

Scout Cold Logistics Center - Dallas Midpoint

3301 N Dallas Ave,
Lancaster, TX 75134

FOR LEASE

**161,805 SF
Cooler/Freezer
Warehouse**

- New, Class "A" cold distribution facility
- Immediate access to I-20
- Flexible Floorplan
- Divisible
- 36' clear height
- 26 dock high and 2 drive in doors
- 30 trailer spaces
- 80 auto spaces
- **Cooler/Freezer to be designed to
Tenant's exact specification**

**Construction Complete
Available Now**

400,000 SF Pre-Leased



CBRE
Food Facilities Group

Scout

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Flexible Food Grade Opportunity in Top Dallas Metro Distribution Location

Scout Cold Logistics Center - Dallas Midpoint is strategically located off I-20 in Lancaster, Texas. The property is less than 35 miles from Dallas-Fort Worth International Airport and 15 miles from downtown Dallas, giving full access to service the Dallas Metro population as well as the entire Dallas/Fort Worth area. This region is the largest metropolitan area in Texas.

The large in-fill building is ideally designed to accommodate a single user or to be demised for multiple tenants and represents one of the only cold-storage opportunities available in the Dallas Metro area. Scout will convert this building with cooler, freezer, and food improvements to suit your business's operational needs. Scout has converted a number of other existing dry warehouses across the United States with freezer and refrigerated spaces to suit our customer's requirements. We have a team of experienced design and construction professionals ready to do the same for you.

About the Owners

Scout Cold Logistics is an experienced, institutional real estate investment and development company with a specific expertise in the cold industry. This includes experience in the development, ownership, and management of millions of square feet of Class-A, multi-temperature facilities, as well as its principals' development of and investment in 40+ million square feet of traditional (dry) warehousing. Scout Cold Logistics has committed to over \$1.3B of cooler/ freezer facility transactions totaling over 7.5M SF.

Scout's founder, Vincent Signorello, has more than 20 years of commercial real estate, infrastructure and transportation investment experience, including serving as President and CEO of Florida East Coast Industries ("FECI"), a portfolio company of Fortress Investment Group. Dan Marcus, a Partner at Scout, leads the firm's industrial investment platform and was formerly an executive at FECI and Prologis.

Scout's business model is to invest in cold improvements on behalf of its tenants. No matter the build-out required (freezer, cooler, processing or other), Scout will design, construct and fund these cold improvements. An example of Scout's dry-to-cold conversion experience can be found at 450 Swedesboro Avenue in East Greenwich, New Jersey where Scout converted a 335,000 square foot, Class-A dry warehouse to a new food and flower production and distribution facility with more than 300,000 square feet of cooler and freezer improvements.



Location:

Dallas/Fort Worth has long been recognized as a strategic location for distribution and logistics capabilities. As current economic conditions continue to stabilize, the area is expected to experience substantial business expansion and job growth due to the area's intrinsic strengths:

- DFW is centrally located within the country and is within a 4 hour flight of almost anywhere in the US.
- Users and third-party logistics providers, national retailers, and consumer packaged goods firms continue to look to Dallas-Fort Worth as a critical hub for their distribution networks. Over the past 18 months, eight new leases 400,000 SF or greater - have been signed. These include Amazon (1,044,647 SF), Callaway Golf (810,900 SF), Amazon (1,000,000 SF), Mars Petcare (610,806 SF), Georgia Pacific (999,728 SF), and Home Depot (532,957 SF).
- Dallas/Fort Worth has several structural advantages over other national distribution markets. The region has direct rail and highway access to the Port of Houston, the presence of four major intermodal terminals and the massive Dallas-Fort Worth International Airport.
- Texas' corporate-friendly legal and tax environment continues to bring national corporations and thousands of new jobs into the state. DFW's low relative cost of living and stable employment base have allowed the region to benefit directly from this substantial growth in the past, and its growing importance as a distribution hub and financial services/tech stronghold should only add momentum to this area.



Submarket:

With over 27.7 million square feet of net absorption in the past 5 years, South Dallas has distinguished itself as a highly demanded distribution submarket leading the Metroplex with pre-leasing of over 50% of its under construction projects as of YE 2021.

A testament to the past and forecasted success of the area, the South Dallas submarket currently has 55 regional and national distributors in the submarket. The submarket's appeal to large corporate users is largely due to exceptional intermodal and interstate access, further evidenced by Walmart announcing plans in early 2021 to build two e-commerce facilities on 454 acres in Lancaster totaling 3.2 million square feet and valued at \$800 million.

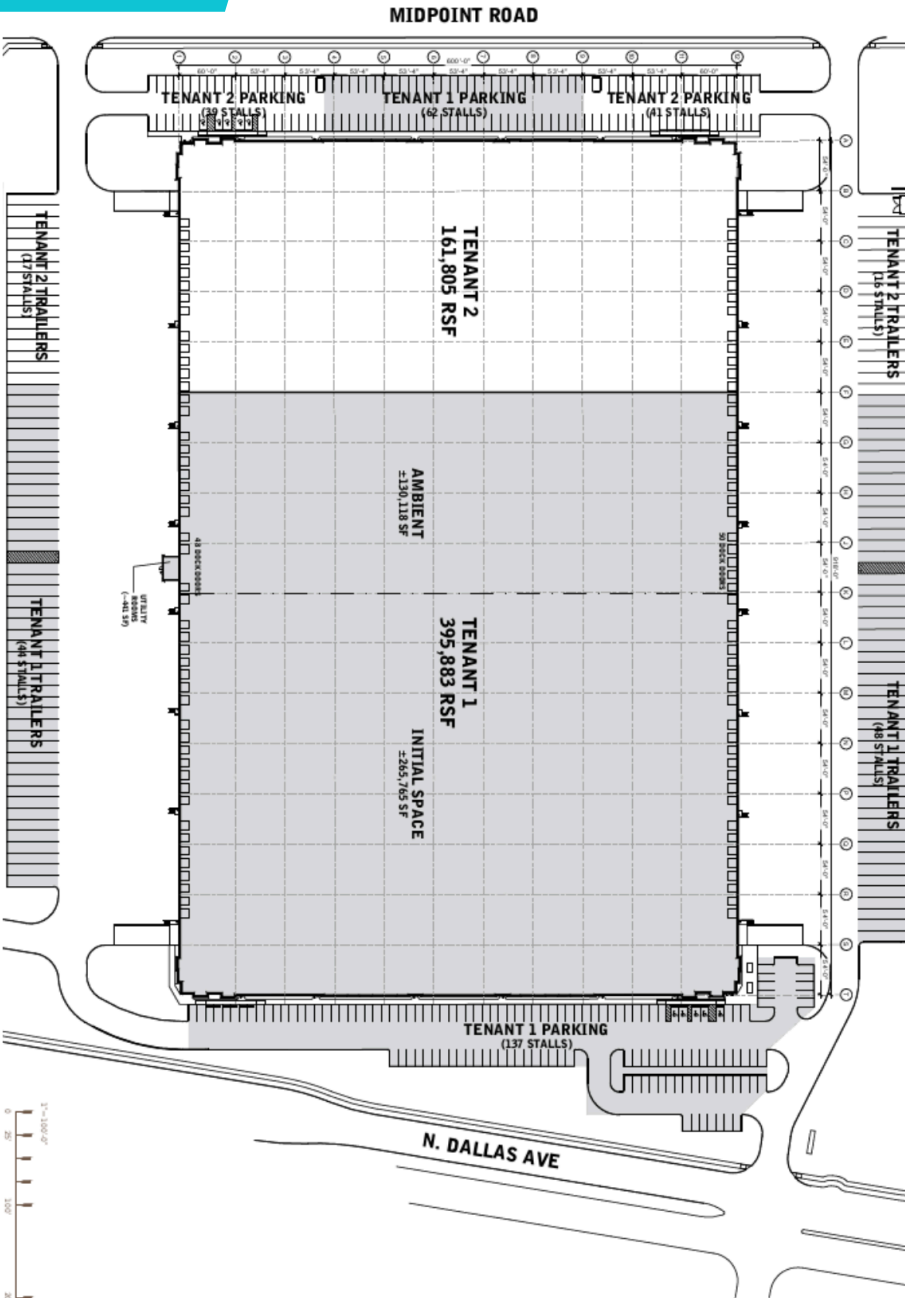
Major corporate DC neighbors in the immediate submarket include: Wayfair (875k SF), Quaker/PepsiCo (1.2MSF), Amazon (2MSF), FedEx (776k SF), BMW (282k SF), Kohl's (951k SF), UNFI (590k SF), Electrolux (343k SF), and NFI (626k SF), among many other household names.

Accessibility/Distribution:

The Property is positioned in the institutional South Dallas Industrial Submarket, known for its ease of accessibility to major interstate highways (I-35E, I-20, I-45, and US Hwy 67) that run directly through this submarket. South Dallas has emerged as a top distribution and logistics location for users seeking state-of-the-art logistics facilities servicing the central United States. The Property offers a premium location with exceptional regional accessibility and immediate access to an abundant labor supply.

- Ability to reach up to 93% of the U.S population within 48 hours by truck.
- Unparalleled East/West and North/South access via I-20, I-45, and I-35E.
- Within 6 miles of the union Pacific Dallas Intermodal Terminal and 30 minutes from the DFW International Airport, the busiest airport in the U.S.
- Population of 7.5 million within the D/FW and 58.6 million within a one day's drive

Site Plan



Available Space Information

AVAILABLE SF	161,805 SF - Cross Dock (divisible)
OFFICE FINISH	To suit
CAR PARKING	80 spaces
TRAILER PARKING	30 spaces
DOCK HIGH DOORS	26 (9'x10') manual Overhead Dock Doors
DRIVE-IN DOORS	2 (14'x16') motorized Overhead Drive-up Doors
CLEAR HEIGHT	36'
TYPICAL BAY SPACING	54' x 53'-4"
SPEED BAY SPACING	54' x 60'
SPRINKLER SYSTEM	ESFR
SLAB	7" thick concrete Slab on Grade
ELECTRICAL SERVICE	3000a, 480v, 3p
REFRIGERATION	System type to suit Tenant need
SYSTEMS	Brand-New, High-Quality
TEMPERATURES	Cooler & Freezer, Multi-Zone, To Suit
TIMING	New Construction Complete

3301 N Dallas Ave - Property Photos

Dock High Loading



Warehouse - 36' Clear



Office Entrance



Parking

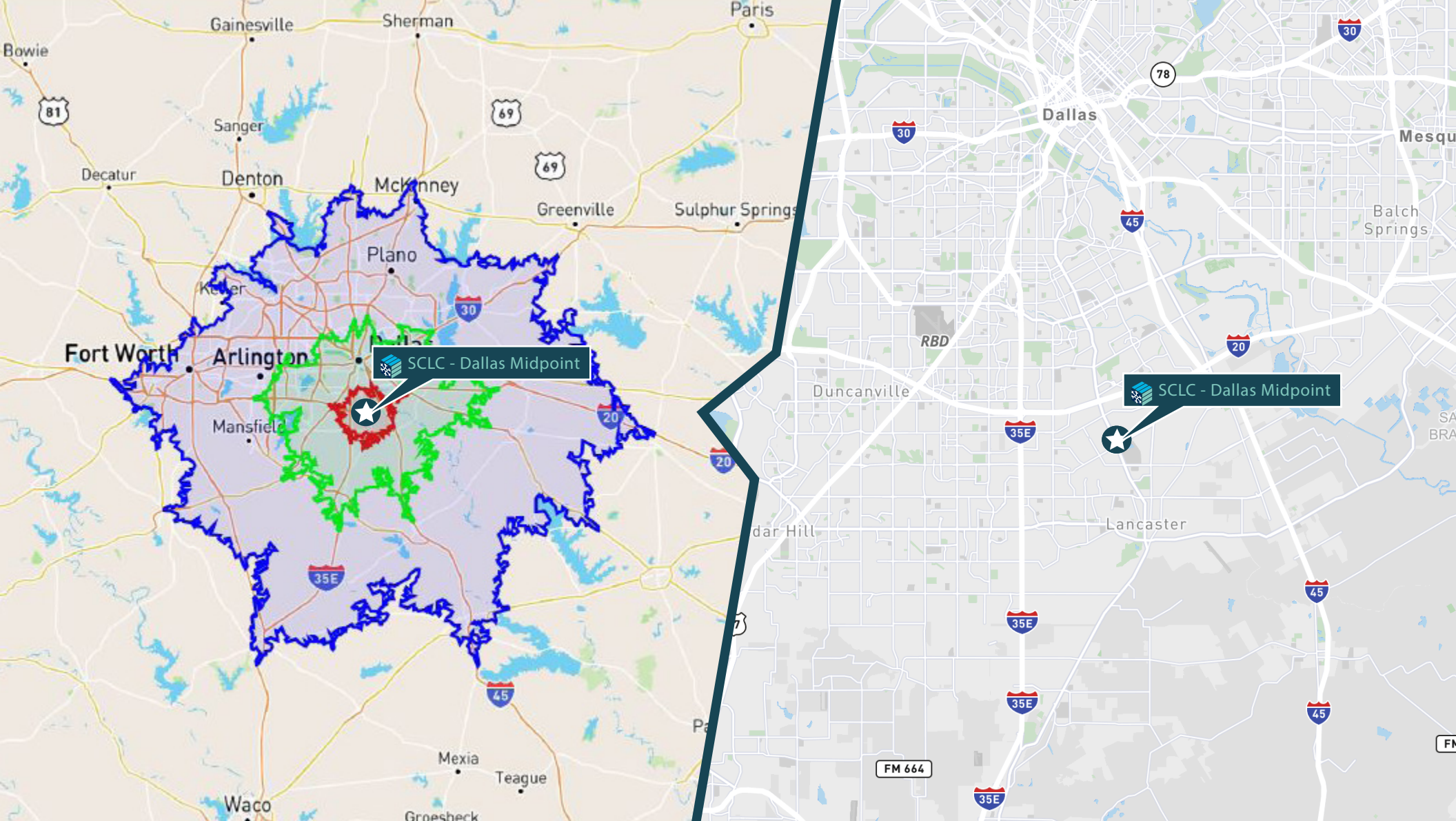


Break Room



Office Lobby





LEGEND

Drive Time



REACH STATISTICS

Drive Time	Total Population
10 miles	464,299
20 miles	1,896,310
50 miles	7,378,819



DRIVE TIMES

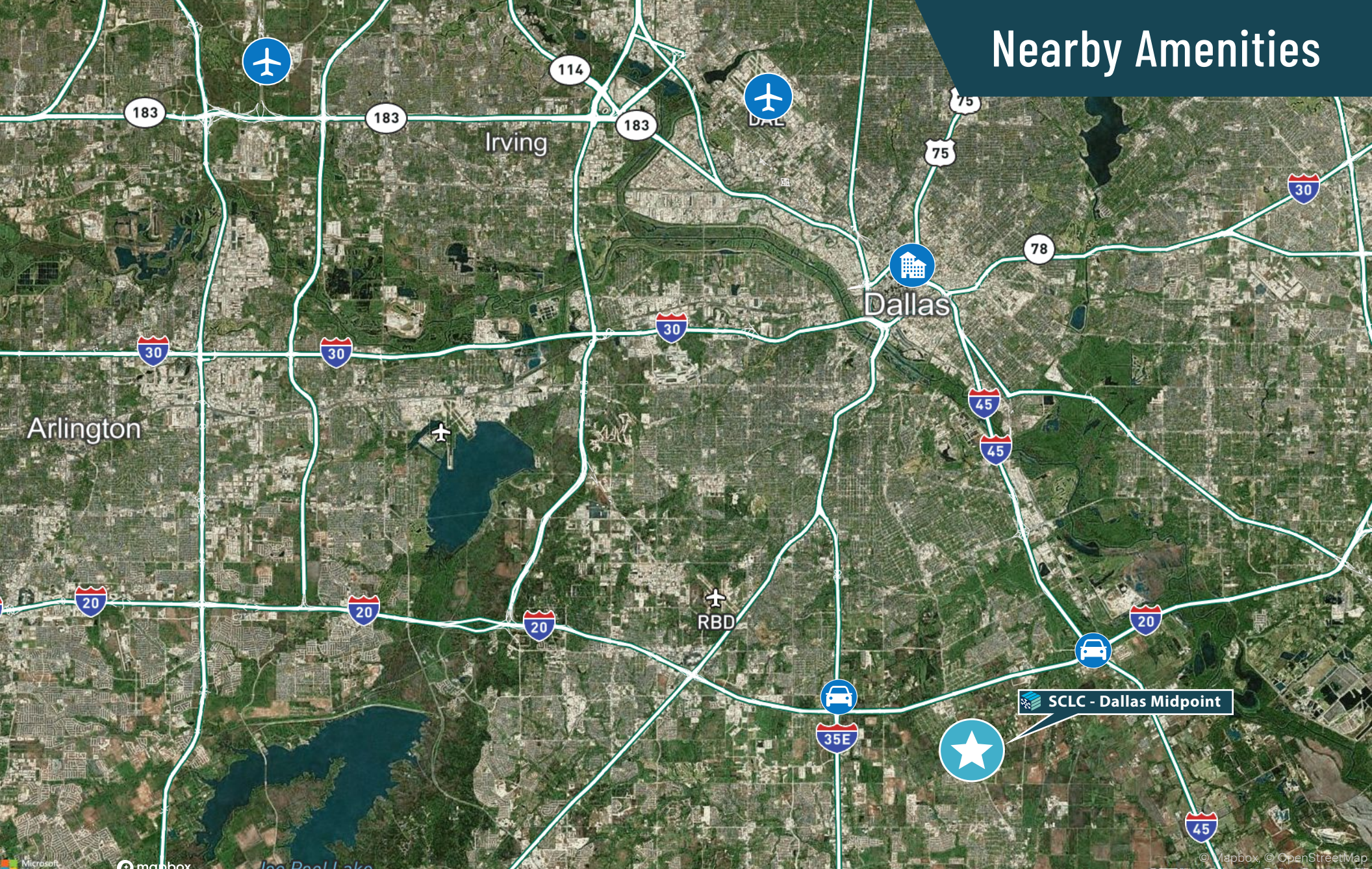
BNSF-Dallas Railway	> 6 miles
Downtown Dallas	> 15 miles
Dallas-Fort Worth International Airport	> 30 miles



HIGHWAYS

20	1.5 miles	35E	4 miles
45	5 miles		

Nearby Amenities



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