

600 E 9th Street

Fort Worth, TX 76102

**TRI-TEMP FACILITY
FOR LEASE OR SALE**



Facility Information

- ± 124,855 SF Available
 - ± 53,677 SF Freezer
 - ± 25,827 SF Cooler
 - ± 3,194 SF Cold Dock
 - ± 31,889 SF Ambient Space
- ± 9,168 SF Made-Ready Office
- Central Ammonia System
- 22 Dock High Loading Doors
- 17' - 32' Clear Height
- LED Lighting throughout warehouse
- New (Dry) Sprinkler System Installed 2023
- Zoning: J - Medium Industrial
- Additional ± 2 AC for outside storage & trailer parking
- Can accommodate freezer / cooler user or dry user



DOWNTOWN FORT WORTH

0.4 MILES | 1 MINS

DOWNTOWN DALLAS

35 MILES | 35 MINS

DFW AIRPORT

21 MILES | 22 MINS

MEACHAM AIRPORT

5 MILES | 12 MINS

FORREST COOK

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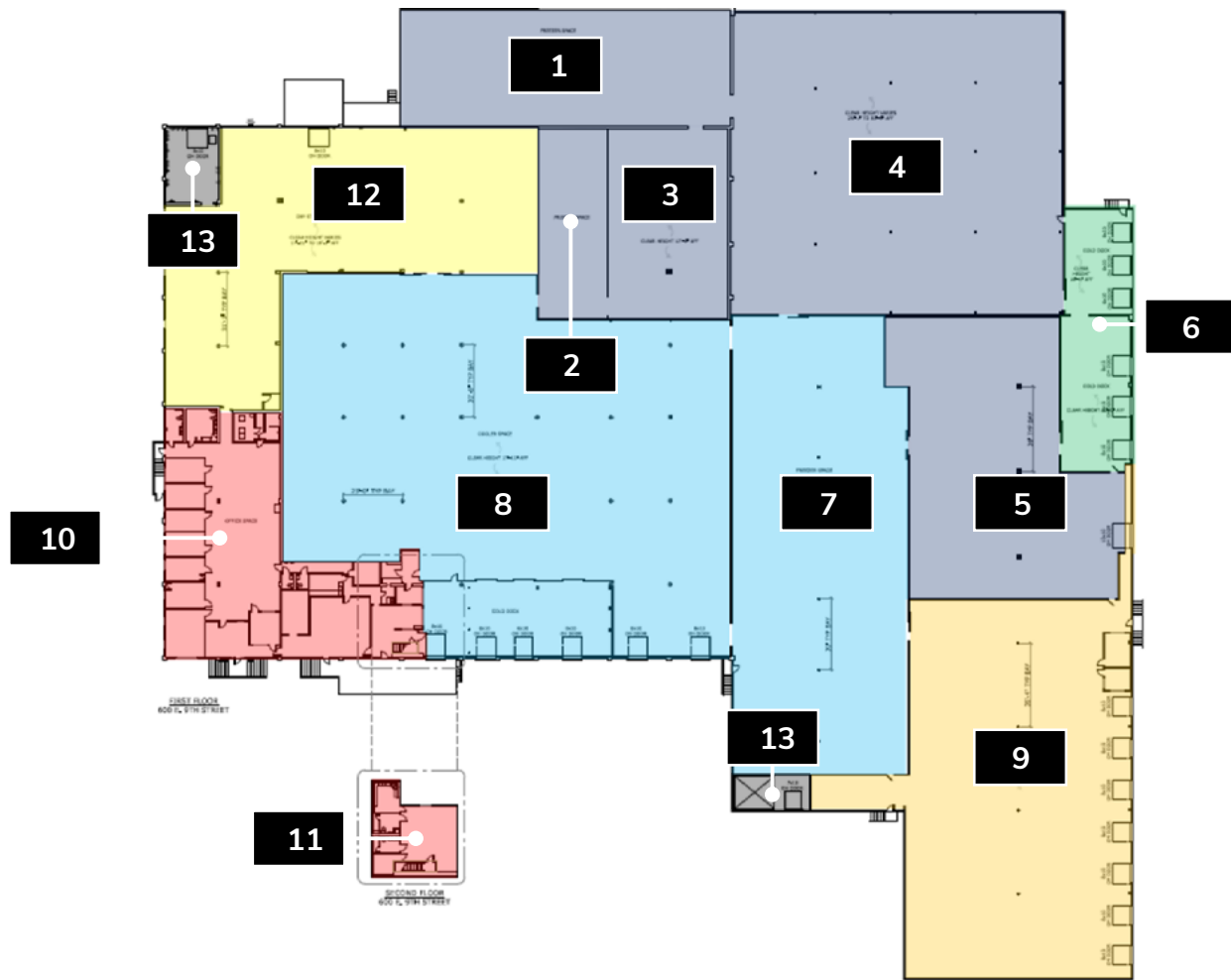
GSK
INDUSTRIAL

STREAM®

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		Temp	Ceiling Hgt	SF		Temp	Ceiling Hgt	SF
1	Freezer 1	-5 F	25' 8"	6,045 SF	8	Cooler 2	38 F	17' 11"
2	Freezer 2	-5 F	17' 4"	2,315 SF	9	Dry SE	Ambient	32' 11"
3	Freezer 3	-5 F	17' 4"	4,052 SF	10	Office 1st Floor	Ambient	9'
4	Freezer 4	-5 F	25' 1"-32' 6"	17,822 SF	11	Office 2nd Floor	Ambient	9'
5	Freezer 5	-5 F	30'	9,314 SF	12	Dry NW	Ambient	17' 11"
6	Cold Dock	38 F	19' 4"	3,194 SF	13	Mech	Ambient	17' 11"
7	Cooler 1	38 F	24' 4"	14,129 SF				
Total				124,855 SF				

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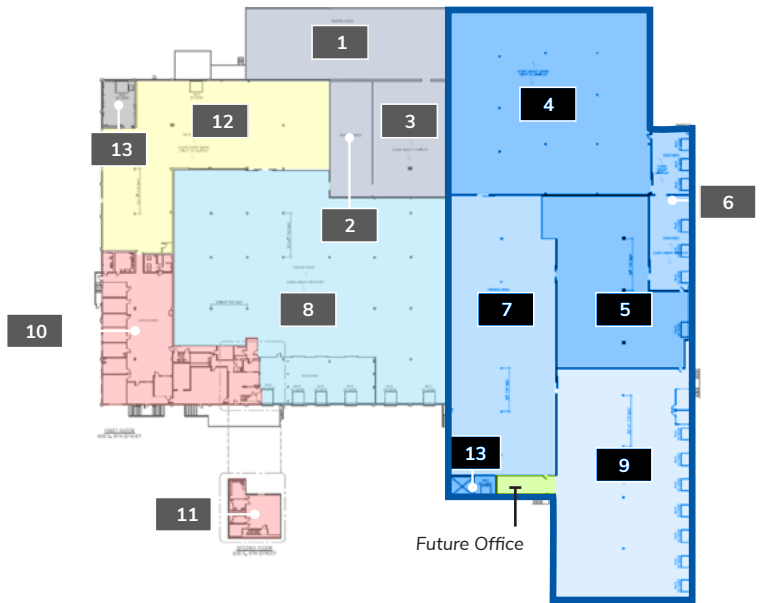
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Flexibility to Demise



● Divisible Concept 1: ±44,349 SF

- 14,129 SF Cooler
- 9,314 SF Freezer
- 3,194 SF Cold Dock
- 17,712 SF Dry
- BTS Office



● Divisible Concept 2: ±62,171 SF

- 14,129 SF Cooler
- 27,136 SF Freezer
- 3,194 SF Cold Dock
- 17,712 SF Dry
- BTS Office

		Temp	Ceiling Hgt	SF			Temp	Ceiling Hgt	SF
1	Freezer 1	-5 F	25' 8"	6,045 SF	8	Cooler 2	38 F	17' 11"	25,827 SF
2	Freezer 2	-5 F	17' 4"	2,315 SF	9	Dry SE	Ambient	32' 11"	16,612 SF
3	Freezer 3	-5 F	17' 4"	4,052 SF	10	Office 1st Floor	Ambient	9'	8,000 SF
4	Freezer 4	-5 F	25' 1"-32' 6"	17,822 SF	11	Office 2nd Floor	Ambient	9'	1,168 SF
5	Freezer 5	-5 F	30'	9,314 SF	12	Dry NW	Ambient	17' 11"	15,277 SF
6	Cold Dock	38 F	19' 4"	3,194 SF	13	Mech	Ambient	17' 11"	1,100 SF
7	Cooler 1	38 F	24' 4"	14,129 SF					

Total

124,855 SF

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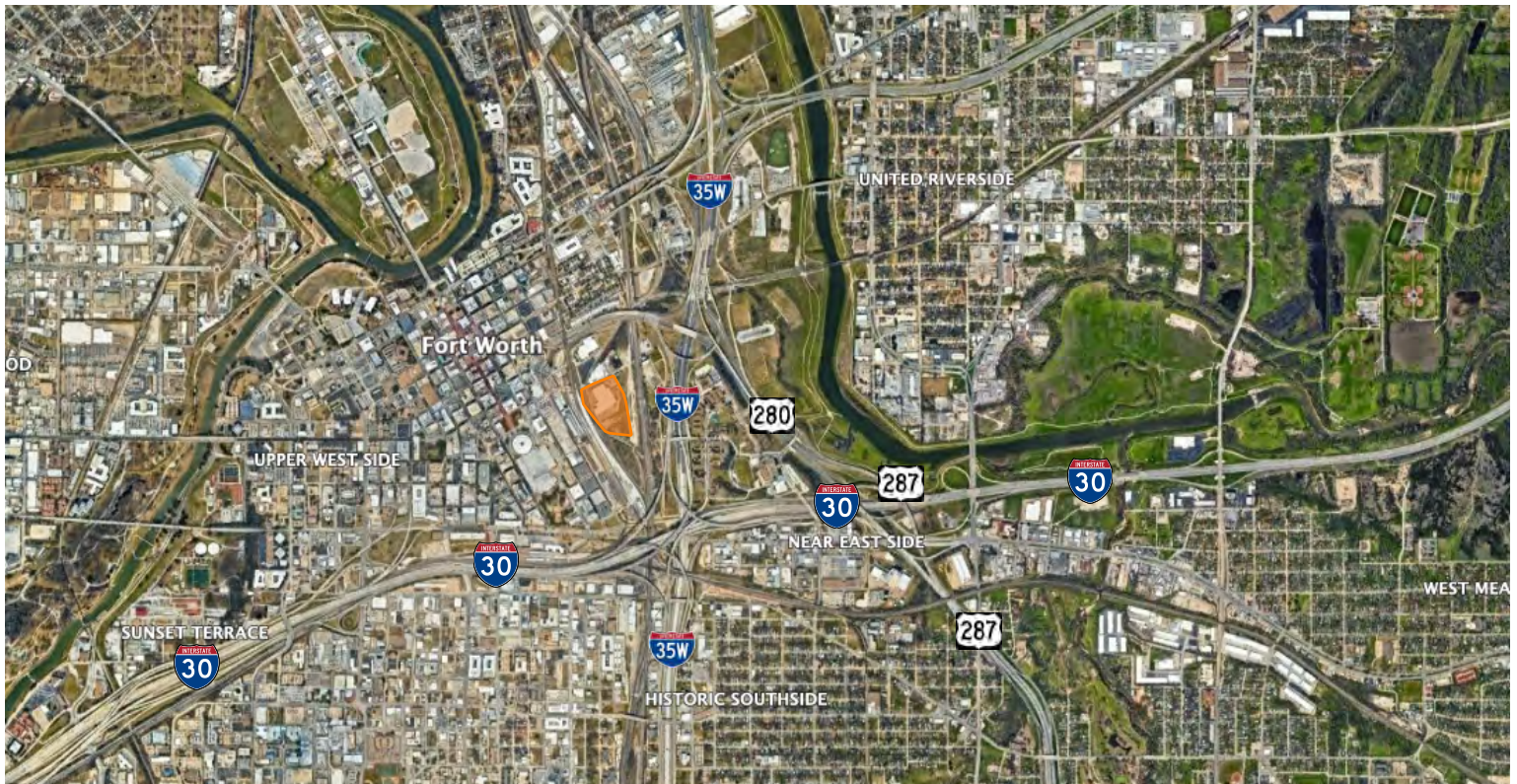
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