

# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

185,568 Square Feet with Expansion Capability  
Cold Storage & Heavy Trailer Parking  
Dallas, Texas



**FOOD PROPERTIES**  
GROUP



## 5225 INVESTMENT DRIVE, DALLAS, TEXAS

- Total Building: 185,568 Square Feet (SF)
- Frozen Storage: 38,710 SF
- Refrigerated Storage: 24,339 SF
- Refrigerated Dock: 16,767 SF
- Dry Storage: 91,912 SF
- Fully-Racked
- 32 Dock Doors
- 28'-41' Ceilings
- 12.26 Acres (+/-3 Acres Undeveloped)
- Near I-20, I-30, SR-12, SR-303 & SR-408

**Scott Delphey, Founder**  
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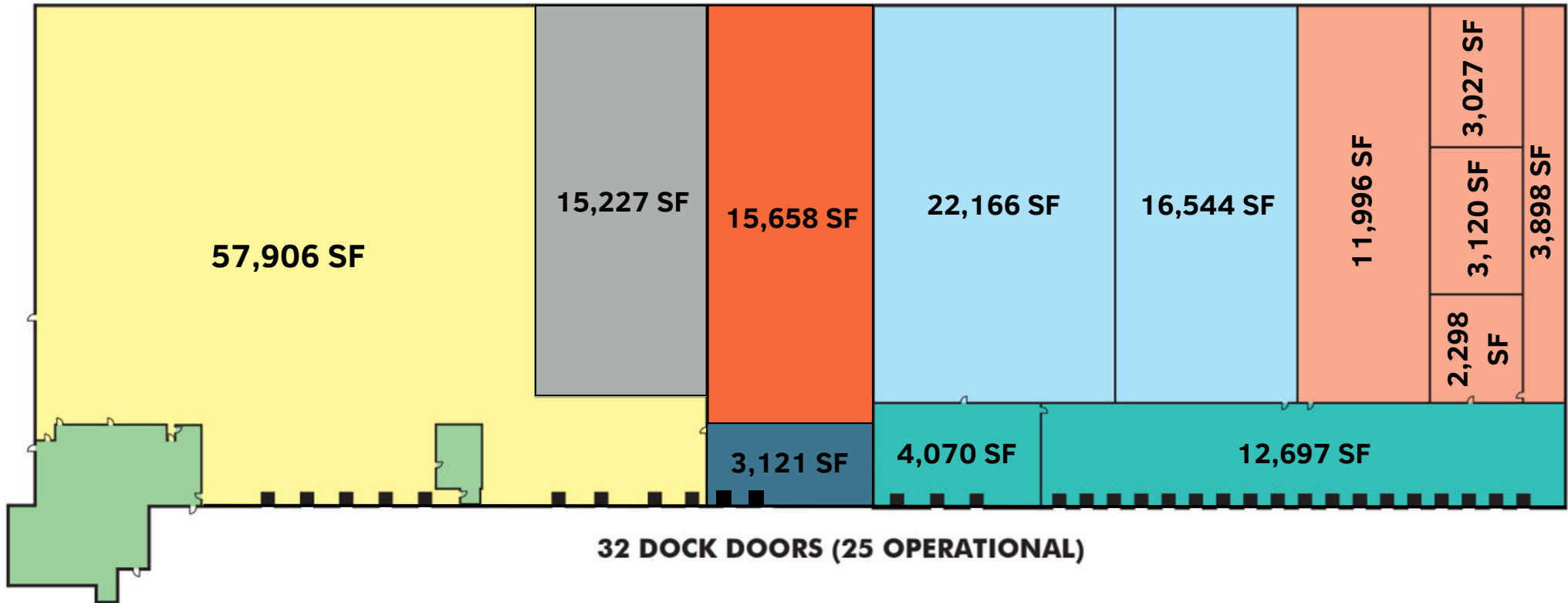
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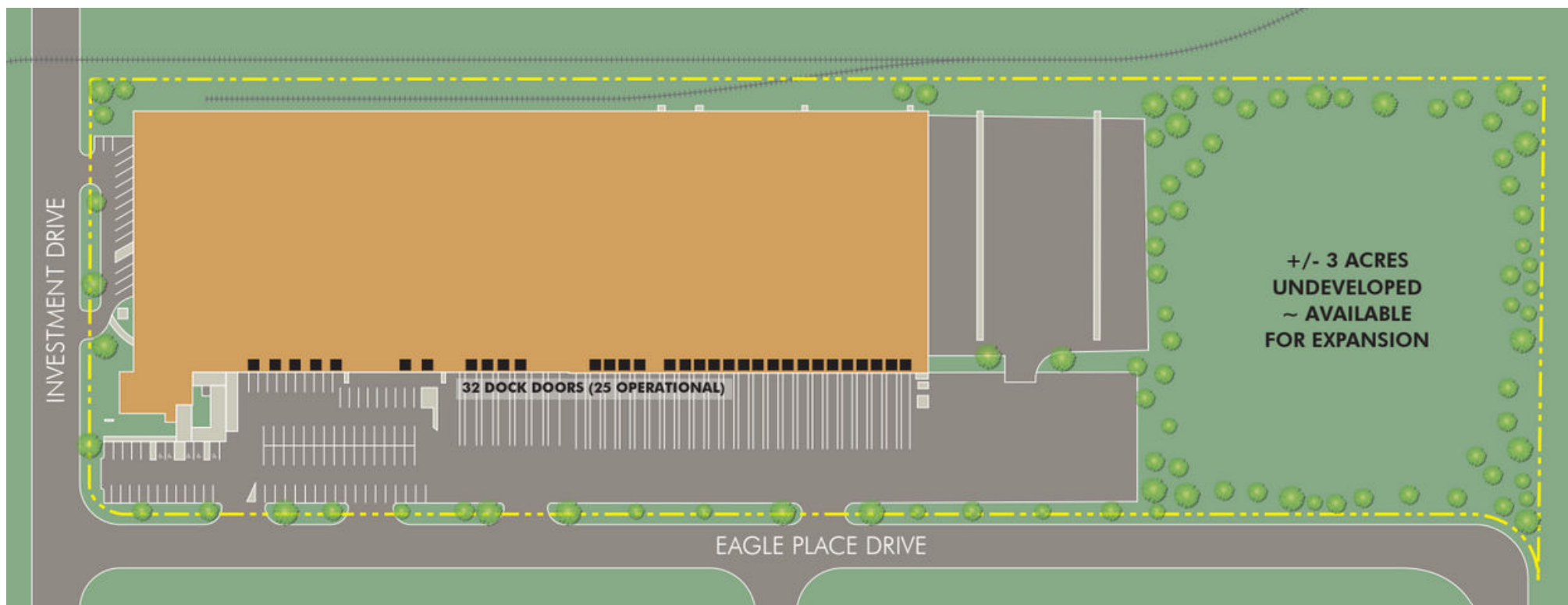
<span style="color: lightblue;">■</span> Frozen Storage	<span style="color: grey;">■</span> Dry storage currently, but formerly temperature controlled
<span style="color: lightorange;">■</span> Refrigerated Storage	<span style="color: orange;">■</span> Dry storage currently, but formerly refrigerated storage
<span style="color: teal;">■</span> Refrigerated Dock	<span style="color: darkblue;">■</span> Dry dock currently, but formerly refrigerated dock
<span style="color: yellow;">■</span> Dry Storage	
<span style="color: green;">■</span> Office / Welfare	

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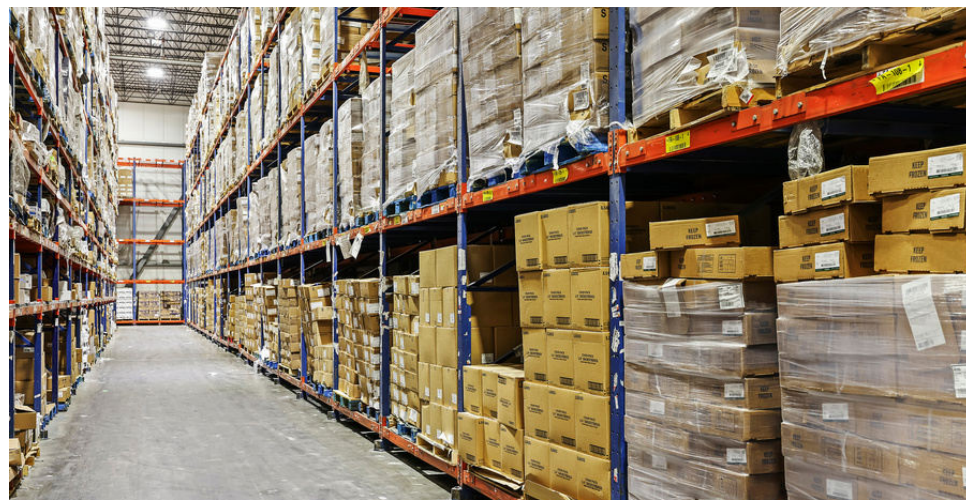
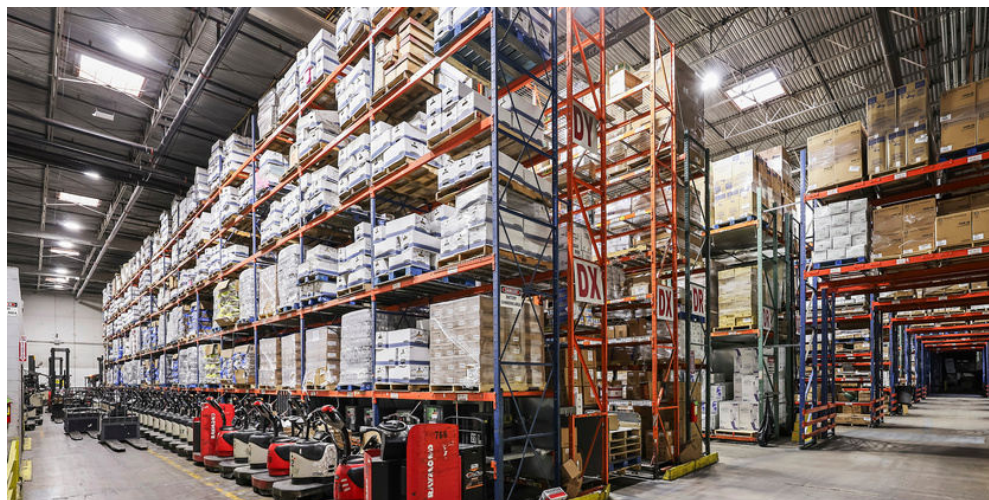
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**FOOD PROPERTIES**  
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## SQUARE FOOTAGE ITEMIZATION

- Total Building: 185,568 SF
- Total Frozen Storage: 38,710 SF
  - Comprised of two rooms
  - Addt'l 15,658 SF can be reinstated
- Refrigerated Storage: 24,339 SF
  - Comprised of five rooms
  - Addt'l 15,227 SF can be reinstated
- Refrigerated Dock: 16,767 SF
  - 60' deep
- Dry Storage: 91,912 SF
- Total Office: 13,269 SF
  - Primary Office (two story): 11,433 SF
  - Dock Office: 1,836 SF



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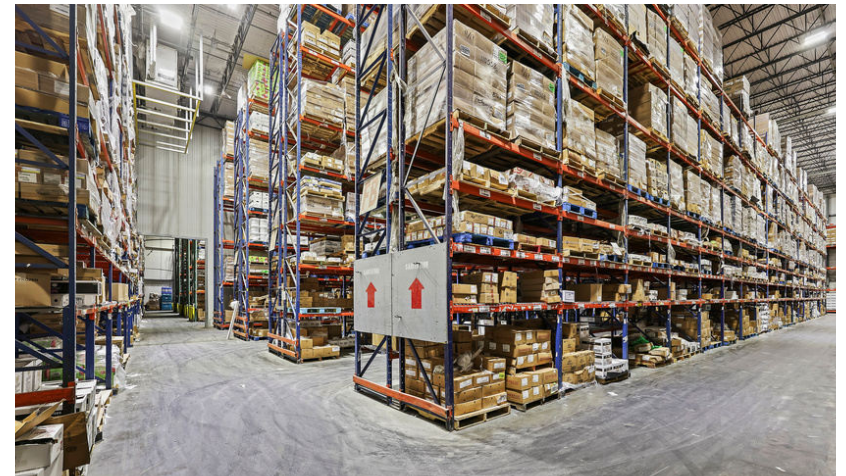
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**FOOD PROPERTIES**  
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## CONSTRUCTION

- Concrete tilt & insulated metal panel construction
- 28'-41' ceilings
- Dock doors: 32 (25 operational; 7 are sealed)
  - Refrigerated doors: 22 (primarily vertical pit levelers)
  - Dry doors: 3
- Concrete truck court
- Ammonia and Freon refrigeration
- Fully-sprinklered
- Parking:
  - Auto positions. 98 (includes stalls using sealed dock door areas)
  - Trailer positions. +/-40,
    - +/-30 in a dedicated gravel lot with a concrete dolly strip
    - Additional +/-10 unstriped positions
- LED lighting
- Former cold storage areas which could be re-instated (paneling only currently):
  - Former frozen storage: 15,658 SF
  - Former refrigerated storage: 15,227 SF
  - Former refrigerated dock: 3,121 SF



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# FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

138,281 Square Feet  
USDA Production Area Within  
St. Louis, Missouri



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## SITE

- 12.26 Acres. +/-3 acres currently undeveloped, available for building and/or parking expansion
- Fenced perimeter



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## OTHER

- Fully-racked
- Rail-served (not currently active)



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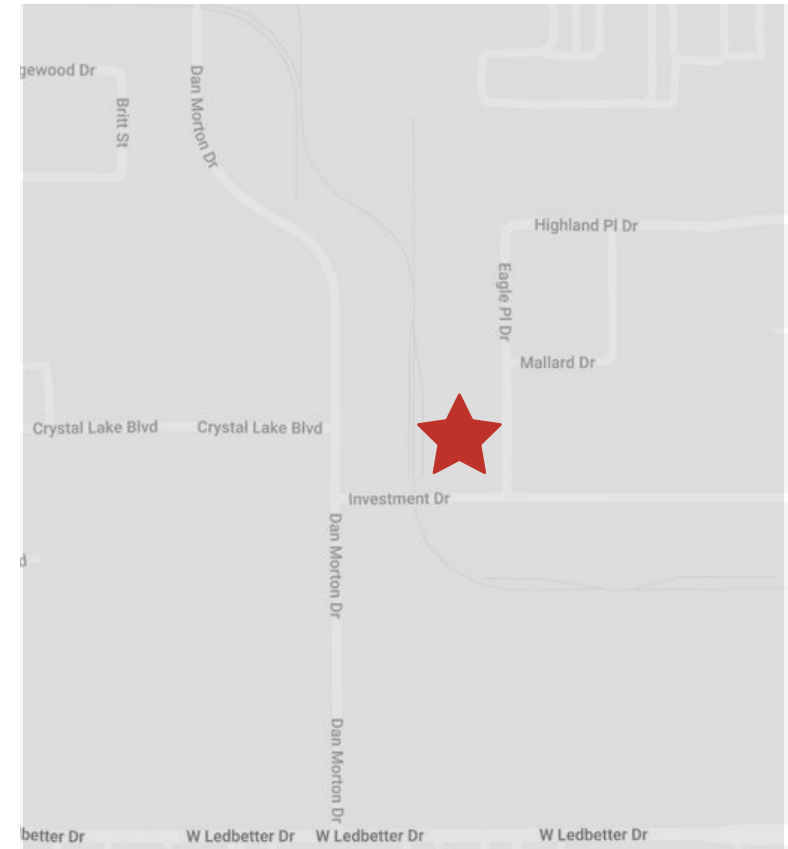
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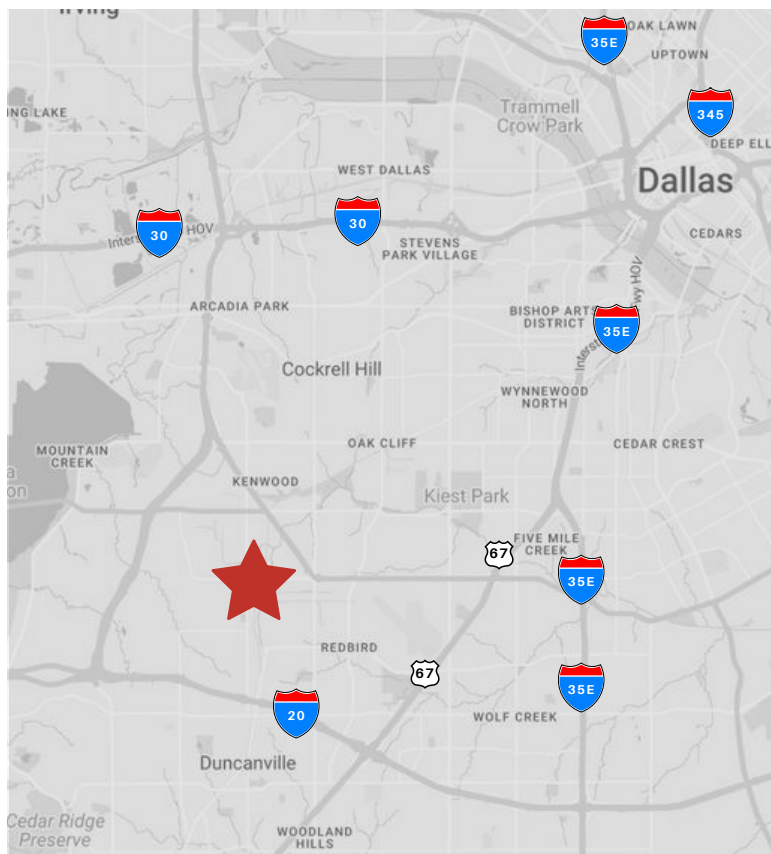
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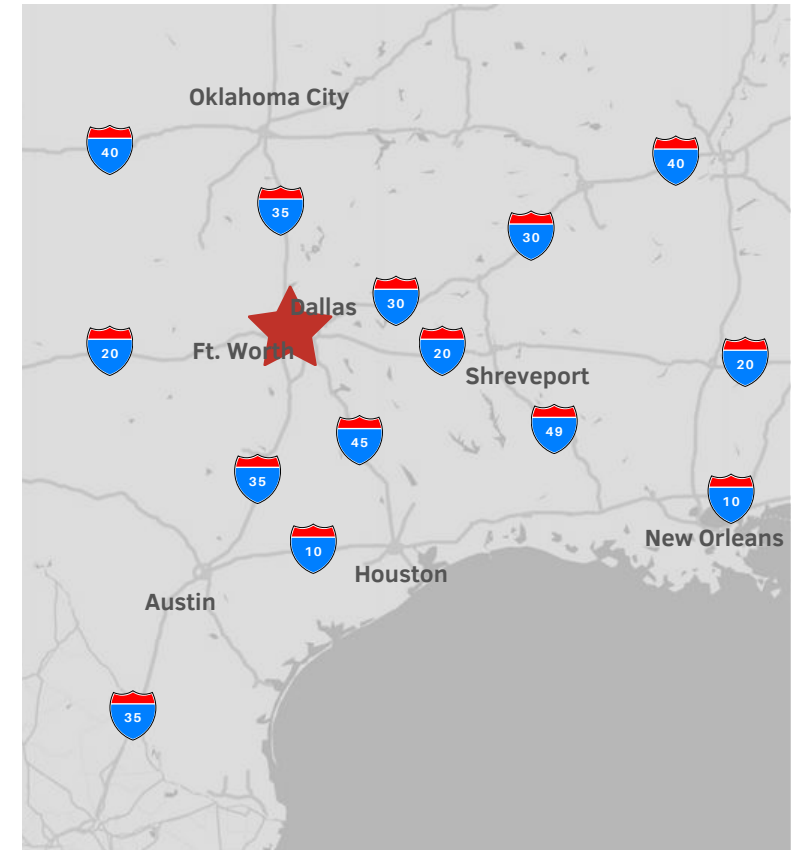
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