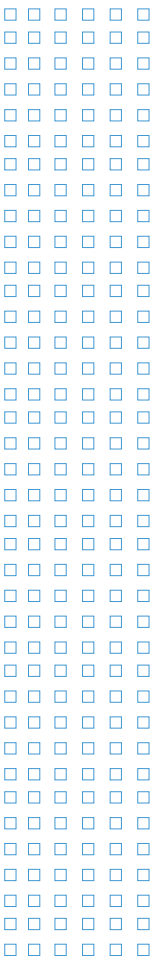




NEWLY CONSTRUCTED FREEZER/COOLER WAREHOUSE

STATE-OF-THE-ART, 50' CLEAR REFRIGERATED FACILITY

±302,915 SF (Divisible) | 33.41 Acres
2500 I-35W, Denton, TX



Broke
Ground

Site Pad
Ready

Steel
Going Up

Walls
Going Up

Roof
Complete

Construction
Complete



PROPERTY HIGHLIGHTS

BUILDING SPECIFICATIONS

**RBA: ±302,915 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' plus clear storage

Building Floor Slab:

Fricks slab 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

Lighting:

LED high bay lighting with motion sensors

Truck Court:

181' truck court, with trailer storage opposite from loading

Car Parking:

119 spaces*

Trailer Parking:

59 spaces*

Roof:

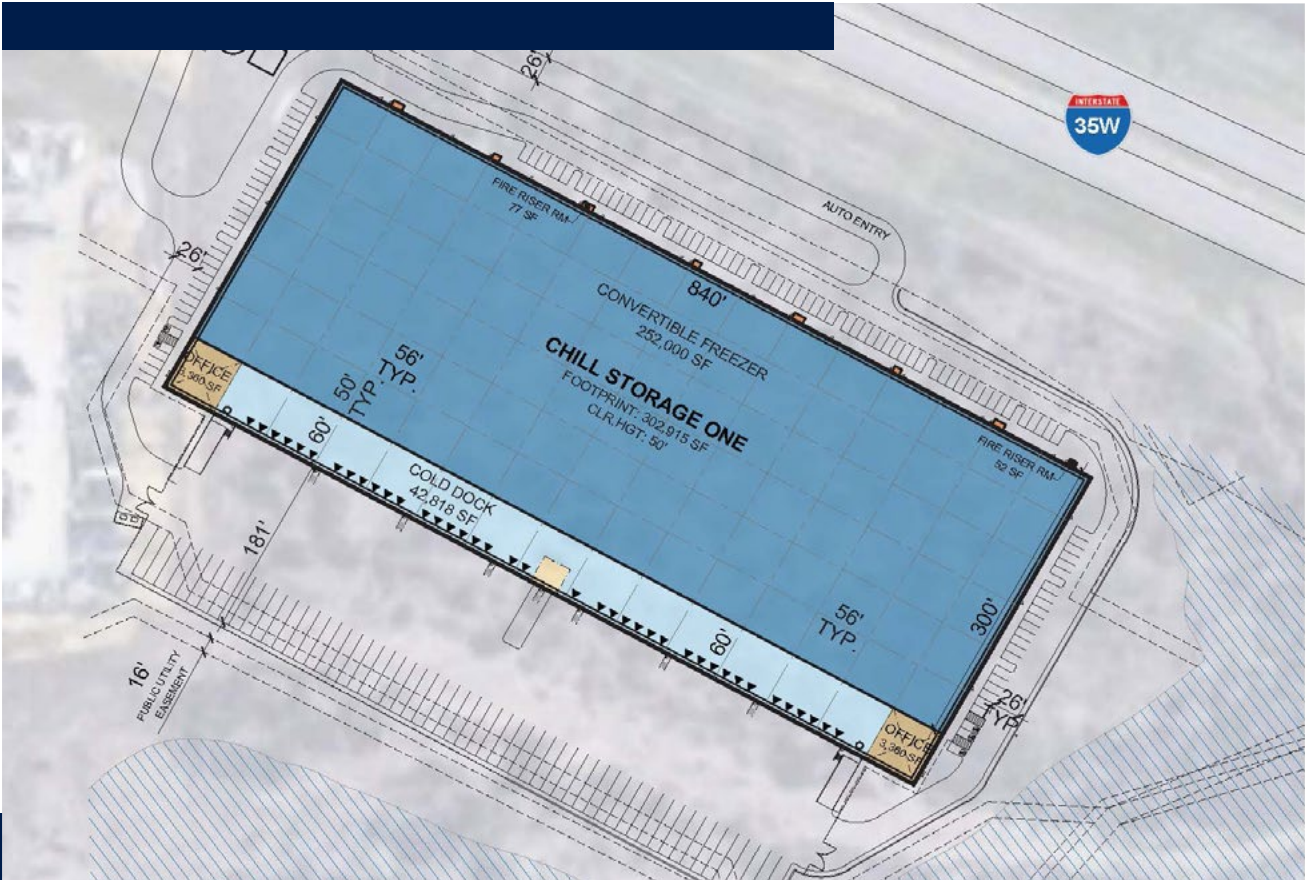
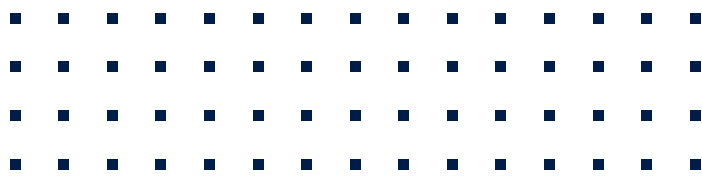
60 mil TPO



*Expandable



SITE PLAN



CHILL DEVELOPMENT IS STRATEGICALLY LOCATED

IN THE DALLAS-FORT WORTH METROPLEX WITH IMMEDIATE PROXIMITY TO I-35



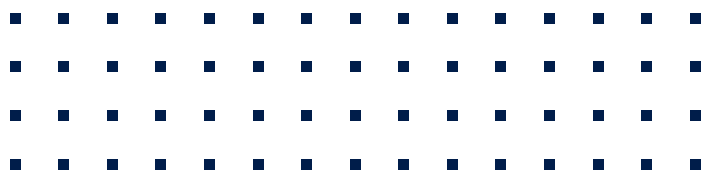
Flexible for single-tenant or multi-tenant freezer or cooler requirements



Excellent location for local and/or regional distribution



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

Frontage

I-35E

1 Miles

I-30

37 Miles

I-20

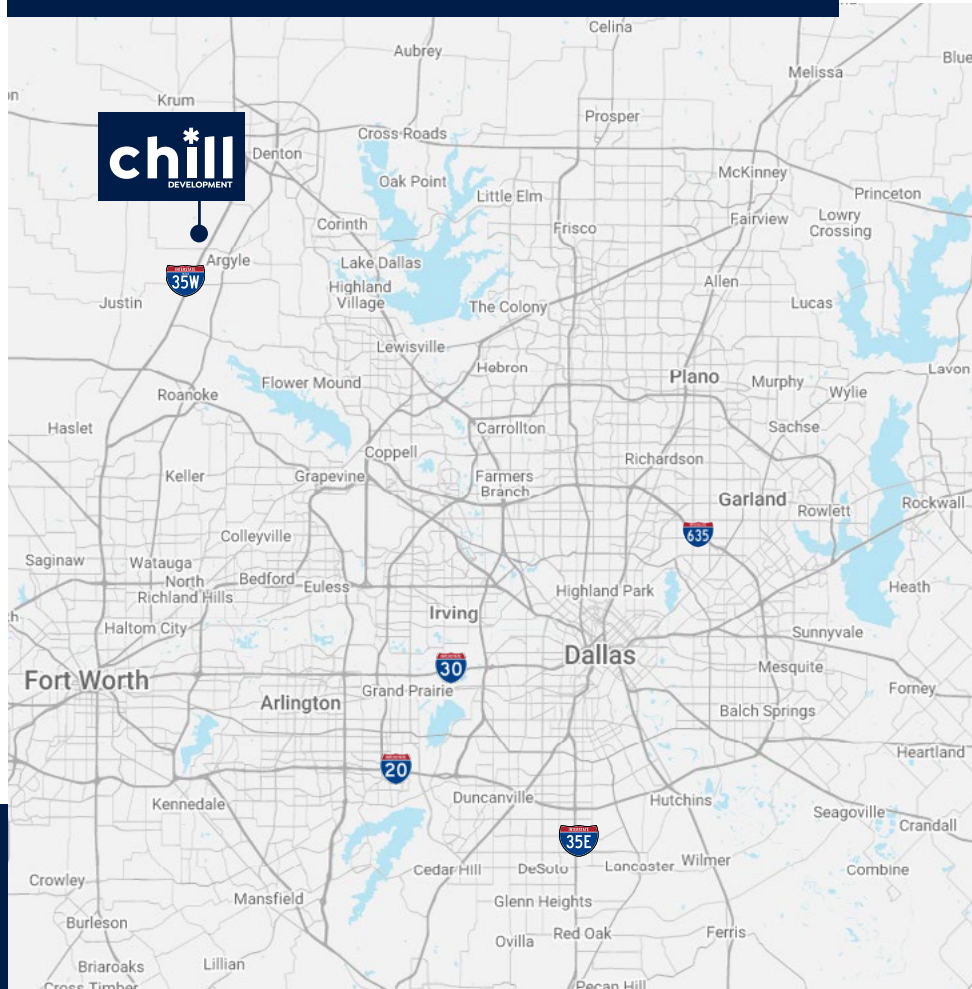
44 Miles

Hwy 380

3.5 Miles



BROAD DISTRIBUTION CAPABILITY



BNSF Intermodel
19.9 Miles

Oklahoma City
170 Miles

Laredo
455 Miles

Ft. Worth
19.9 Miles

Austin
221 Miles

Memphis
493 Miles

Dallas
26.9 Miles

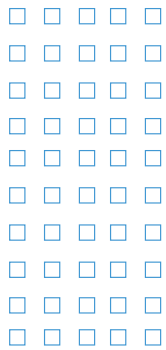
Houston
284 Miles

Kansas City
520 Miles

Union Pacific
Intermodal
61.2 Miles

San Antonio
300 Miles

New Orleans
535 Miles



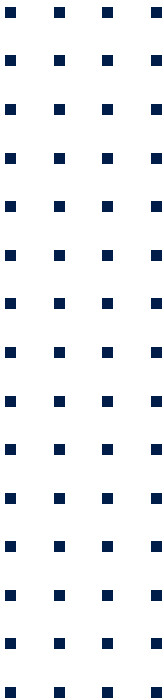
TRANSFORMING COLD STORAGE DEVELOPMENT

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To learn more about Chill Development please visit chilldevelopmentusa.com



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