

# Freezer/Cooler Convertible Cold Storage Warehouse

Dallas Food Center  
2600 McCree Road  
Garland, TX

FOR LEASE

±132,600 SF Class "A"  
Convertible Freezer/Cooler  
Warehouse

❄️ **FREEZER/COOLER READY** and adaptable for your  
company's specific needs

❄️ **Flexible Temperature Zones:**

SUITE A: 50,722 SF w/ Office - LEASED

SUITE B: 38,945 SF - LEASED

SUITE C: 42,933 SF w/ Office

42,933 SF Available & Ready for Occupancy



**CONSTRUCTION COMPLETE**

Broke Ground  
8/2022



Site Pad  
Ready



Walls  
Going Up



Walls  
Are Up



Roof  
Complete



Construction  
Complete



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# Flexible Freezer/Cooler Storage in the Regional Hub for Texas and Surrounding Areas

The Dallas Food Center (DFC) is strategically located in Northeast Dallas, directly off I-635. DFC is minutes from Interstates 30, 35, and 45, and Highway 75 with direct access to Houston, Austin, San Antonio, Oklahoma City, and Tulsa, all within a 5-hour drive.

Food companies and logistics providers tend to key on DFW rather than Houston, Austin, San Antonio, or Oklahoma City for supply chain and consumption zone considerations due to a booming population, central distribution, and strong labor supply. This is the first infill freezer/cooler convertible property in Dallas. The state-of-the-art building is designed to accommodate a single user or multiple tenants. Demand for well-located temperature-controlled properties continues to outpace supply as evident by the sub 2% vacancy for temperature-controlled buildings in Dallas/Fort Worth, making a new convertible freezer/cooler building such as this especially appealing.

## About the Owners

Scout Cold Logistics is an experienced, institutional real estate investment and development company with 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 principle development of and investment in 40+ million square feet of traditional (dry) warehousing. Scout Cold Logistics has committed to over \$1.5B of freezer/cooler facility transactions totaling over 10M SF.

Scout's founder, Vincent Signorello, has more than 20 years of commercial real estate, infrastructure and transportation-related 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 cold development and investment platform with significant experience in freezer and cooler construction and was formerly an executive at FECI and Prologis.

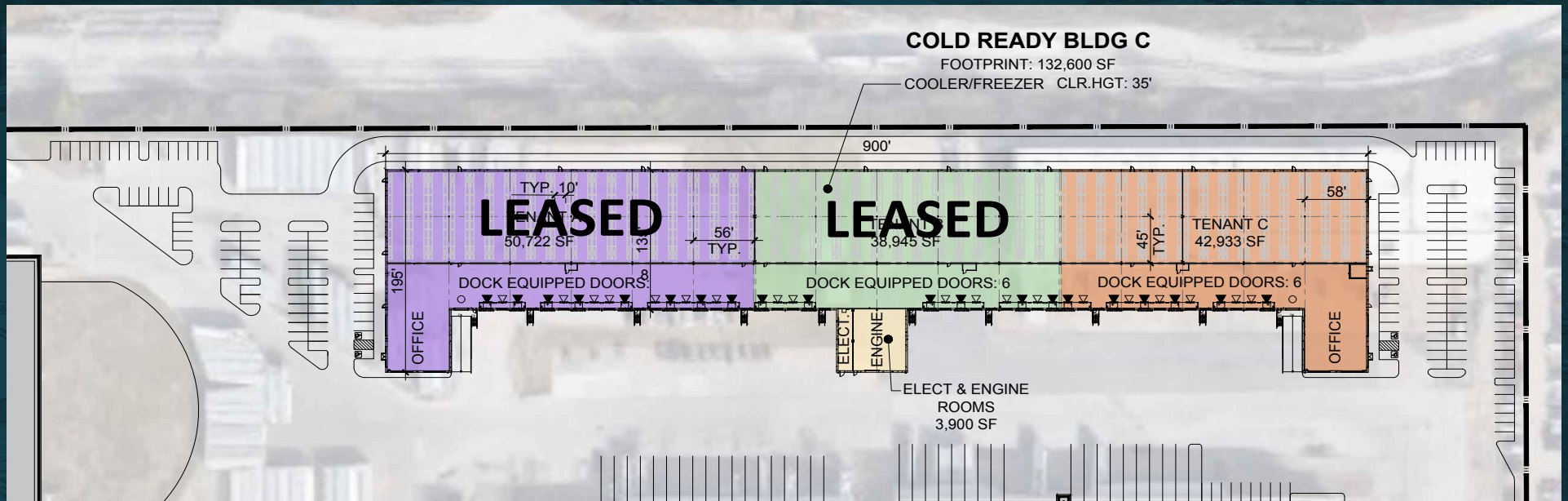
## DALLAS FOOD CENTER ADVANTAGE

- » Join: Kraft Heinz, Calavo Growers, Elite Flowers, El Rancho, Brother's Produce, H&M Bay, and BakeMex at the leading INDUSTRIAL FOOD complex in Texas.
- » Dallas Food Center boasts over 1 Million SF dedicated to the food industry with over 500,000 SF of FREEZER/COOLER, and has been the most innovative industrial park. Flexible "IN" Industrial zoning supports the oldest variety of food production and distribution with numerous freezer, cooler, and food production builds over the past 10+ years.
- » Bring your complex, INDUSTRIAL FOOD SPACE needs to the DFW location that will can deliver FREEZER, COOLER, and FOOD PRODUCTION SPACE like nowhere else.

## WHY DALLAS / FORT WORTH

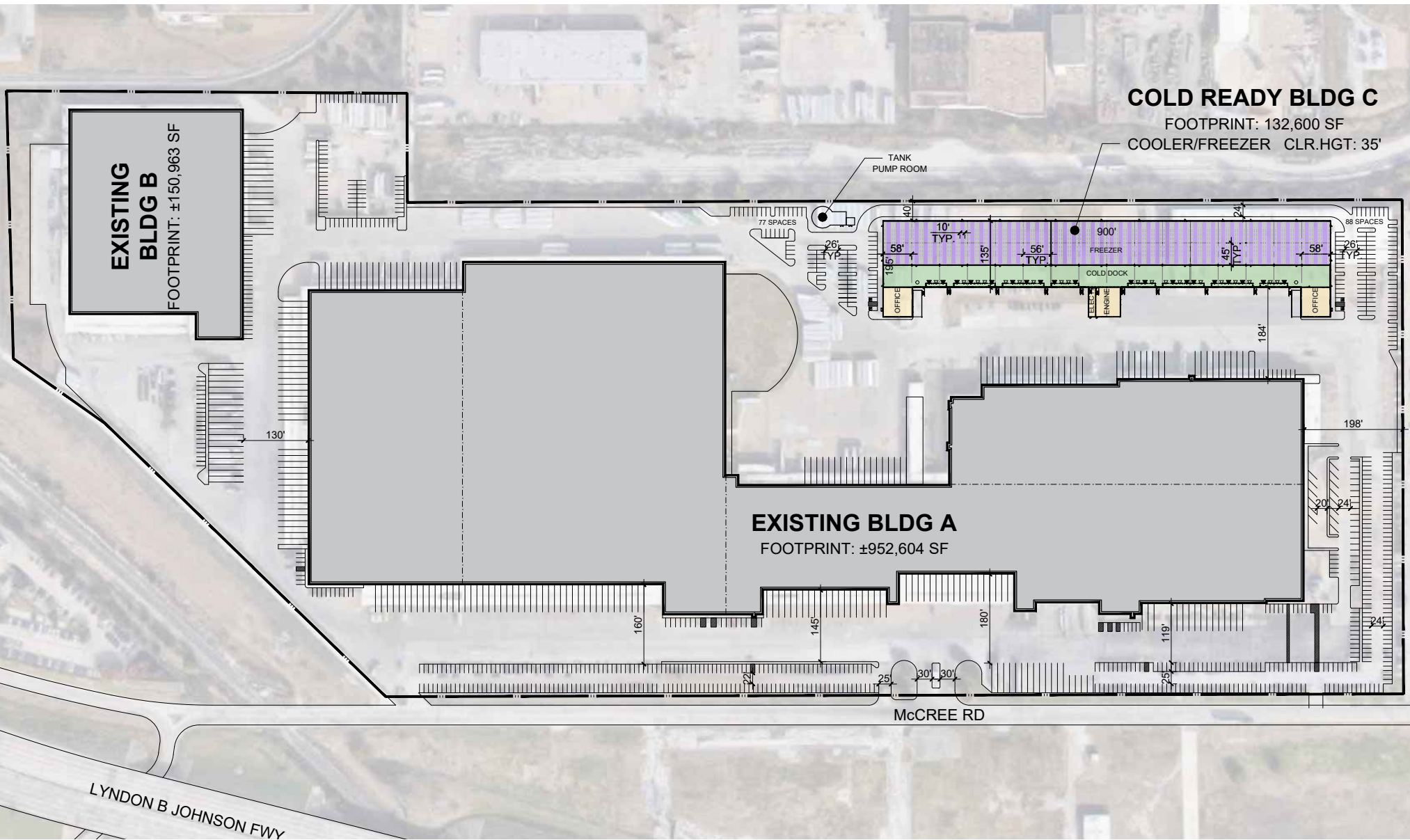
- » Large & growing population - 4<sup>th</sup> largest MSA in the country
  - 2021 MSA population = ~7.8M / Projected annual growth 2021 to 2026 = ~1.2%
  - DFW has consistently ranked as one of the fastest-growing metros in the U.S. with 3 suburbs placing in the top ten Fastest-Growing Cities by percent increase per Census.gov.
- » Companies and people moving from California, Illinois, New York, etc.
  - Home to 24 Fortune 500 companies with over 120 corporate relocations since 2010
  - DFW capitalizes on Texas' pro-business community, favorable tax climate, relatively low cost of living, and expanding labor pool.
- » Central distribution location with extensive transportation infrastructure
  - Distribution hub for Southwest United States, Mexico, and beyond
  - 50% of U.S. population with a 2-day drive
  - 7<sup>th</sup> largest export market in the U.S.
- » Pro-Business Environment
  - Low cost of living - ~21% below average of large USA metro areas
  - Low taxes - 0% state & local income taxes / Corporate income tax rate of ~1%
  - Right to work state with strong labor pool - Total workforce population of ~4 million people
  - Government incentives - Tax abatements, Freeport tax exemptions, Enterprise Zones, and Foreign Trade Zones
  - The region continues to benefit from very strong growth as a regional hub for food production and distribution.

# Dallas Food Center Floor Plan

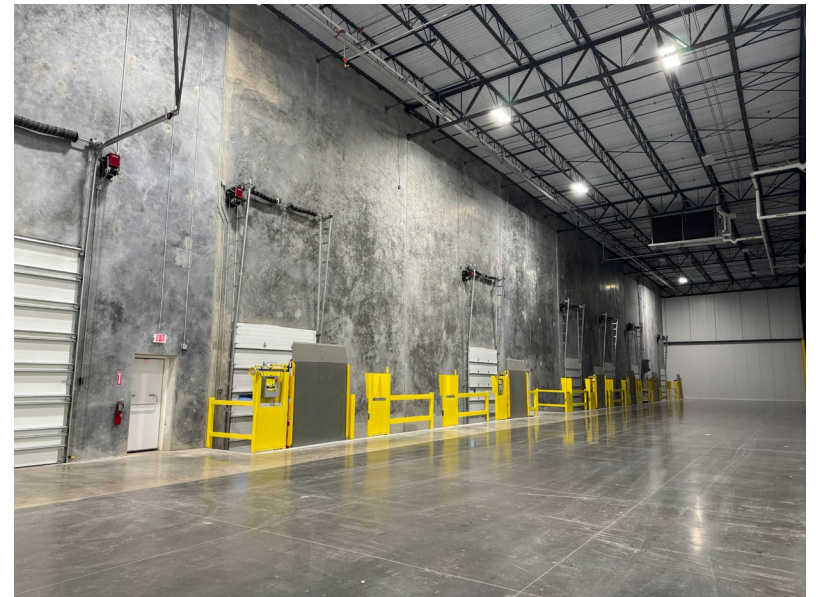
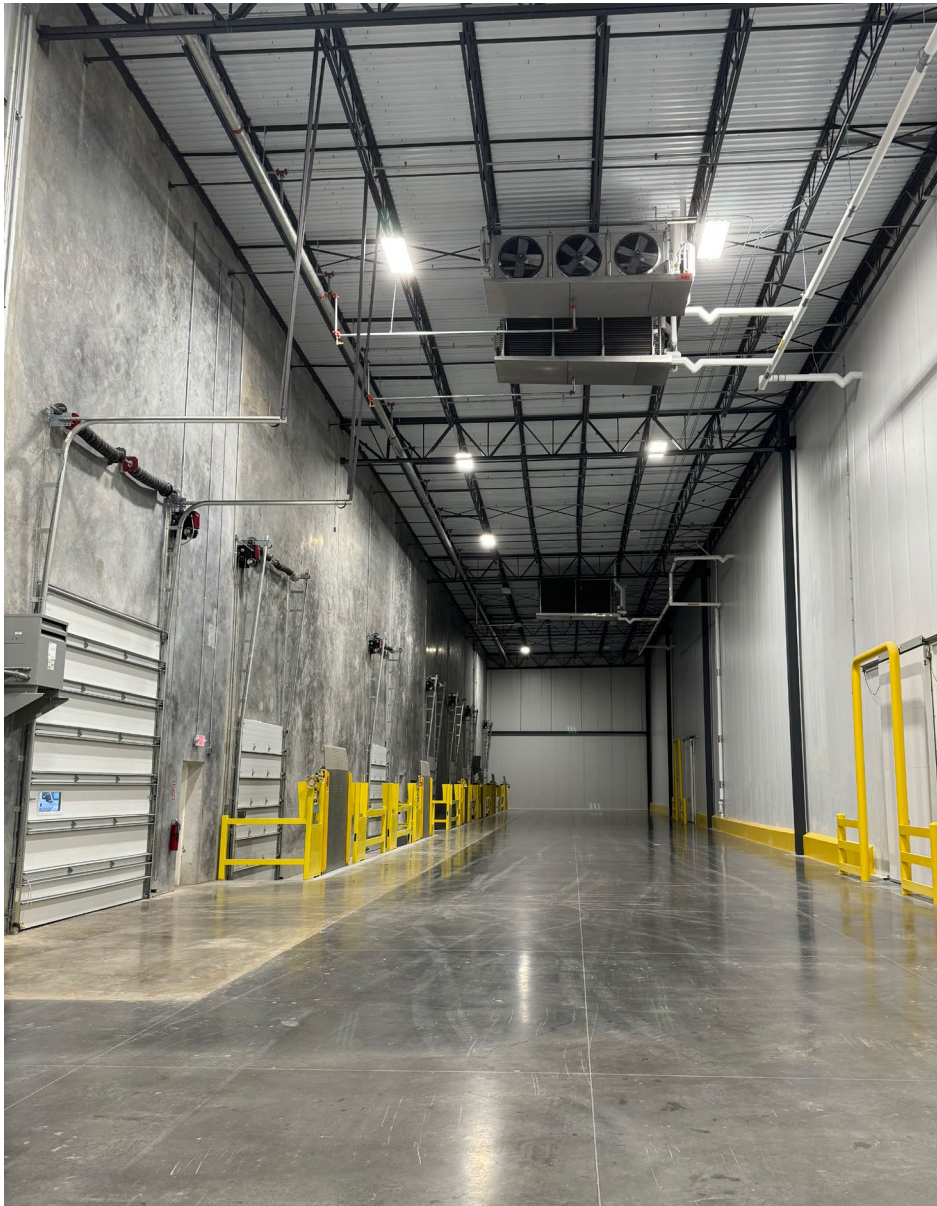


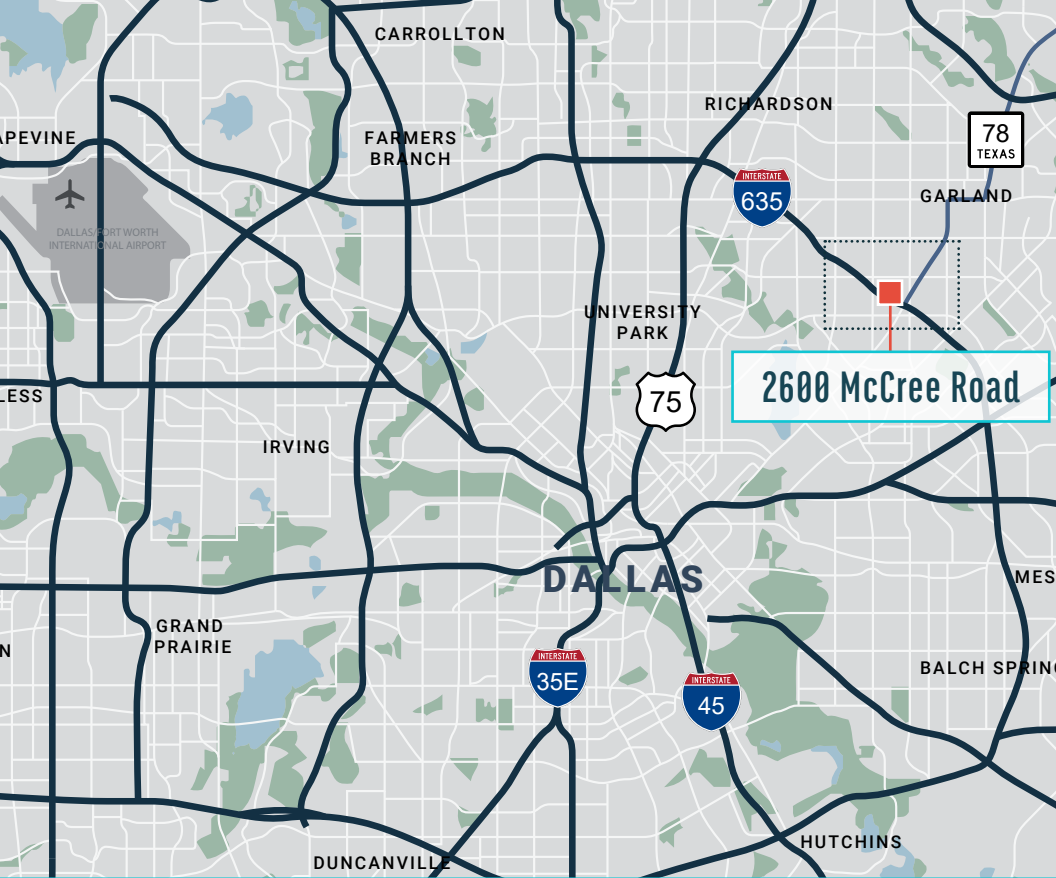
<ul style="list-style-type: none"> <li>• ~132,600 SF on 7.2 acres (42% FAR)</li> </ul>	<ul style="list-style-type: none"> <li>• 2 truck drive-in doors, 12' x 14' manual</li> </ul>
<ul style="list-style-type: none"> <li>• 135' deep x 900' length, plus office and utility extensions</li> </ul>	<ul style="list-style-type: none"> <li>• 167 car parking spaces</li> </ul>
<ul style="list-style-type: none"> <li>• Convertible freezer/cooler space (-10°F to 40°F) ~81,075 SF; 35' clear height</li> </ul>	<ul style="list-style-type: none"> <li>• Power – 4,000 amp, 480/277 volt, 3-phase, 4-wire</li> </ul>
<ul style="list-style-type: none"> <li>• Cold Dock (34°F to 55°F) ~40,425 SF; ~35' clear height</li> </ul>	<ul style="list-style-type: none"> <li>• Quell K-17 fire sprinkler system</li> </ul>
<ul style="list-style-type: none"> <li>• Insulated, concrete-tilt wall</li> </ul>	<ul style="list-style-type: none"> <li>• LED lighting throughout, minimum 30 fc at 30" AFF</li> </ul>
<ul style="list-style-type: none"> <li>• Roof – TPO with R-48 insulation over convertible cold area and R-30 at cold dock</li> </ul>	<ul style="list-style-type: none"> <li>• Dual office entrances - build-out to suit customer requirements</li> </ul>
<ul style="list-style-type: none"> <li>• Central ammonia refrigeration system with convertibility to run at -10°F to 55°F</li> </ul>	<ul style="list-style-type: none"> <li>• Column spacing ~56' x 45'</li> </ul>
<ul style="list-style-type: none"> <li>• Glycol underfloor heating system</li> </ul>	<ul style="list-style-type: none"> <li>• 20 fully-equipped truck loading dock positions 9' x 10' with 40,000 lb. vertical pit levelers</li> </ul>

# Dallas Food Center Site Plan



# Dallas Food Center Building C





**CITIES**

- FORT WORTH 47 MILES
- AUSTIN 211 MILES
- HOUSTON 251 MILES
- SAN ANTONIO 290 MILES







**AIRPORTS**

- DALLAS LOVE FIELD 18.8 MILES
- DFW 25.7 MILES



**HIGHWAYS**

-  ADJACENT
-  9 MILES
-  15 MILES
-  15 MILES

# Dallas Food Center Surrounding Industrial Food Companies

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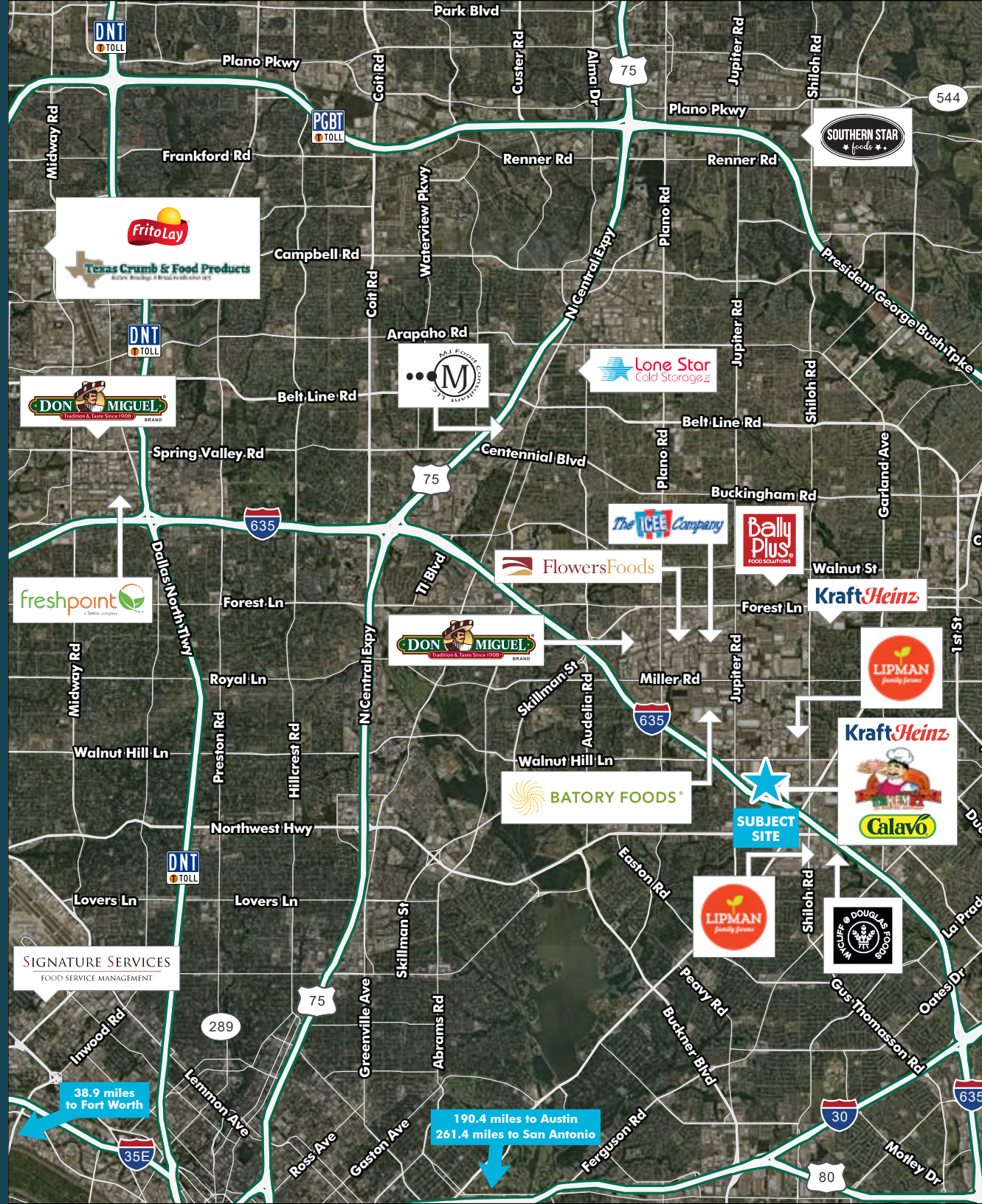
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