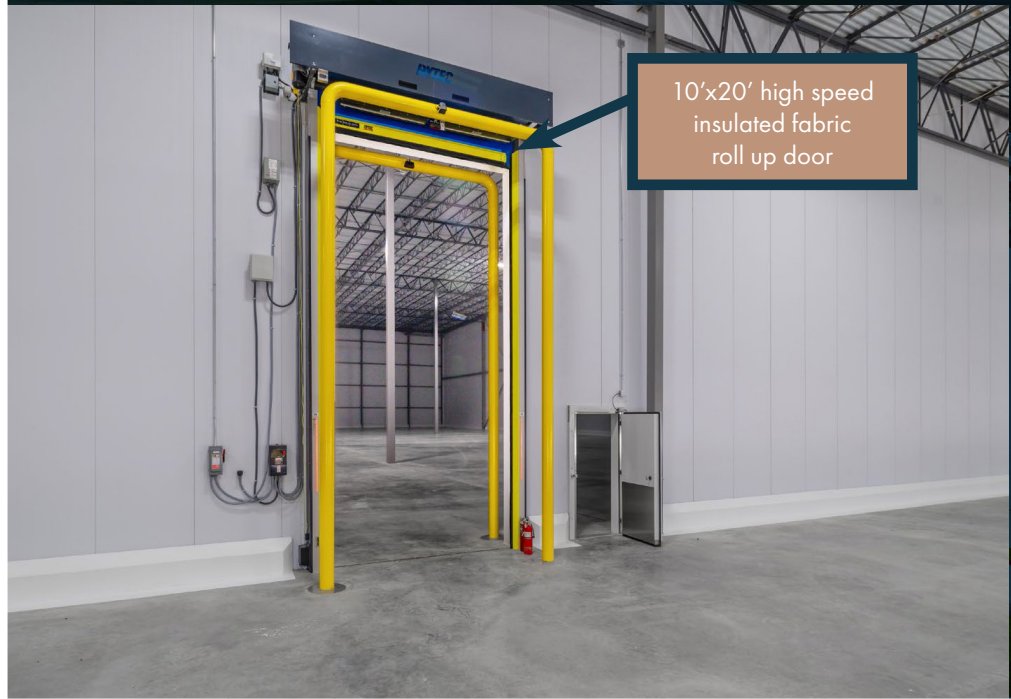
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PROPERTY SITE PLAN

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40 Degree Cold Dock

28' Clear
Cold Dock

60' Deep
Clear Span

Dock Packages:

- Serco VSL 8740 40K vertical pit levelers in continuous dock pits.
- Serco digital master control panel with HMI.
- G-Flex LED dock lights.

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**DESIGNED TO SUPPORT A
VARIETY OF COLD CHAIN USERS**

Leased by:





Lewisville Lake

DALLAS CBD
47.0 MILES

DFW
DALLAS FORT WORTH INTERNATIONAL AIRPORT

Lake Grapevine

CORBIN BUSINESS PARK

TETRA PARK

FORT WORTH CBD
38.2 MILES

INTERSTATE 35
UNT
UNIVERSITY OF NORTH TEXAS

Texas Health
Presbyterian Hospital

INTERSTATE 35

Peterbilt

TARGET

WinCo
FOODS

ALDI

MED-TRANS
MEDICAL TRANSPORT

DENTON MUNICIPAL AIRPORT

380
to McKinney

PLANO
41.8 MILES

MCKINNEY
34.7 MILES

RAZOR RANCH TOWN CENTER

Tyson

UNDER CONSTRUCTION - WESTPARK INDUSTRIAL PARK

WEST GATE BUSINESS PARK

TITUS BUSINESS PARK

ALLIANCE AIRPORT
22.4 MILES

288

FRISCO
28.4 MILES

ALLEN
41.4 MILES

PROSPER
24.6 MILES

77

TA TRUCK SERVICE

Loves

PROPOSED - DENTON ICC 35 INDUSTRIAL PARK

CLX VENTURES

TRUCK WASH

INTERSTATE 35

COLD CREEK SOLUTIONS

SCANNELL PROPERTIES

UNDER CONSTRUCTION - BARTHOLD CROSSING INDUSTRIAL PARK

SURROUNDING NEIGHBORS

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Unique Cold Storage
Opportunity Available!

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