

FOR SUBLEASE

404,500 SF Warehouse

2600 Regent Blvd | DFW Airport, Texas



Available: October 2022
Term Expiration: January 31, 2027
404,500 SF | \pm 12,000 SF Office
Can be demised to \pm 264,500 SF
43,000 SF Freezer/Cooler

404,500 SF Cross-Dock Building Property Highlights

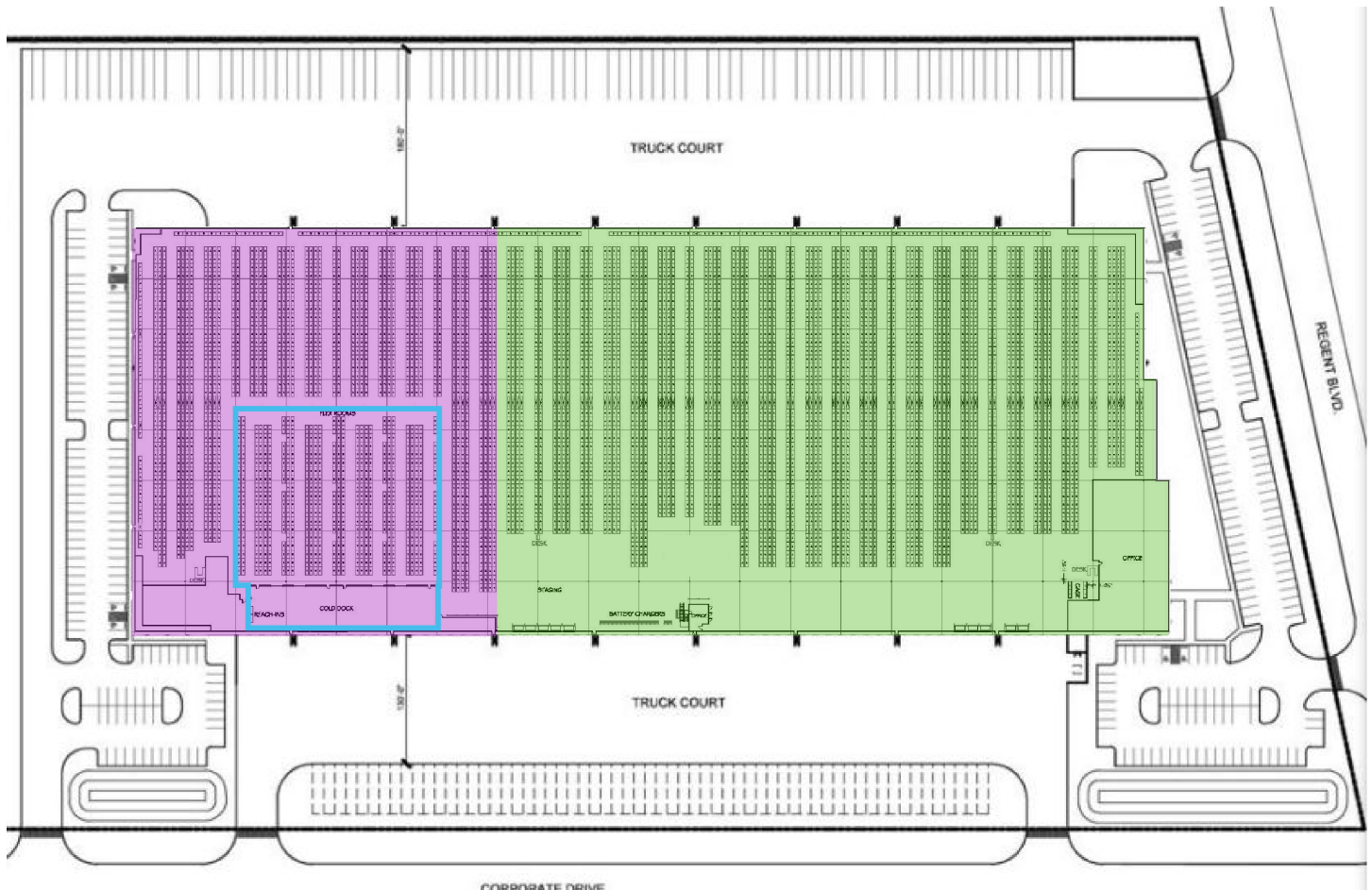
- 32' Clear Height
- 50' x 50' Column spacing
- Racking Included
- ESFR Fire Protection
- 117 ('9 x 10') Dock Doors
- Secured Truck Court with Guard Shacks
- Trailer Storage - Up to 156 Trailer Positions
- 298 Car Parks



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| | Suite A | Suite B | Total |
|--------------------------|--|--------------|--------------|
| Total SF | ± 140,000 SF | ± 264,500 SF | ± 404,500 SF |
| Office Space SF | ± 3,750 SF | ± 8,000 SF | ± 12,000 SF |
| Racking Positions | TBD | TBD | TBD |
| Freezer / Cooler | ± 43,000 SF • ± 7,000 SF Cold Dock • ± 36,000 SF Cold Chain w/ Four Flex Chambers -28°C to +10°C | n/a | ± 43,000 SF |

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