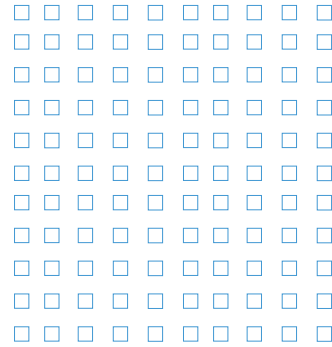




NEWLY CONSTRUCTED FREEZER/COOLER WAREHOUSE

STATE-OF-THE-ART, 50' CLEAR REFRIGERATED FACILITY
±180,767 Available SF | Divisible to 2 spaces | 33.41 Acres
2500 I-35W, Denton, TX



DALLAS-FORT WORTH FACILITY
READY FOR OCCUPANCY

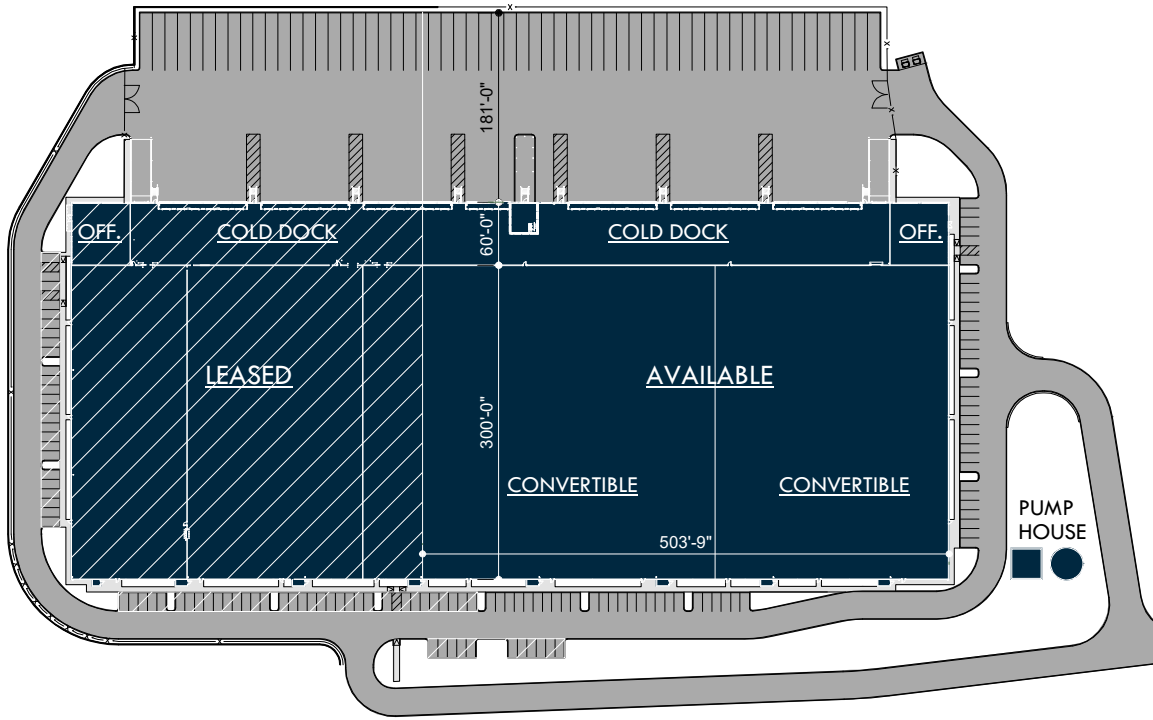


DALLAS-FORT WORTH BUILDING SPECIFICATIONS

RBA 303,993 SF (Divisible)	Freezer Areas: 100% freezer-capable, designed to be divisible Office: spec for (2) ±3,360 SF areas
Column Spacing	56'w x 50'd Column Grids (Refrigerated Warehouse) 56'w x 60'd Column Grids (Cold Dock)
Clear Height	50' clear storage
Building Floor Slab	Fricks shrink compensating slab with insulated underfloor and glycol underfloor heat
Refrigeration System	Rooftop zone systems providing convertible room temperatures (-10°F to +35°F with 35°F Cold Dock) Temperature for the building can range from -10°F to +70°F in zones based on tenant requirement
Loading	39 dock high doors with vertical hydraulic levelers & 2 ramps
Fire Suppression System	TYCO K-34 Quell System
Lighting	LED high bay lighting with motion sensors
Truck Court	181' truck court, with trailer storage opposite from loading
Car Parking	119 spaces (Expandable)
Trailer Parking	59 spaces (Expandable)
Roof	60 mil TPO



DALLAS-FORT WORTH SITE PLAN



CHILL DEVELOPMENT IS STRATEGICALLY LOCATED

in the Dallas-Fort Worth Metroplex
with immediate proximity to I-35



Flexible for single-tenant
or multi-tenant freezer or
cooler requirements



Excellent location for both local
and or regional distribution



50' clear height with fully
convertible refrigeration zones



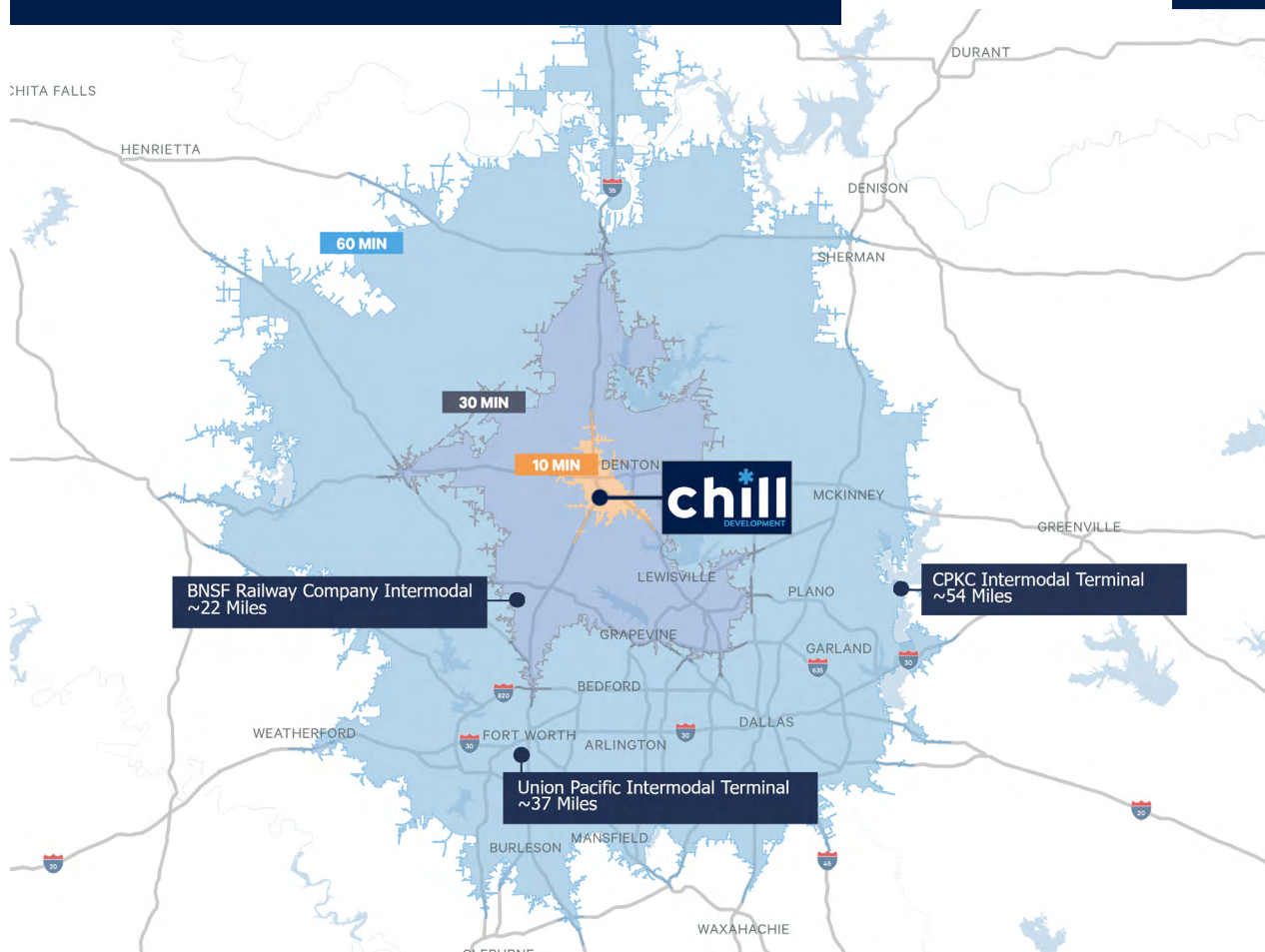
39,480 pallet positions



INTERSTATE 35W

LOCATION HIGHLIGHTS

- Adjacent access to I-35W
- Strong corporate neighborhood with nearby available qualified labor pool
- Excellent industrial location to accommodate both local and regional distribution



I-35W

Direct Access & Frontage

I-35E

1 Mile

I-30

37 Miles

I-20

44 Miles

Hwy 380

3.5 Miles

DALLAS-FORT WORTH DISTRIBUTION CAPABILITY



Downtown Fort Worth
35 Miles

Downtown Dallas
41 Miles

Oklahoma City
168 Miles

San Antonio
300 Miles

Laredo
457 Miles

Memphis
484 Miles

Kansas City
516 Miles

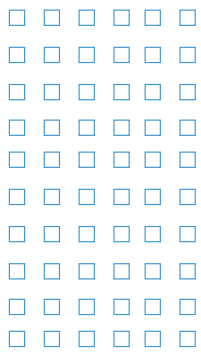
New Orleans
545 Miles

DALLAS-FORT WORTH LOCAL AERIAL



Chill Development Dallas-Fort Worth is in an excellent industrial location with immediate proximity to I-35W, which stretches from Laredo, Texas, near the Mexican border to Duluth, Minnesota. This location makes it easy to accommodate both local and regional distribution.

Denton is considered the “golden triangle” of the D-FW area for food distributors. The Denton area is one of the fastest-growing areas of Texas. The Chill Development site is strategically located in a strong corporate neighborhood with a qualified and nearby labor pool.



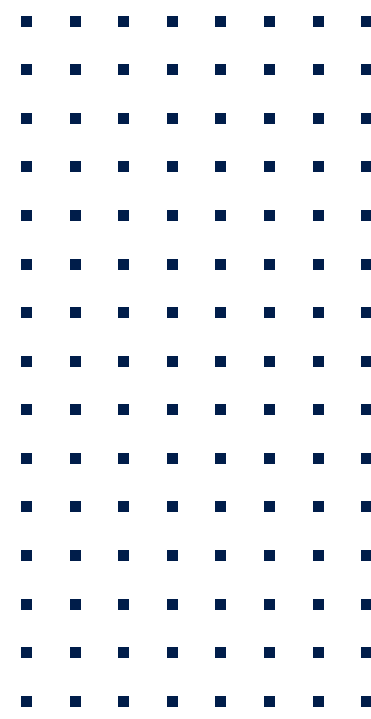
TRANSFORMING COLD STORAGE DEVELOPMENT

LEASING CONTACT

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To learn more about Chill Development please visit chilldevelopmentusa.com



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