



Scout Cold Logistics – North Fort Worth, TX

743 Henrietta Creek Rd, North Fort Worth, TX 76262

scoutcold.com





For lease: 287,500 SF (Divisible)

Available Space in Class A Warehouse

- 287,242 SF available with heavy trailer storage (divisible to 143,750 SF)
- 5,200 SF office (two pods: 3,100 SF and 2,100 SF)
- 35' clear height
- 39 dock doors (7'6" w x 9' H) with levelers, lights and shelters
- 29'9" x 42'6" column spacing
- Fully sprinkled
- 185' truck court
- Heavy power (3,000 amps)
- +/- 5 AC expandable truck parking

PROPERTY FEATURES

- Located in the sought-after Alliance Gateway Market
- Immediately available bulk distribution facility with heavy power
- Dock high loading with full dock packages (40 total)
- Exceptional access to Alliance Airport, UPS and FedEx hubs as well as BNSF Intermodal
- Major thoroughfare connectivity via I-35W, Highway 114, and Highway 377
- Convenient location for serving the Dallas/Fort Worth metroplex and broader region
- Expansion potential for auto and truck parking (5 AC)
- Can be retrofitted to accommodate freezer/cooler user

Leasing Contacts

JEFF REIN

817.368.9161 jeff.rein@streamrealty.com

FORREST COOK

817.396.5234 cheyenne.mungaray@streamrealty.com

CHEYENNE MUNGARAY

817.396.5234 cheyenne.mungaray@streamrealty.com


STREAM

 Scout



Regional Info

DALLAS-FORT WORTH MSA

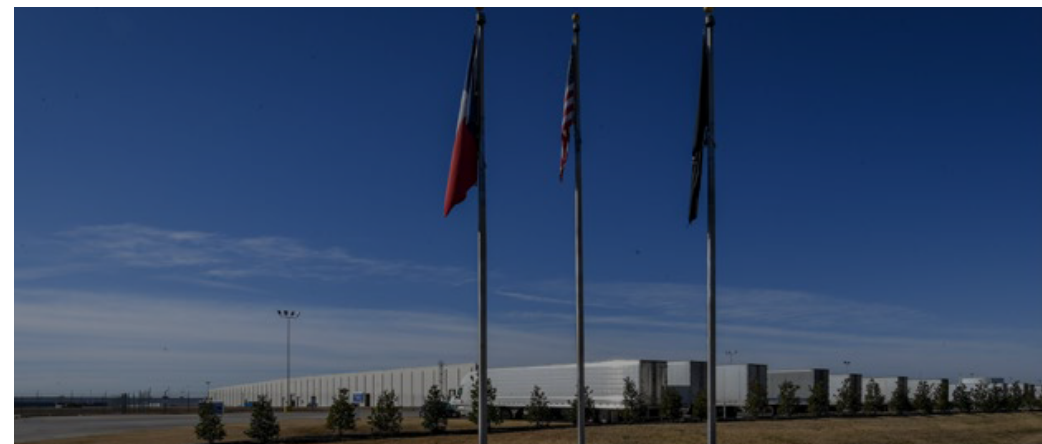
The Dallas-Fort Worth (DFW) metropolitan area is the 4th largest MSA in the country with a 2021 population of approximately 7.8M people. The DFW metro led the nation in annual population growth in 2020 and is projected to continue to grow 1.2% annually over the next 5 years. It is home to 24 Fortune 500 companies with over 120 corporate relocations since 2010. It is also one of the largest industrial markets in the country and a major distribution hub for a large percentage of the US, Mexico, and beyond given its central location and transportation infrastructure network. DFW has a pro-business environment which includes numerous government incentives, low taxes and a low cost of living relative to other major U.S. metro areas. It is also a right to work state with a strong labor pool which totals approximately 4M people.

About the Owners

Scout Cold Logistics is a real estate investment and development firm dedicated to temperature-controlled infrastructure. The company invests in grocery distribution, food production, and non-food perishable facilities throughout the United States.

Scout has successfully developed millions of square feet of tri-temperature warehousing across the country, representing billions of dollars in investments.

Our team possesses extensive expertise in development and maintains strong relationships with architects, engineers, and other industry experts. We are committed to delivering projects on time and within budget. Total investments exceed \$1.6 billion and 10 million square feet of industrial and temperature-controlled warehouses globally.



Accessibility

The property is located in close proximity to the Fort Worth Alliance Airport (6.9 miles west), BNSF Railway Intermodal Facility (8.6 miles west), DFW International Airport (15.7 miles southeast) and multiple major thoroughfares, including US-377 (0.7 miles east), SR-114 (2.2 miles north), and I-35W (4.1 miles west). This location enables excellent local, regional, and central distribution throughout the DFW metro area, the “Texas Triangle”, the southwestern U.S., Mexico, and beyond, as well as accessibility to a large labor pool. Approximately 2M people live within a 20-mile radius of the Property encompassing a total labor force of approximately 1.58M people.

Regional Info

IMMEDIATE LOCATION

The Property lies within the North Fort Worth Industrial submarket and is located approximately 21 miles north of downtown Fort Worth and approximately 34 miles northwest of downtown Dallas on the Tarrant County-Denton County line in the AllianceTexas project.

AllianceTexas is a 27,000-acre master-planned business park which is home to over 559 companies and includes more than 53M SF of industrial, office, flex and retail space. The Alliance micromarket is mature and competes head-to-head with the rest of the strongest DFW submarkets. Albertsons has a smaller overflow facility that it leases in the same neighborhood and major food and temperature-controlled users including General Mills, Nestlé, and Cardinal Health are located in this part of the park. In 2021, North Fort Worth posted the highest net absorption across all nine of the DFW submarkets, with 5.5M SF of the 6.1M SF of absorption occurring in the Northeast Tarrant/Alliance micromarket. The DFW metro has also benefitted from a sustained period of economic and population expansion.



Available Space Information

TAX ID / PIN NUMBERS

- Denton County: 159978
- Tarrant County: 40778045

SITE AREA | FAR 125.918 acres | 0.23 FAR

BUILDING AREAS

- Albertsons: 976,211 SF
- Available: 287,242 SF (Divisible to 143,750 SF)
- Total: 1,263,453 SF

ZONING BP (Business Park)

FEMA FIRM | FLOOD ZONE

- 48439C0080K | Zone X
- 48121C0656G | Zone X

YEAR BUILT | RENOVATED 1992 | 2022

BUILDING CONFIGURATION Front-load

BUILDING DIMENSIONS

- Building: +2,039' x +872'
- Available: +660' x +425'
- Typical distribution warehouse office space and 1 shipping receiving room

TENANT IMPROVEMENT

- Office: 8,100 SF (two pods: 6,000 SF and 2,100 SF)

BUILDING AREA

- Freezer: 130,136 SF
- Cooler: 143,109 SF
- Dry: 974,266 SF
- Office: 16,200 SF
- Total: 1,263,711 SF

CLEAR HEIGHT 35'

COLUMN SPACING 29'9" x 42'6"

DOCK DOORS | DRIVE-IN DOORS 39 Dock Doors with Levelers, Lights, and Shelters

CAR PARKING SPACES 86

TRAILER PARKING SPACES 33 Spaces with 185' Truck Court & Trailer Yard [expandable]

CONSTRUCTION TYPE Steel structure

ROOF POWER Ballasted EPDM installed

- The site is equipped with pad-mounted transformers with 3,000-amps of 277/480 volt, 3 phase, 4 wire power to the building.
- There are five main electrical rooms in the warehouse building. Branch conduits with wiring to distribution panels and step-down transformers also provide 120/208-volt, 3 phase, 4 wire electricity.

LIGHTING

- Interior: Primarily LED
- Exterior: Mix of original and new LED

FIRE PROTECTION

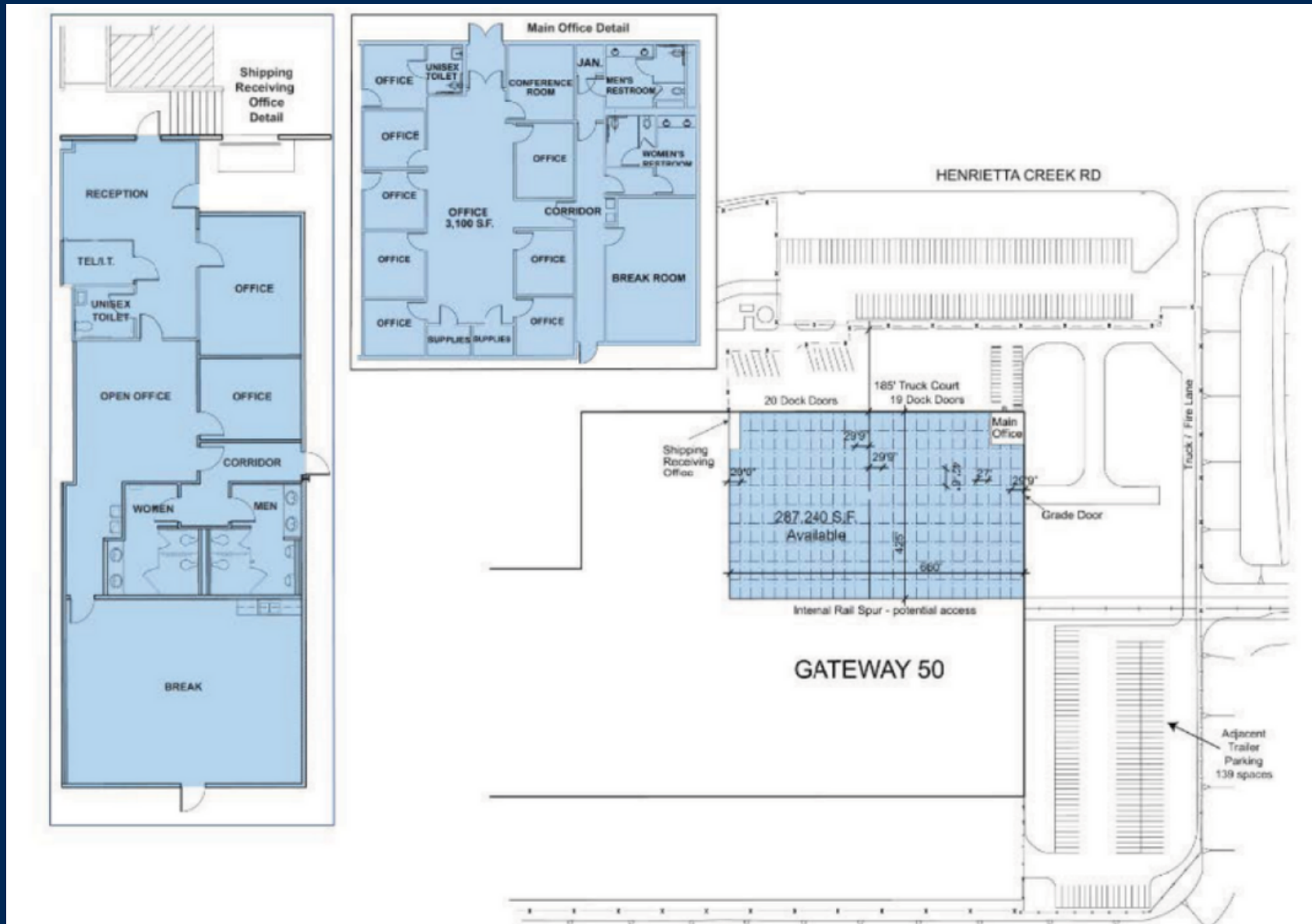
- Fully Sprinkled

ADDITIONAL FEATURES

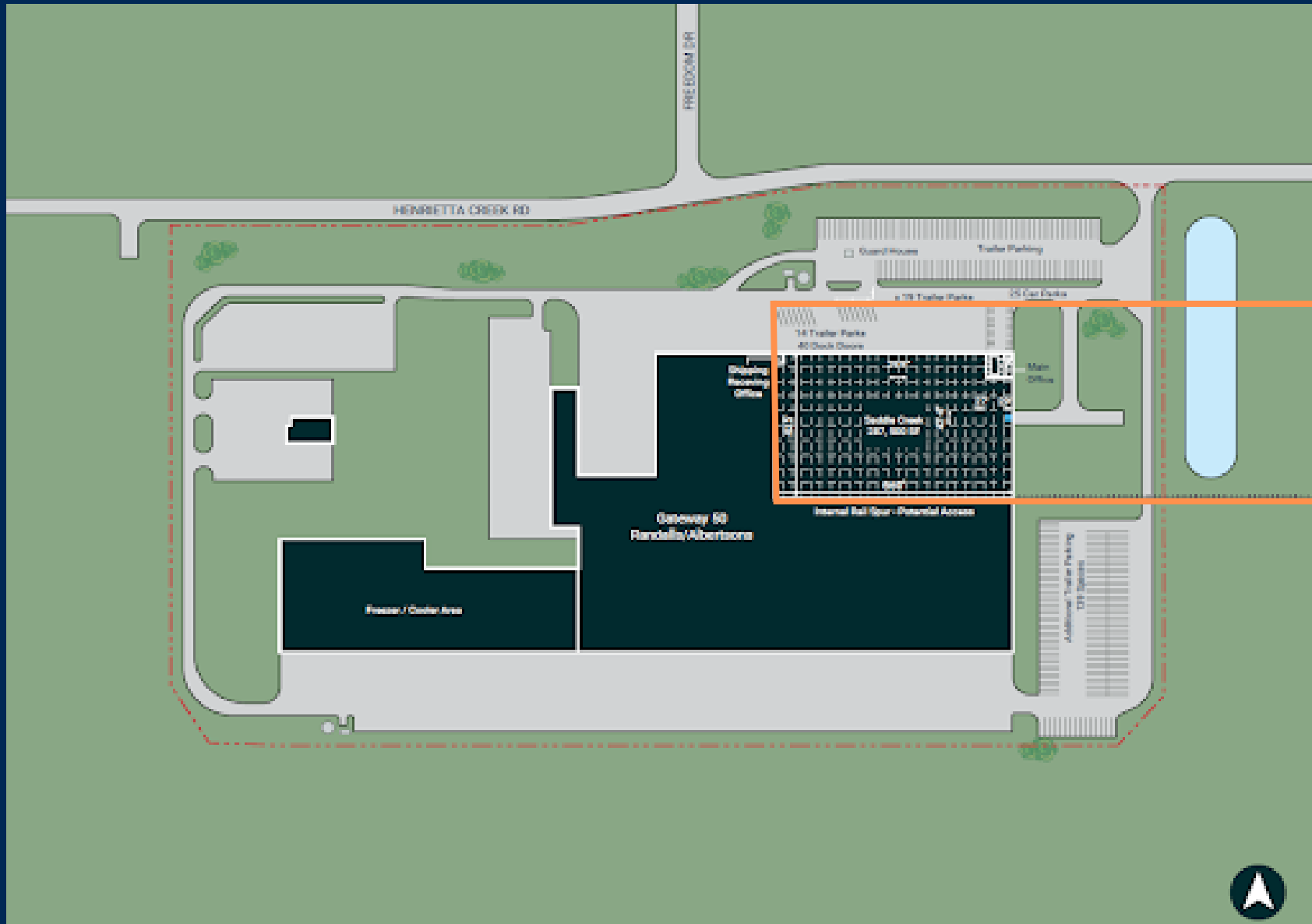
- Heavy trailer storage available
- +/- 5 AC expandable truck parking
- 11 Battery Charging Stations

Floor Plan

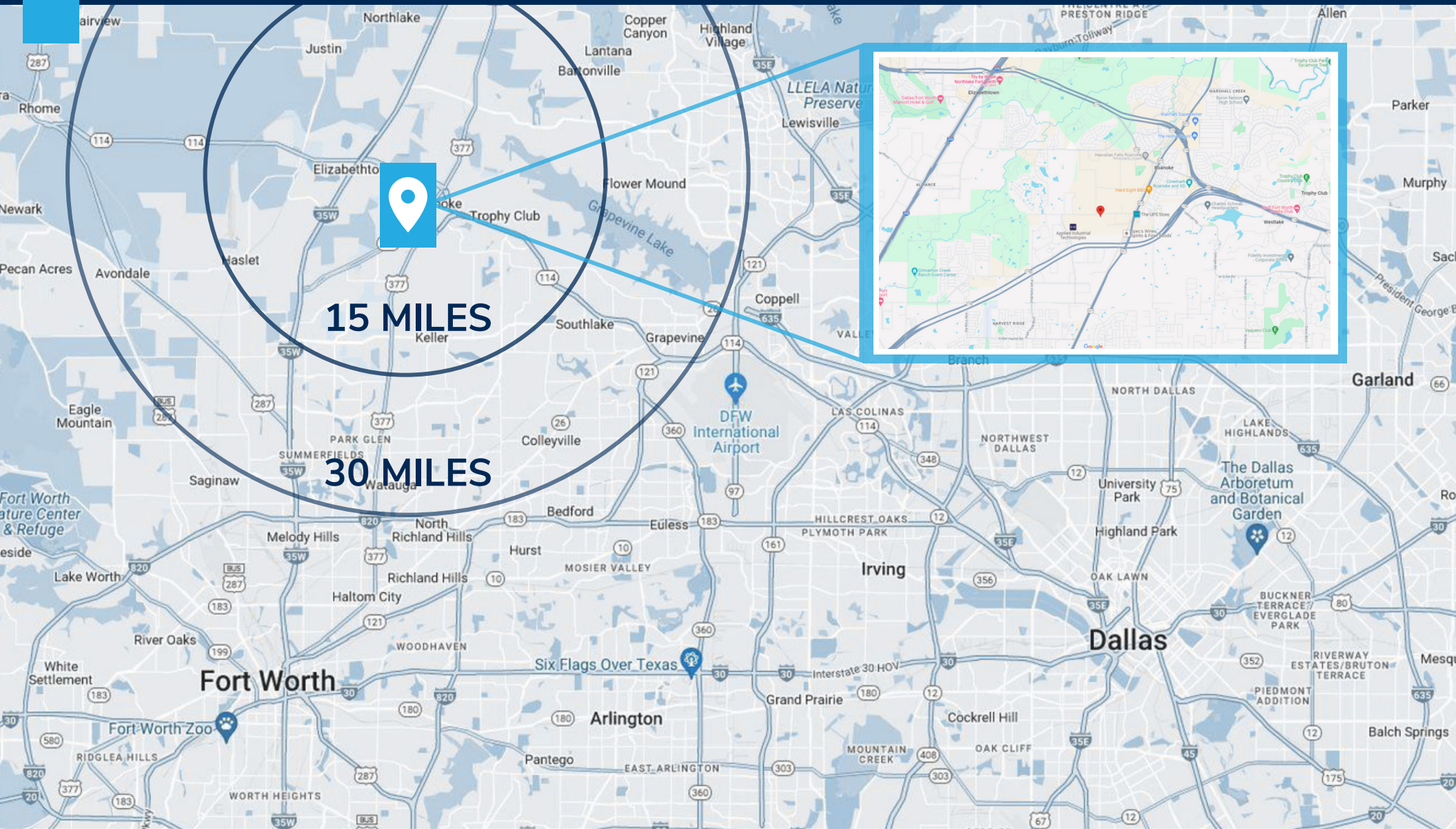
North Fort Worth, TX



Building Plan North Fort Worth, TX



Scout Cold Logistics - North Fort Worth, TX



15 MILES

30 MILES

Hubs

UPS Distribution Hub: 2.5 miles
FedEx Southwest Regional Hub: 6.7 miles

Cities

Downtown Fort Worth: 21 miles
Downtown Dallas: 33.8 miles

Transportation

Fort Worth Alliance Airport: 6.9 miles
D/FW International Airport: 15.7 miles
BNSF Alliance Intermodal: 8.6 miles

Highways

377: 0.7 miles
114: 2.2 miles
35W: 4.1 miles

Aerial of Alliance Gateway 50 Area



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