

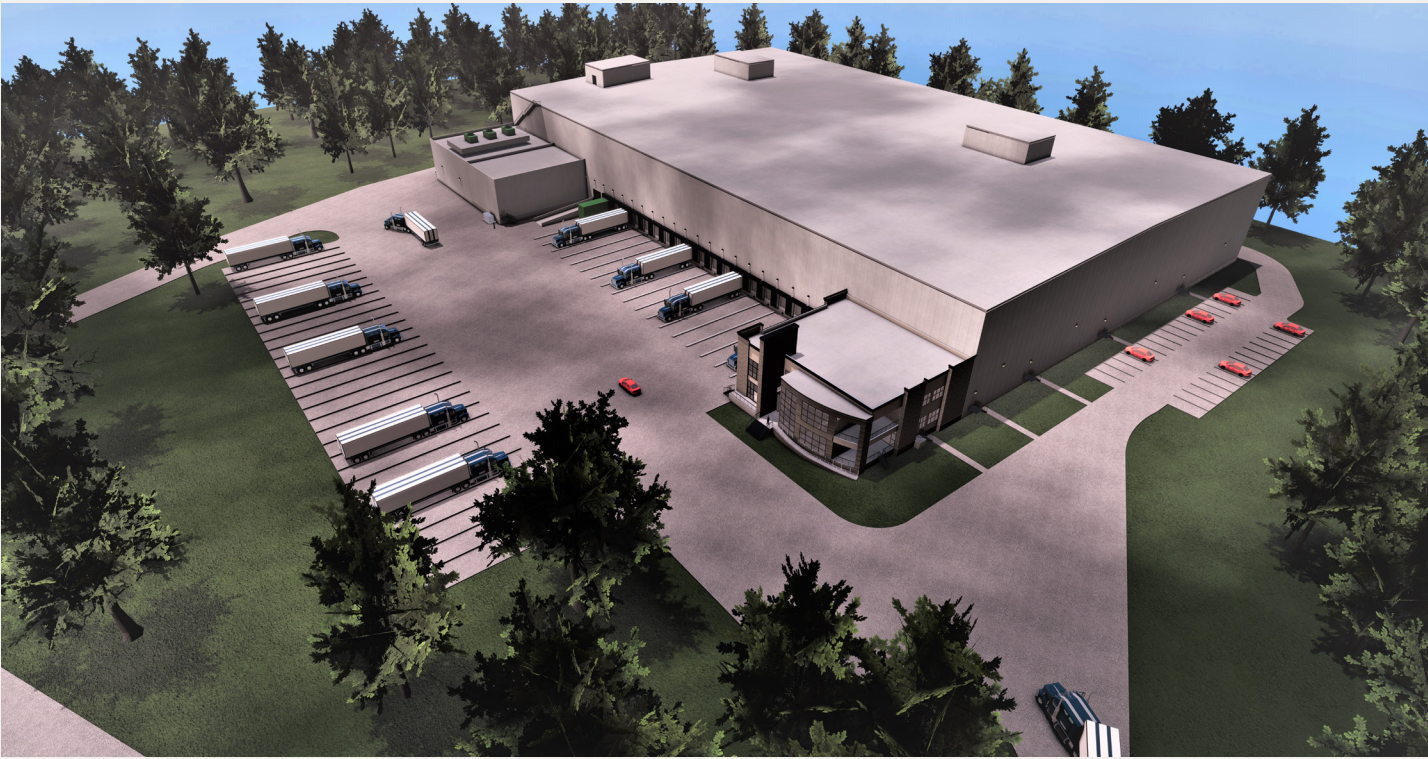
Freezer Warehouse / Cold Storage Facility For Lease

4101 Old Denton Road
Haltom City, TX 76117



Freezer Warehouse/Cold Storage Facility

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LEASE STRUCTURE

\$13.50 / SF NNN

PROPERTY FEATURES

- Total Building: 175,000 SF (Divisible)
- Clear Height: 45' Clear
- Construction: 6" Insulated Metal Panel Walls
- Floor Slab: 3" Sub Slab with 6" Rigid Insulation
- Refrigeration System: Ammonia System
- Loading: 17 Docks, 1 Ramp
- Electrical: 480 Volt, 3-Phase, 4000 Amp
- Truck Court: Apron 150' from Dock
- Car Parking: 150 Spaces
- Trailer Parking: 30 Trailer Areas

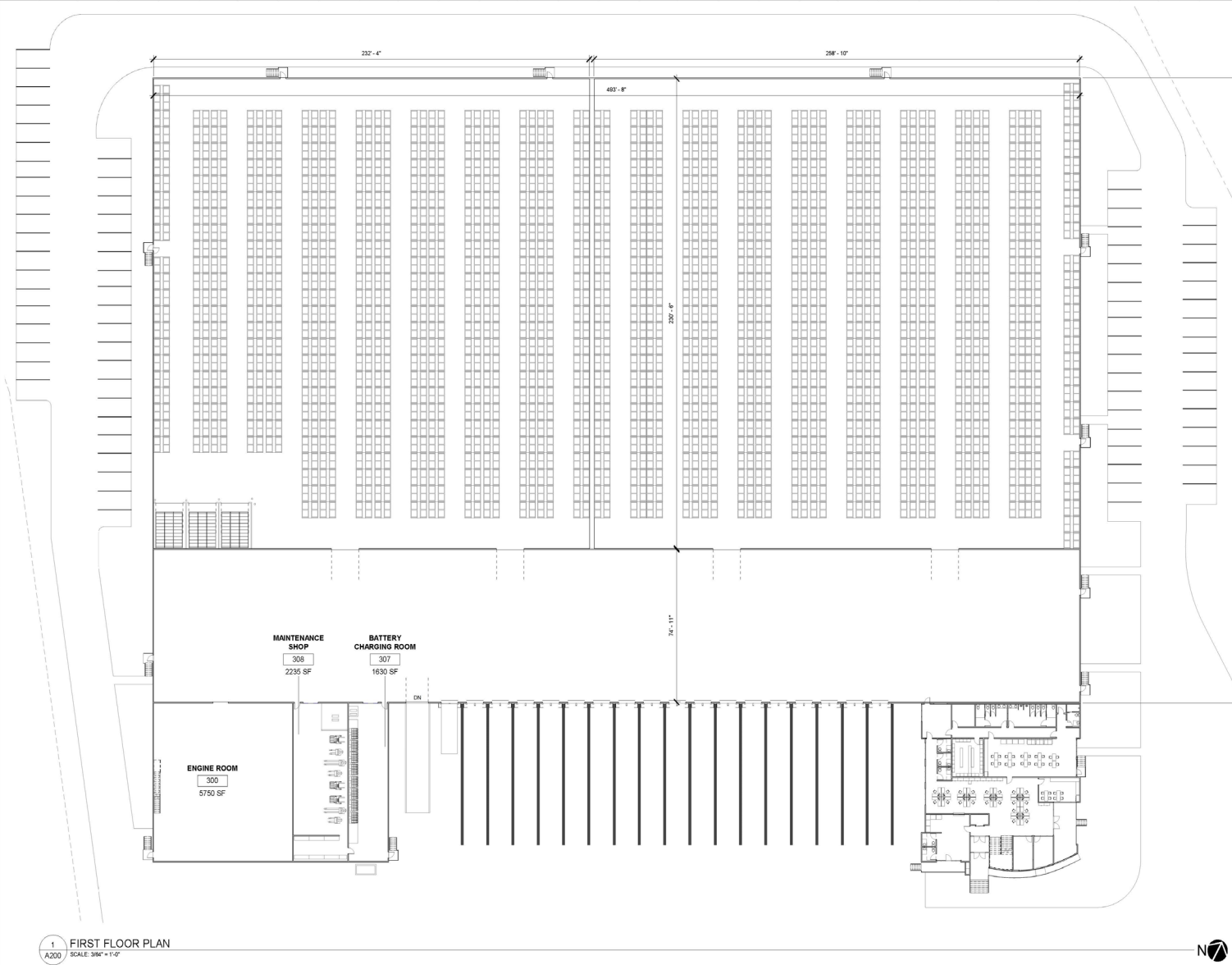
LOCATION HIGHLIGHTS

The property is located in the Mercantile/Fossil Creek Industrial Submarket at the Intersection of NW Loop 820 and I-35W. The property provides quick access to the entire metroplex and is approximately 21 miles from DFW Airport. The new commuter TXRail station is within walking distance of the facility.

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FLOOR PLAN



1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"



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