

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
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

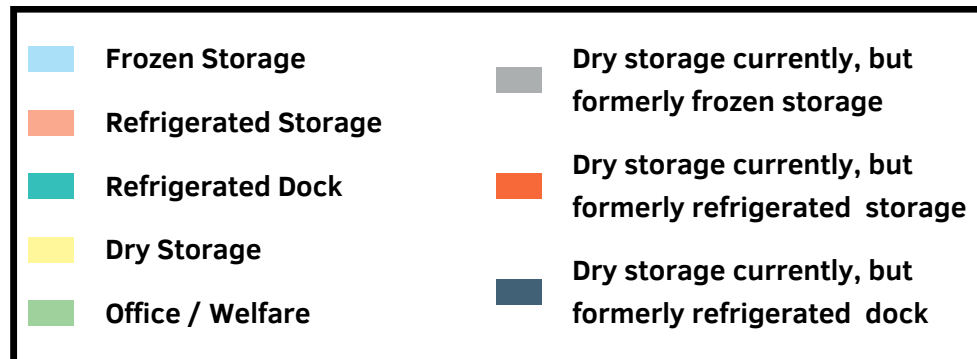
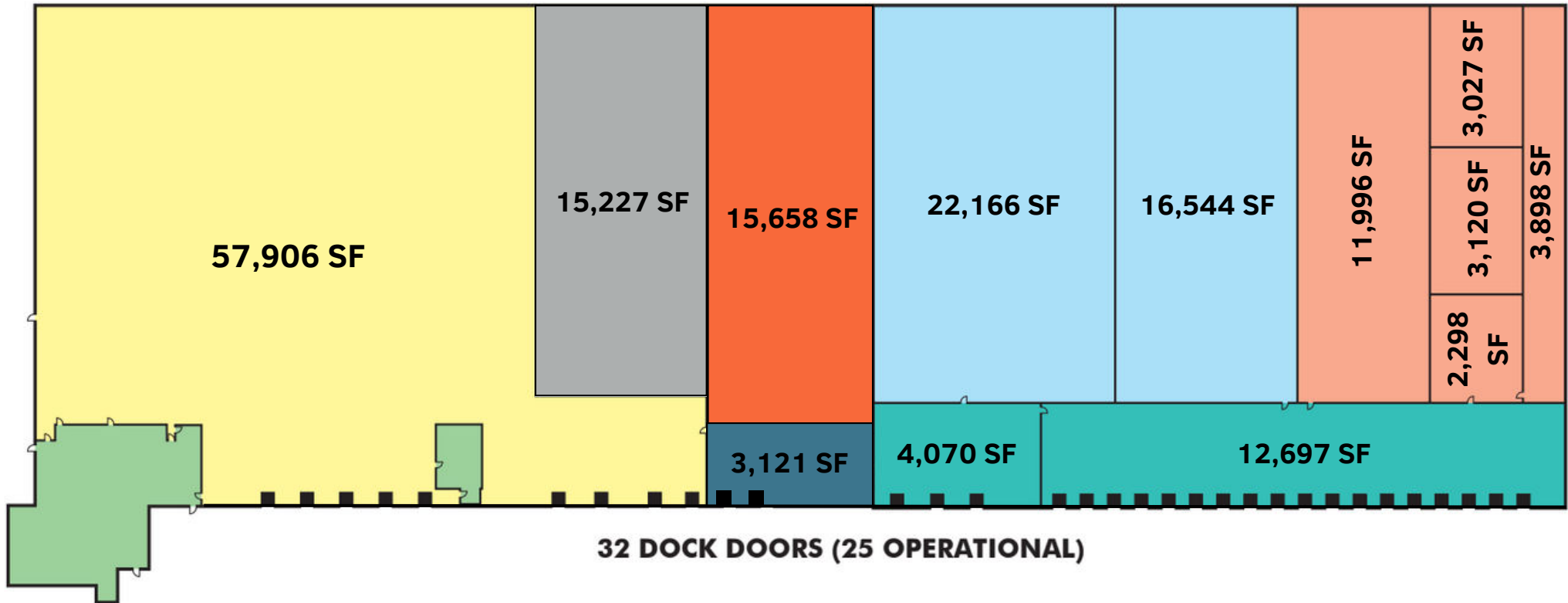
D: 972.934.4013 | E: rbassinger@lee-associates.com

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

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



FOOD PROPERTIES
GROUP

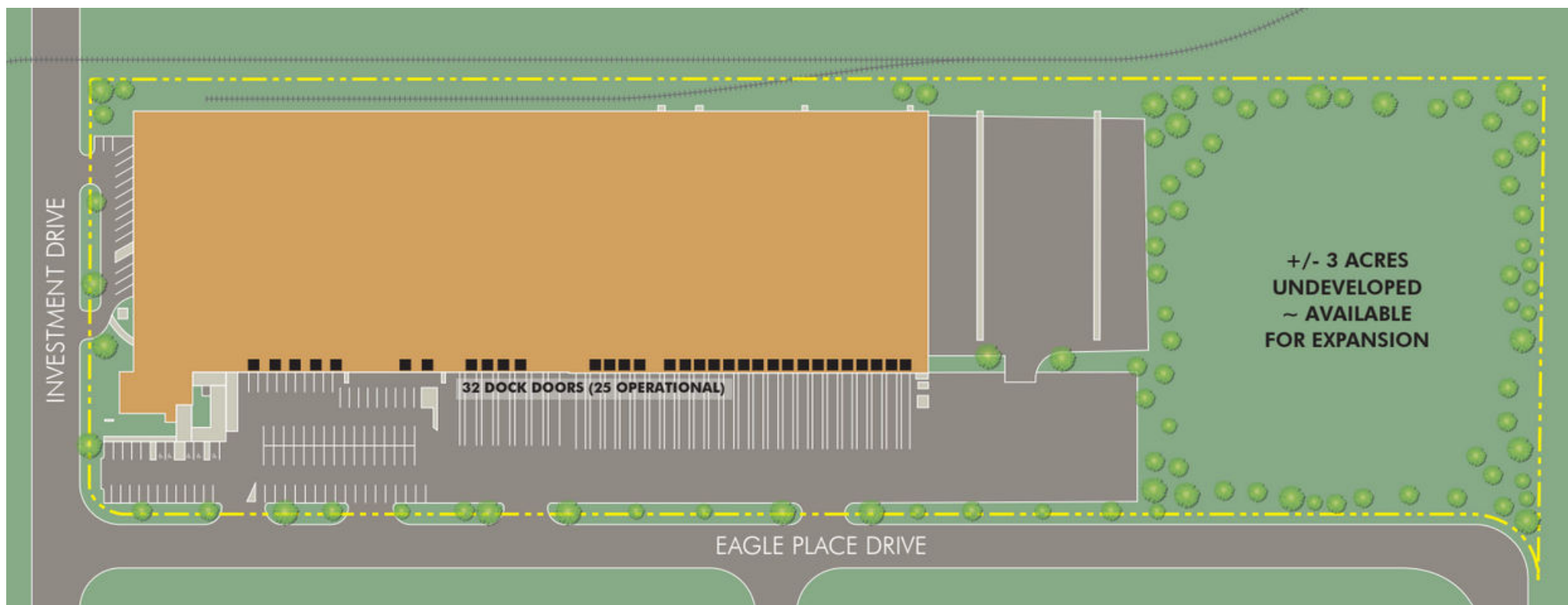


FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

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



FOOD PROPERTIES
GROUP



Scott Delphey, Founder

Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

D: 972.934.4013 | E: rbassinger@lee-associates.com

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

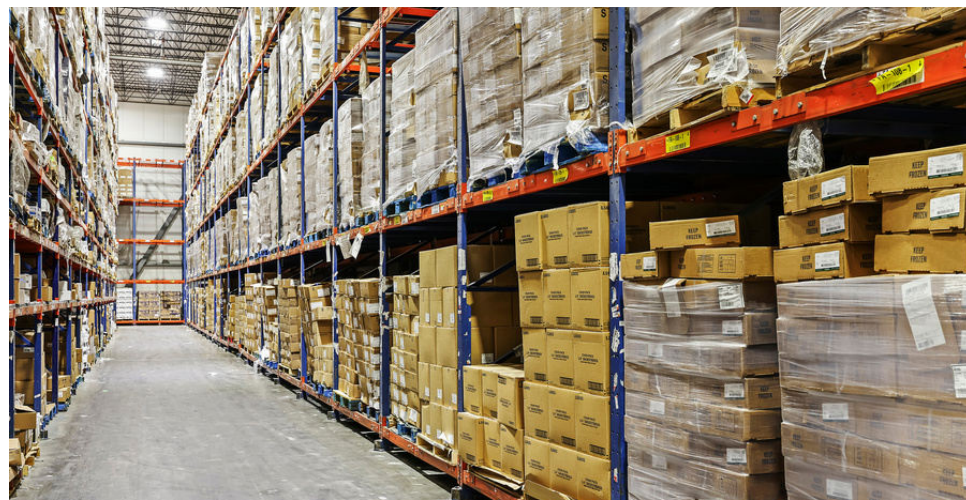
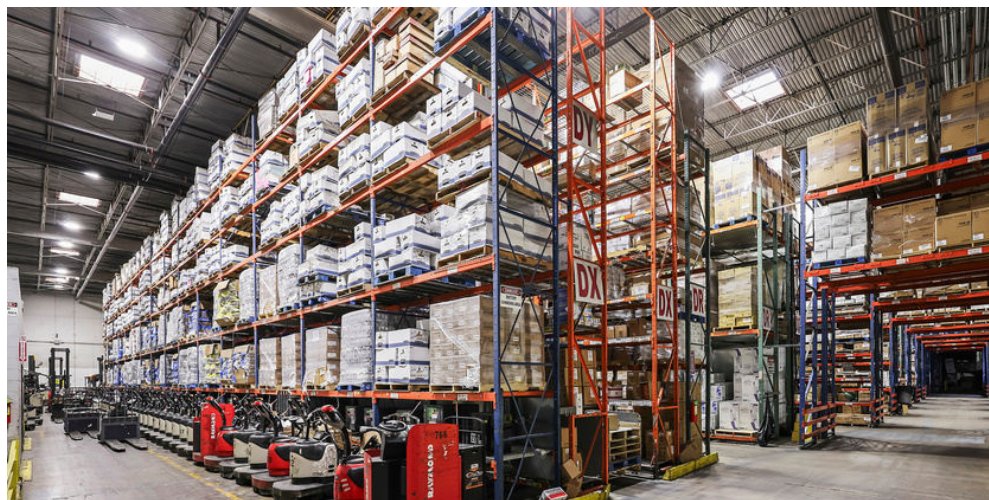
185,568 Square Feet with Expansion Capability
Cold Storage & Heavy Trailer Parking
Dallas, Texas



FOOD PROPERTIES
GROUP

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



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

D: 972.934.4013 | E: rbassinger@lee-associates.com

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

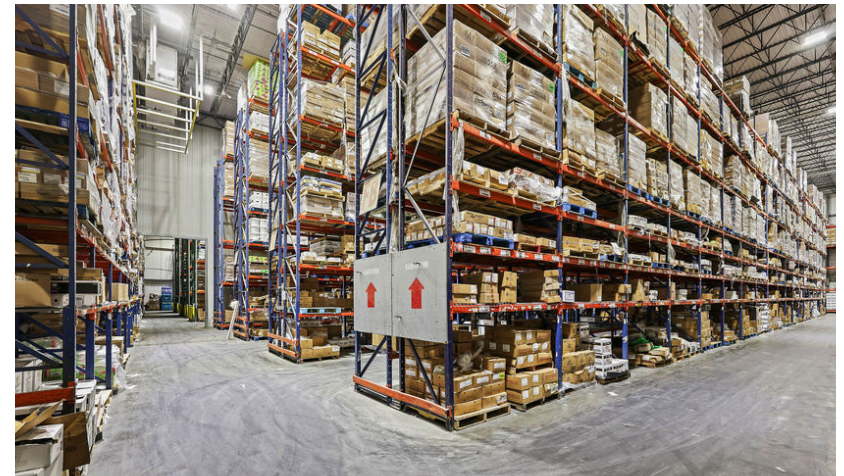
185,568 Square Feet with Expansion Capability
Cold Storage & Heavy Trailer Parking
Dallas, Texas



FOOD PROPERTIES
GROUP

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



Scott Delphey, Founder

Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

D: 972.934.4013 | E: rbassinger@lee-associates.com

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

138,281 Square Feet

USDA Production Area Within
St. Louis, Missouri



FOOD PROPERTIES
GROUP



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

D: 972.934.4013 | E: rbassinger@lee-associates.com

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

138,281 Square Feet

USDA Production Area Within
St. Louis, Missouri



FOOD PROPERTIES
GROUP

SITE

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



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

D: 972.934.4013 | E: rbassinger@lee-associates.com

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

138,281 Square Feet

USDA Production Area Within
St. Louis, Missouri



FOOD PROPERTIES
GROUP



OTHER

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



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

D: 972.934.4013 | E: rbassinger@lee-associates.com

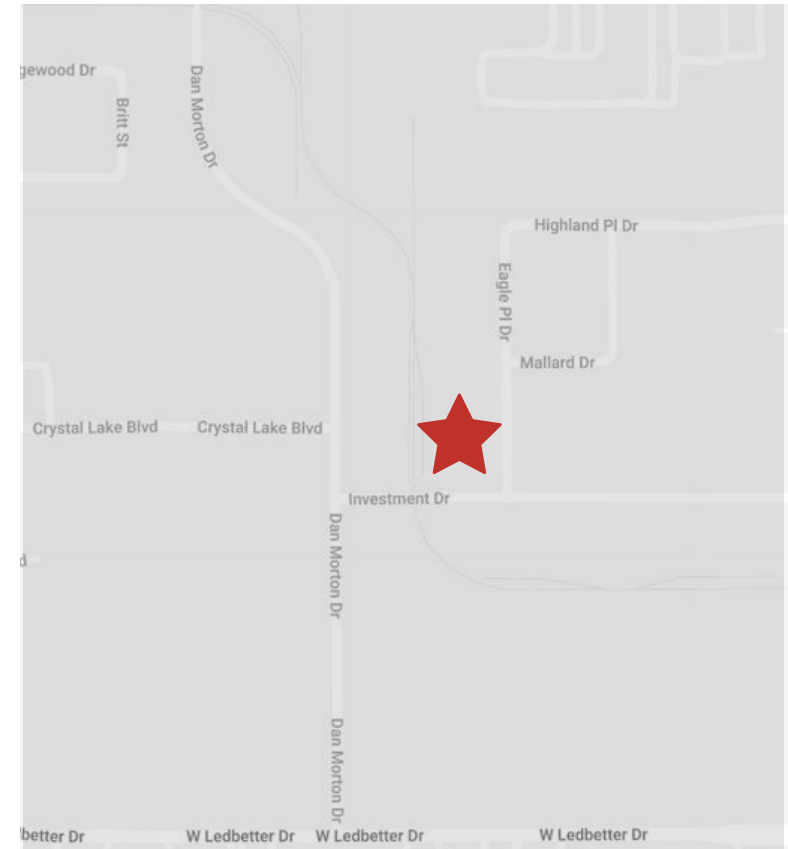
FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

138,281 Square Feet

USDA Production Area Within
St. Louis, Missouri



FOOD PROPERTIES
GROUP



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

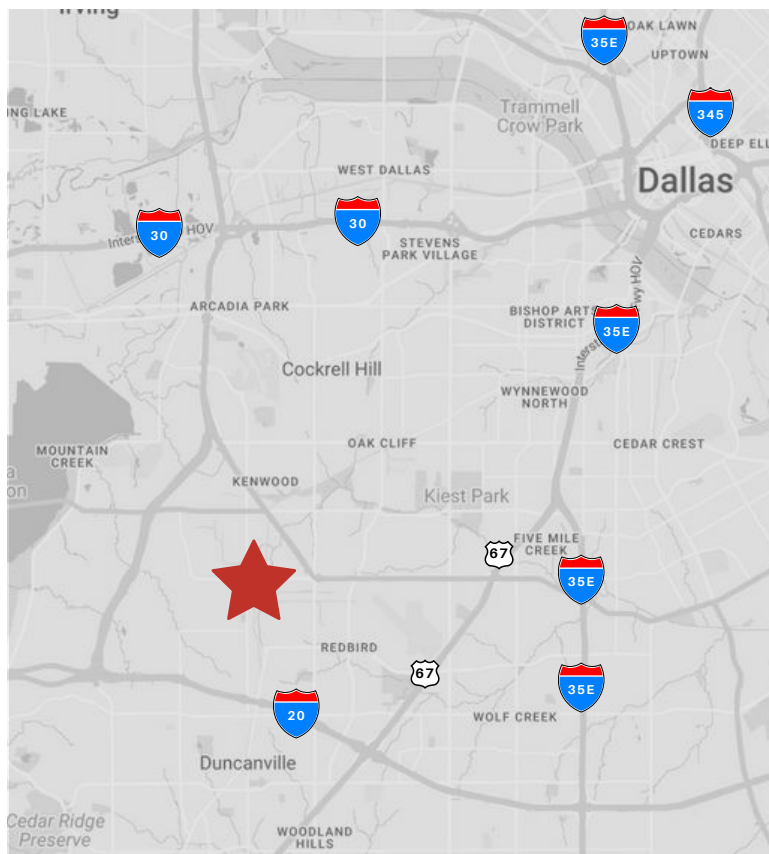
D: 972.934.4013 | E: rbassinger@lee-associates.com

FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

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



FOOD PROPERTIES
GROUP



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

Matthew Delphey, CPA | Food Properties Group

Lic. #02036100 | Corp. #02024720

M: 626.716.0675 | E: matthew.delphey@foodpropertiesgroup.com

Reid Bassinger, SIOR | Partner

Lee & Associates | Dallas/Fort Worth

D: 972.934.4013 | E: rbassinger@lee-associates.com

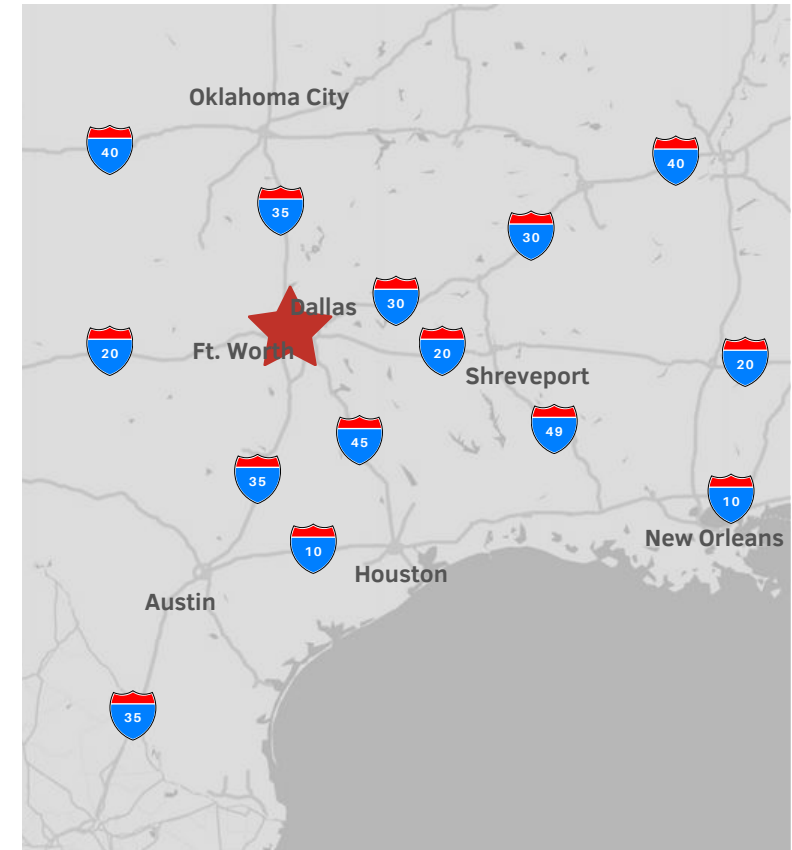
FULLY-RACKED FOODSERVICE WAREHOUSE FOR LEASE

138,281 Square Feet

USDA Production Area Within
St. Louis, Missouri



FOOD PROPERTIES
GROUP



Scott Delphey, Founder
Food Properties Group

Lic. #01488628 | Corp. #02024720

M: 626.590.0490

E: scott.delphey@foodpropertiesgroup.com

DISCLAIMER: © 2024 Food Properties Group Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.