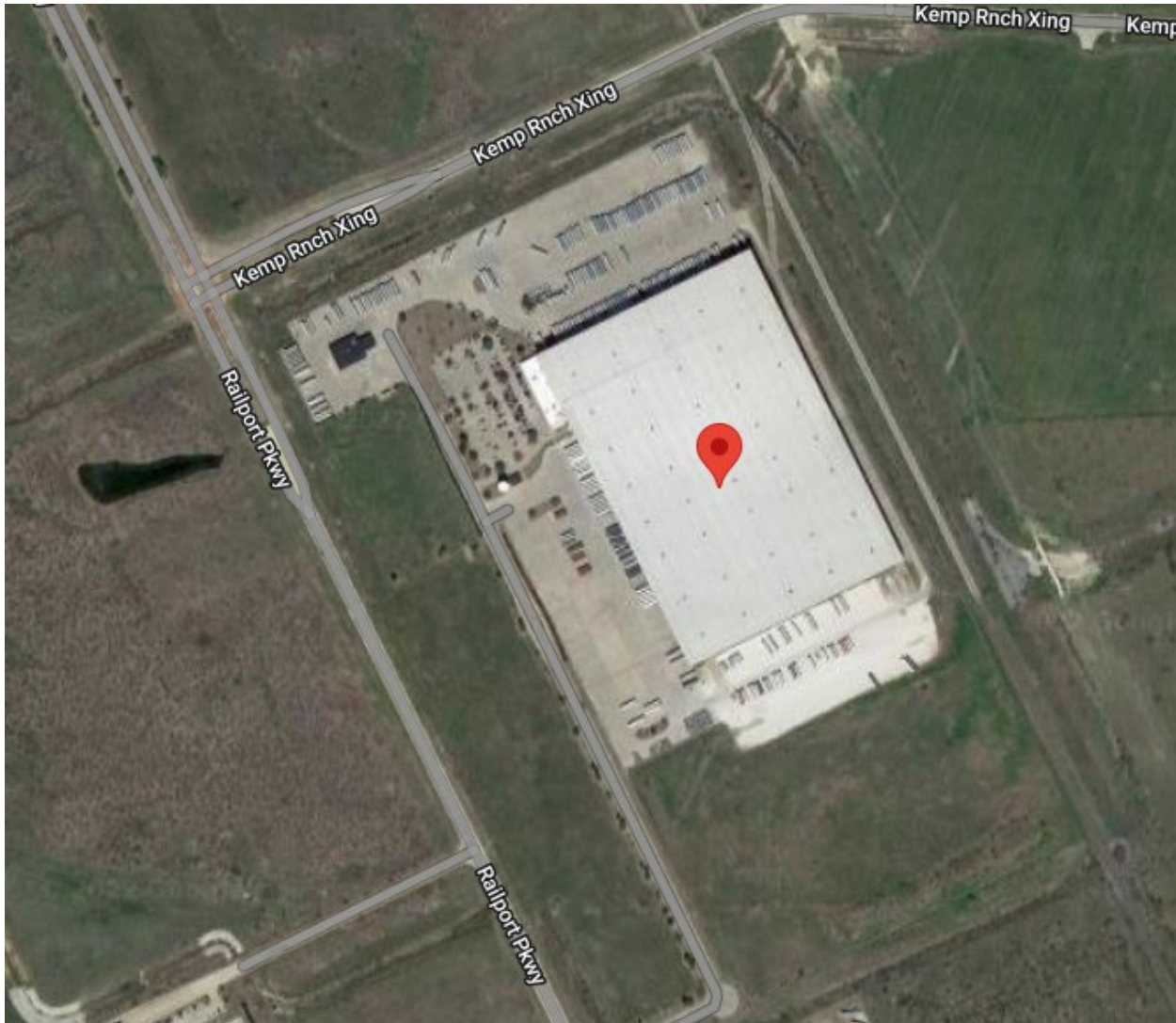


Malouf Sleep
3800 Railport Parkway
Midlothian, TX
852,987 sf on 93.88 acres



CONTACT:

J. Holmes Davis IV
Senior Vice President / Partner
214-763-3700

hdavis@binswanger.com

www.binswanger.com

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BUILDING INFORMATION

BUILDING SIZE:	Warehouse: 823,782 sf Office: 29,205 sf Total: 852,987 sf
	(approx.. 123,000 sf 3 story Mezzanine – not included in total sf)
GROUND:	93.88 acres
NUMBER OF BUILDINGS:	One single story industrial building
DIMENSIONS:	1,094' x 753'
CONSTRUCTION DATE:	2002
PROPERTY CONDITION:	Excellent
CONSTRUCTION:	Floors: Predominately 7” reinforced concrete super flat slab / 6” in the dock staging area (Mezzanine has 3” slab) Walls: Tilt wall 12’ and insulated metal from wall to roof deck Roof: Butler MR- 24 standing seam roof system Columns: Square steel beam
CEILING HEIGHTS:	51’9” to the eaves; up to 57’8” along the center line
COLUMN SPACING:	50’x 59’ throughout
LIGHTING:	Lighting supplied throughout the warehouse via LED lighting
WATER:	Supplied by City of Midlothian; main line is 12”
SEWER:	Supplied by City of Midlothian; main line is 9”-10”
NATURAL GAS:	Supplied by Atmos Energy’ main line is 5”



- POWER:** Supplied by Oncor Electric with 2-1500 KVA pad mounted transformers; power distributed throughout the facility; switch gear panels with 3,000 amp capacity; 277/480 volt 3 phase 4 wire; emergency back up generator power is supplied by 1 Kohler diesel powered 500 kw generator
- COMPRESSED AIR:** Compressed air supplied throughout the facility via 2- 200 hp Ingersoll Rand compressors rated at 145 psi
- VENTILATION:** Facility is ventilated via 40 roof mounted exhaust fans and louvers in the walls; 6 – Big Ass Fans in place
- HEAT:** Gas fired space heating is supplied via 6 EK Camp heaters
- FIRE PROTECTION:** 100% facility is covered via a Class IV Wet System discharged at a rate of .45 gpm per sf over a maximum area of 2,000 sf; water supplied at a rate of 1,649 gpm at 90.7 psi at the connection to the fire pump; 250,000 gallon on site water tank provides backup; 2 fire pumps, 1 electric and 1 diesel; extensive racking system throughout the facility and in rack sprinkler systems are in place
- OFFICE** Approximately 29,205 sf of modern single story fully air conditioned office space featuring private offices and conference rooms; data processing room with raised flooring; carpeted and tile flooring and dropped acoustical tile ceilings; fluorescent lighting and cafeteria within the areas
- RESTROOMS:** Men and Women’s restrooms located throughout manufacturing and office areas
- TRUCK LOADING:** Approximately 117 dock high doors as follows:
- West side: 61 – 8’x9’ doors equipped with levelers and seals;
 - North Side: 56 – 8’x9’ doors equipped with levelers and seals;
 - South side: 2 – 20’x25’ grade level drive in doors
 - East side: 6 rail doors
- RAIL:** BNSF rail line provides a single rail spur along the east side of the facility – 6 – 10’x12’ rail doors
- PARKING:** Paved and lighted parking space for approximately 300 vehicles; over 500 truck trailers



MISCELLANEOUS:

- AT&T Fiber Optics to the property
- Security Guard Shack
- Dematic conveyor system throughout
- Forklift battery charging station in warehouse
- Truck maintenance facility in place
- Approximately 123,000 sf of 3 story mezzanine inside warehouse (not included in total sf)

TAXES:

2021 estimated taxes - \$687,000 (\$1.16/sf)

LOCATION DESCRIPTION:

Facility is ideally located in the Railport Industrial Park within minutes of Route 67 and Route 287; approximately 10 miles to I-20, 13 miles to I-35W, and 16 miles to I-35E; 30 miles from Dallas; 35 miles from Fort Worth; 33 miles from the Dallas Union Pacific Intermodal facility; 36 miles to Dallas/Ft Worth Airport; 38 miles to Dallas Love Field

FORMER USE:

Distribution of bedding materials and mattresses

MAJOR INDUSTRIES NEARBY:

Major industries in the area include Target Distribution Center; QuikTrip Distribution Center; Google; Martin Marietta



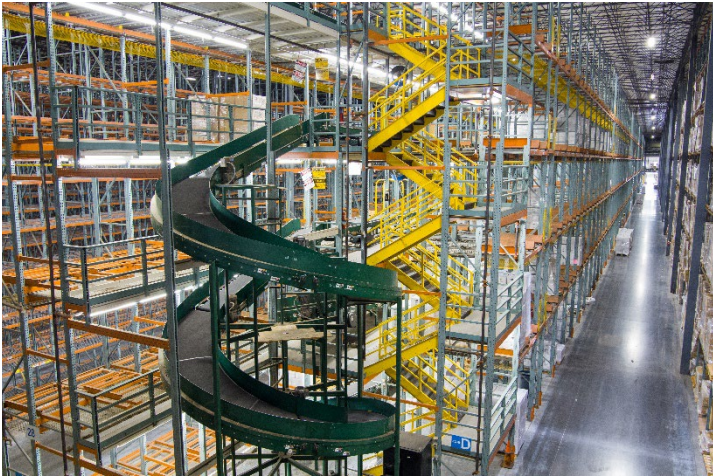
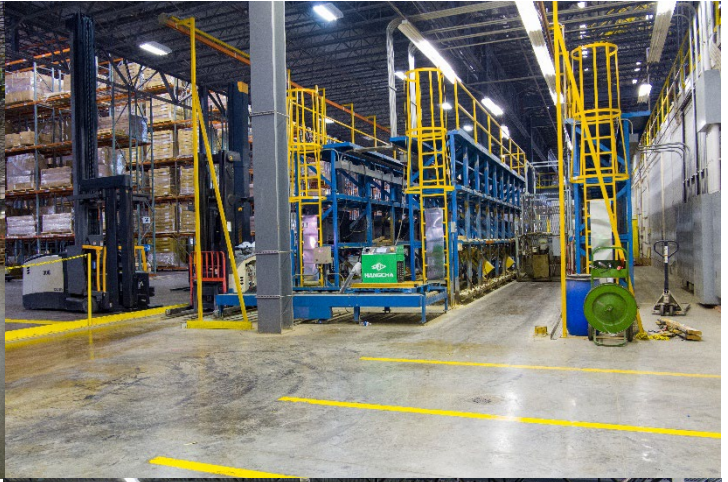
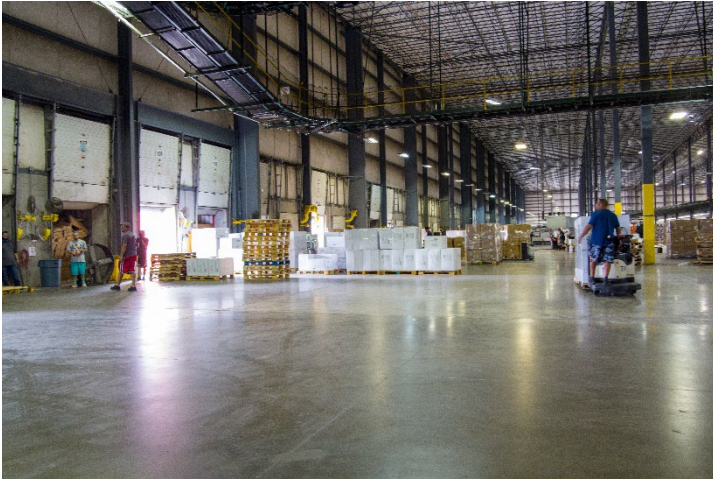
LOCATION MAP:





BUILDING PHOTOS:







FLOOR AND SITE PLANS:

