

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
- Near I-20, I-30, SR-12, SR-303 & SR-408

Scott Delphey, Founder Food Properties Group

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Reid Bassinger, SIOR | Partner

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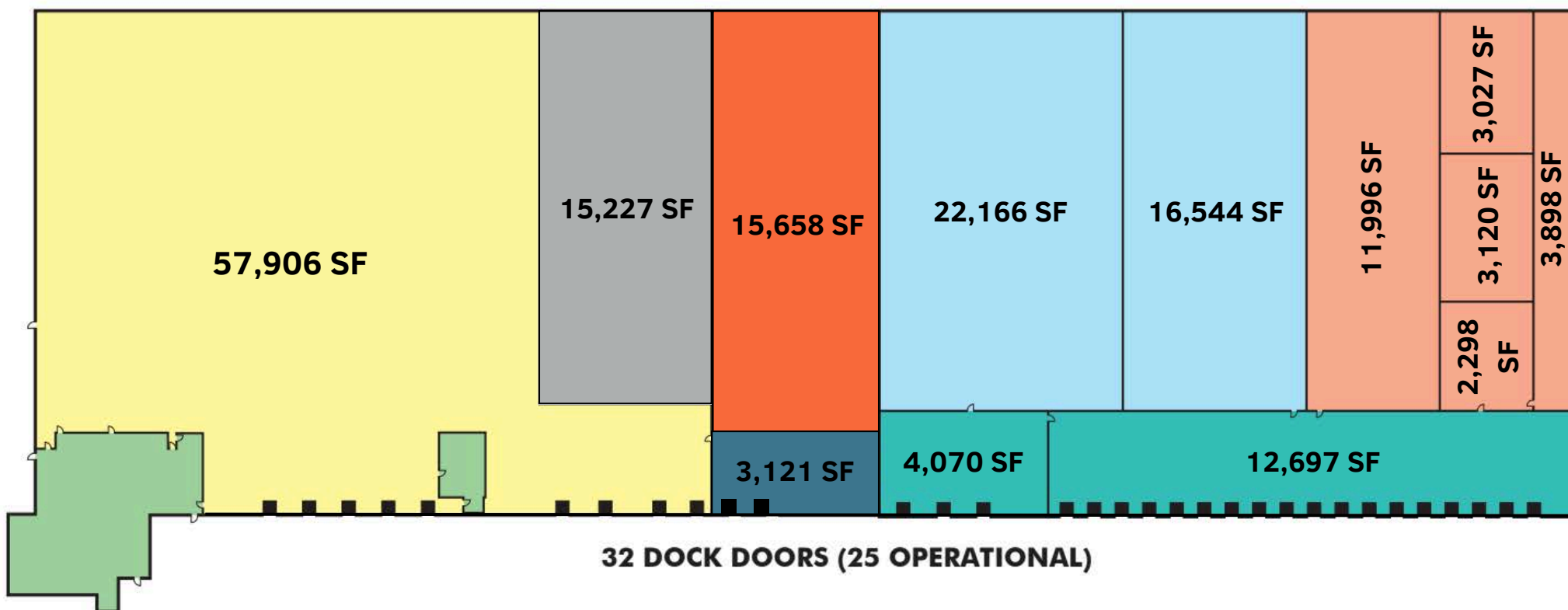
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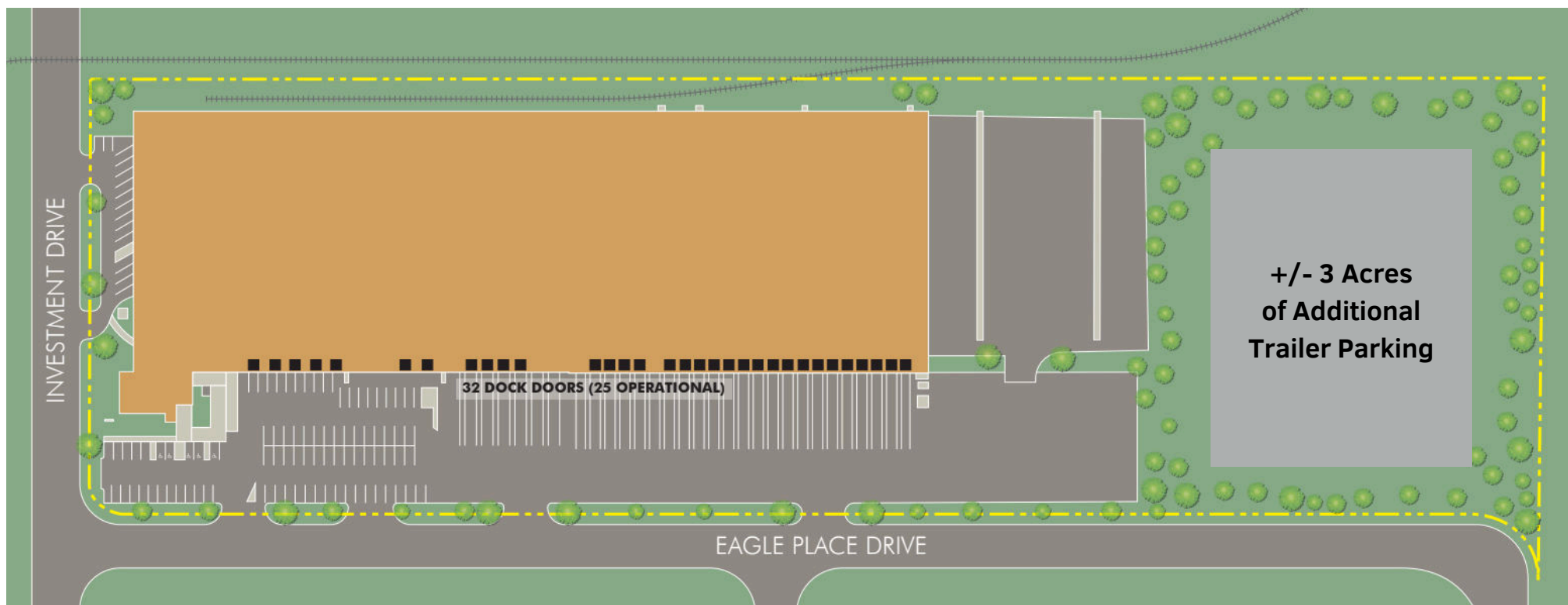
<div></div> Frozen Storage	<div></div> Dry storage currently, but formerly temperature controlled
<div></div> Refrigerated Storage	<div></div> Dry storage currently, but formerly refrigerated storage
<div></div> Refrigerated Dock	<div></div> Dry storage currently, but formerly refrigerated dock
<div></div> Dry Storage	
<div></div> Office / Welfare	

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SQUARE FOOTAGE ITEMIZATION

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



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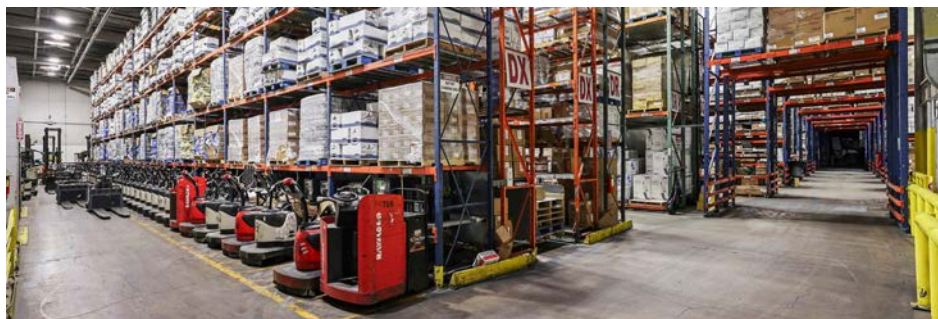
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FOOD PROPERTIES
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CONSTRUCTION

- 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
- Ammonia and Freon refrigeration
- Fully-sprinklered
- Concrete truck court
- LED lighting
- Parking:
 - Auto positions. 98 (includes stalls using sealed dock door areas)
 - Trailer positions. +/- 70
- Former cold storage areas which could be re-instated (paneling only currently):
 - Former refrigerated storage: 15,227 SF
 - Former refrigerated dock: 3,121 SF



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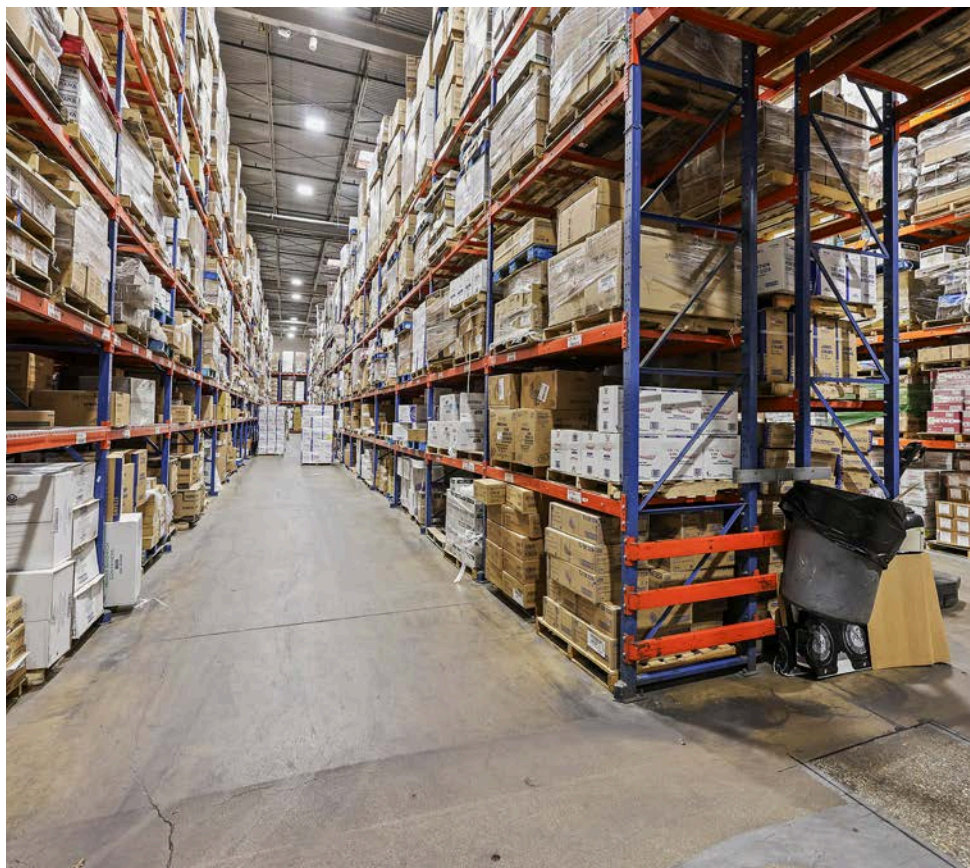
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SITE

- 12.26 Acres
- Fenced perimeter



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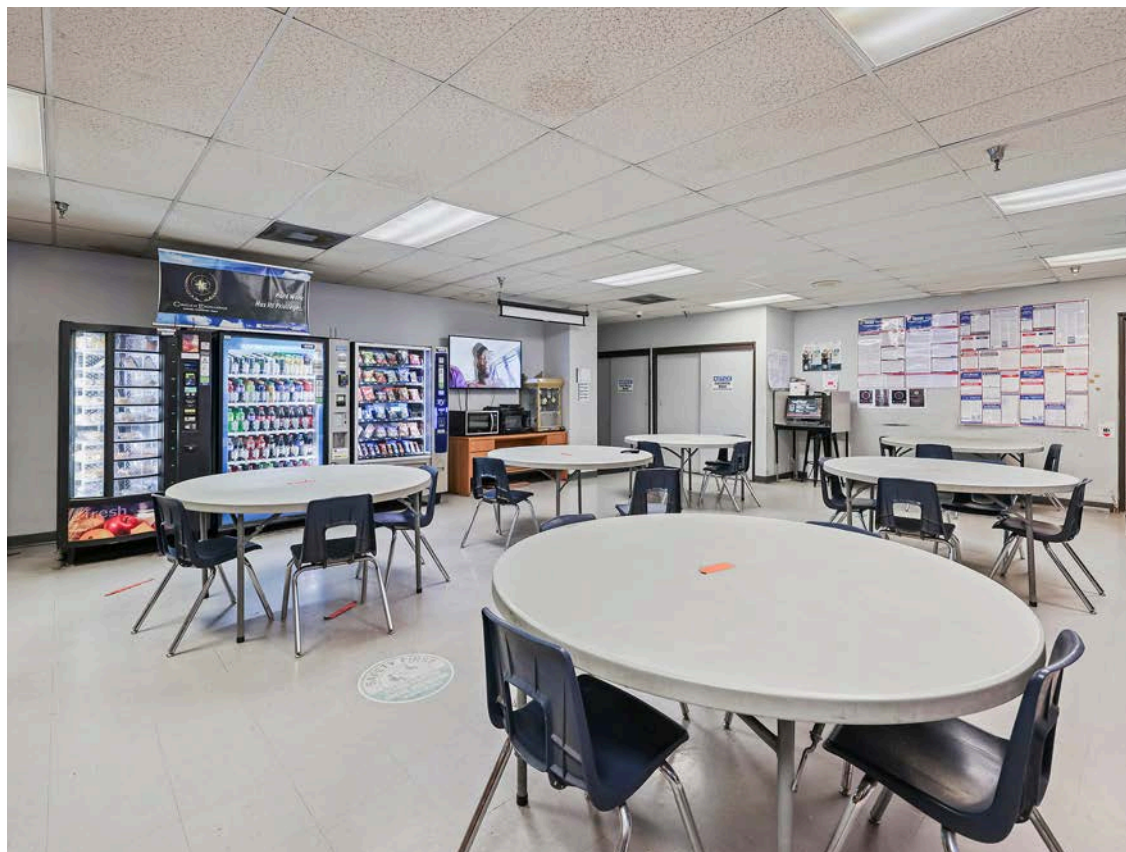
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OTHER

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



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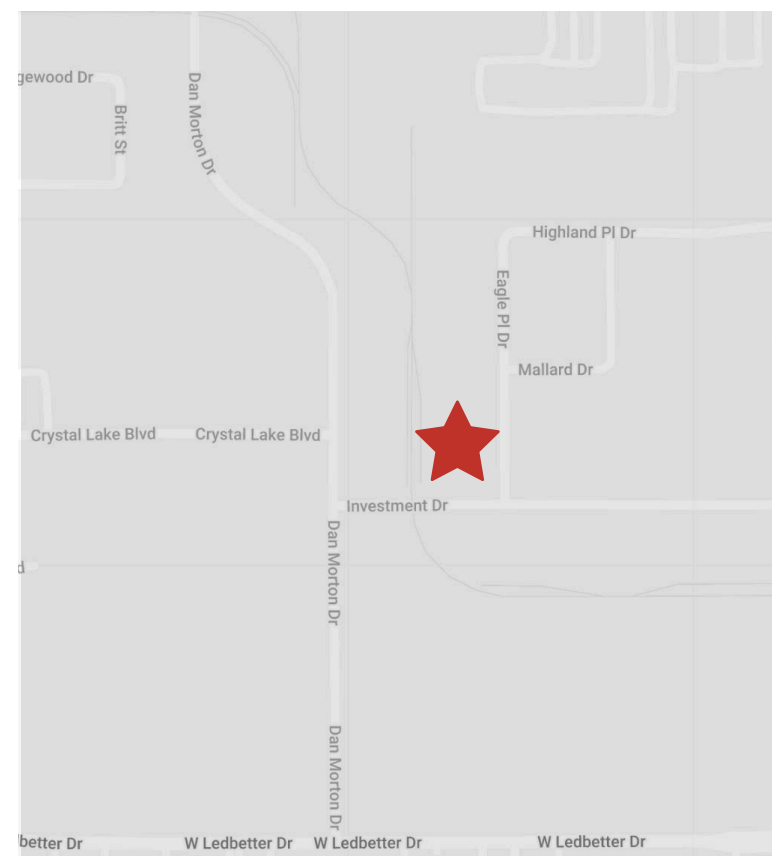
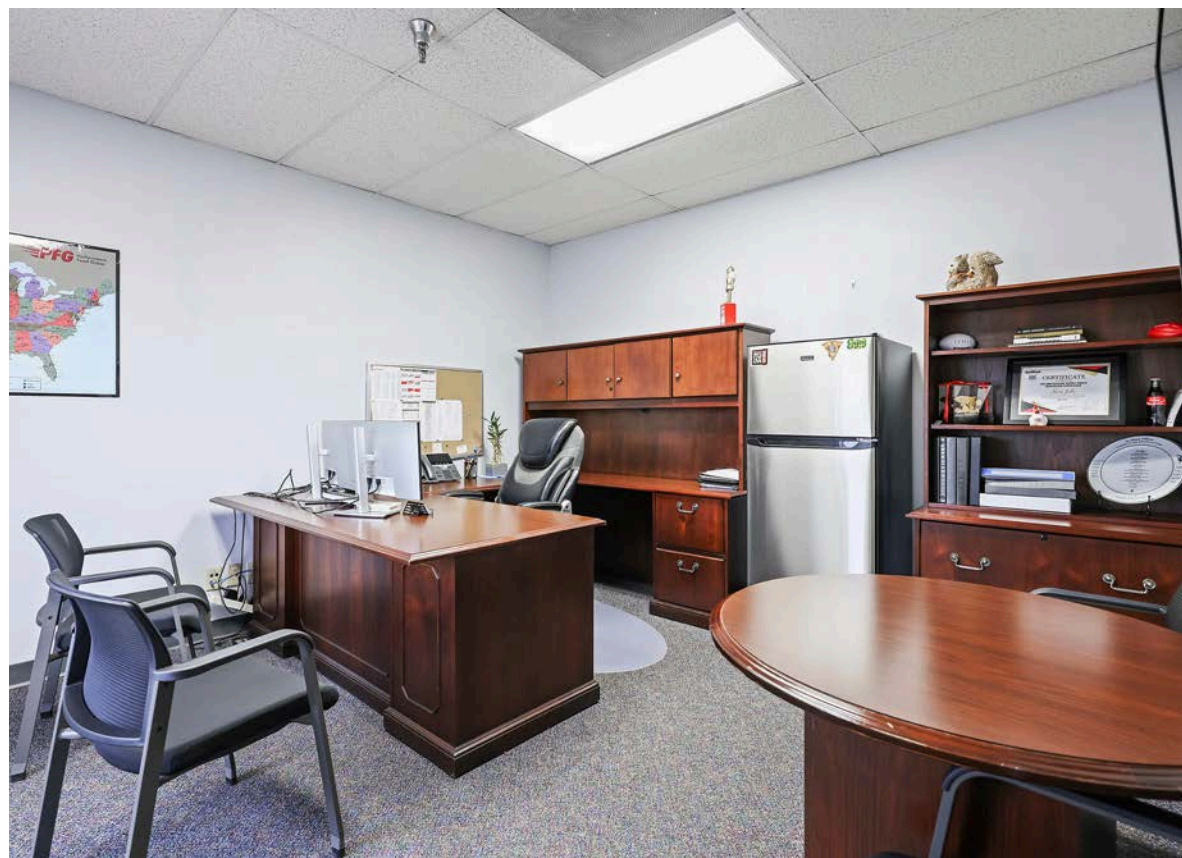
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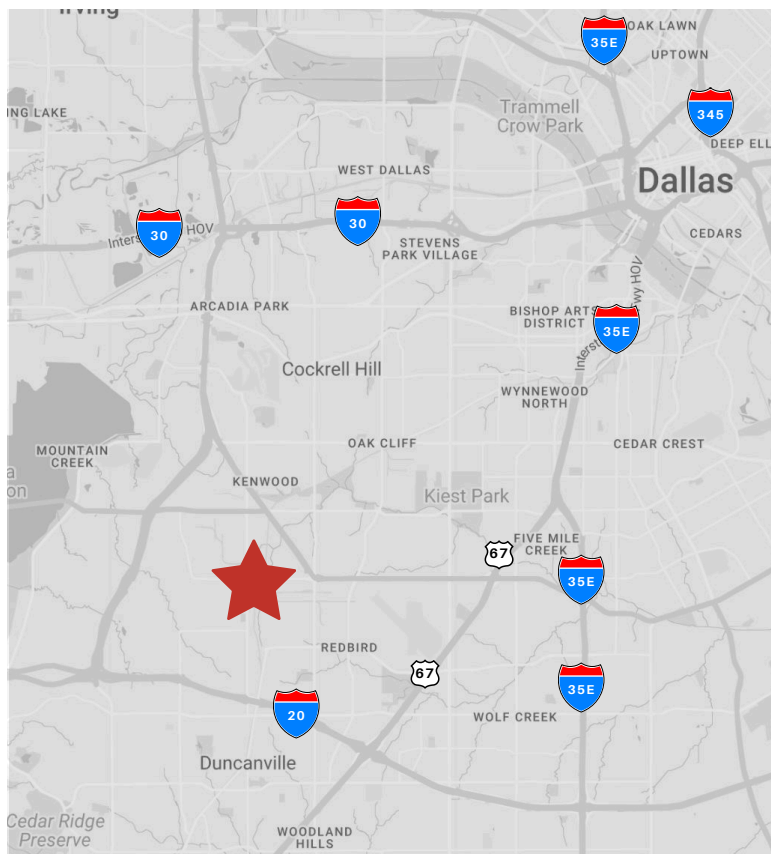
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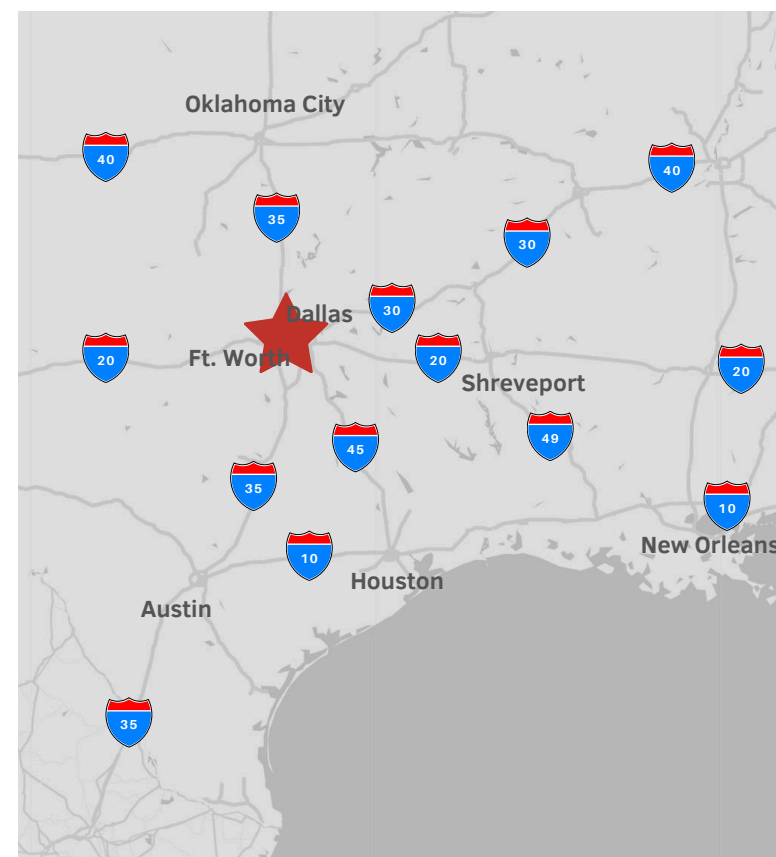
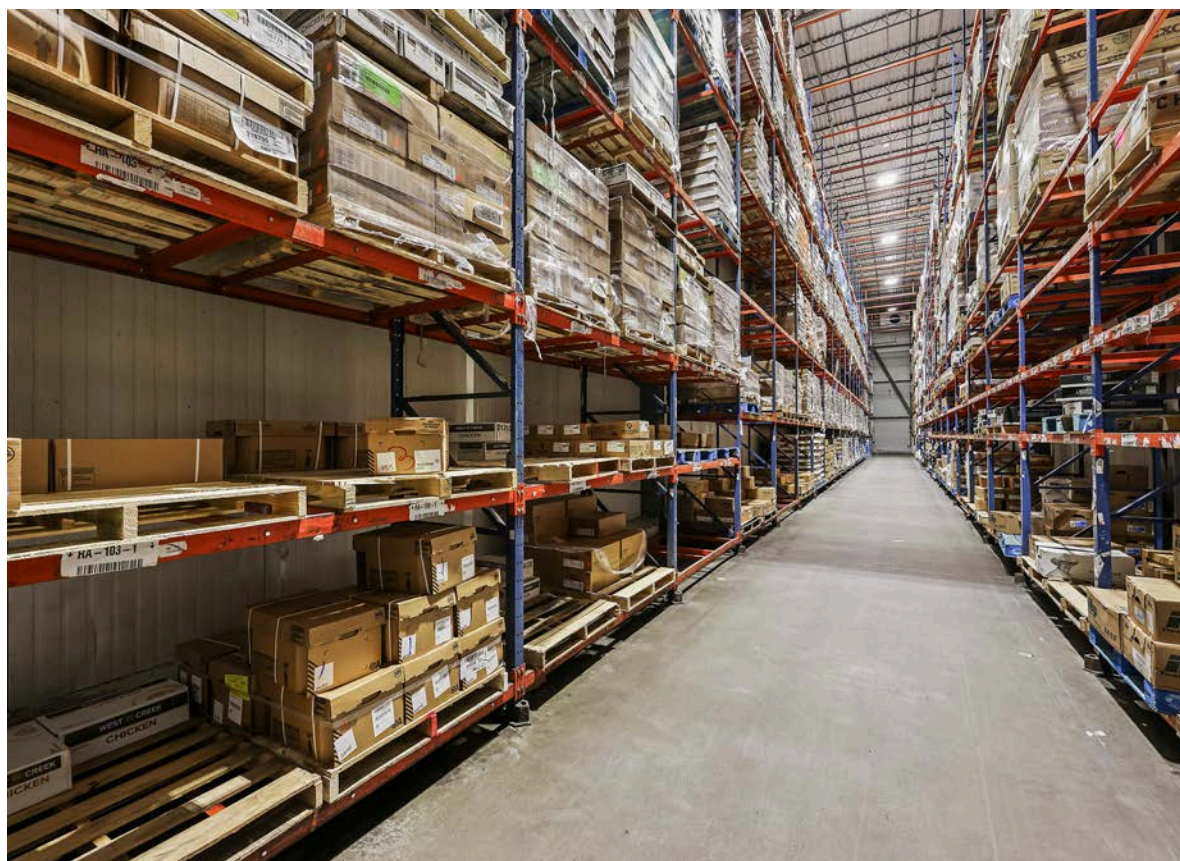
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