

BURLESON

COLD STORAGE

COLD STORAGE WAREHOUSE PHASE II 4051 VANTAGE DRIVE, BURLESON, TX

Delivered | 129,283 SF Available For Lease | Divisible to **62,887 SF**

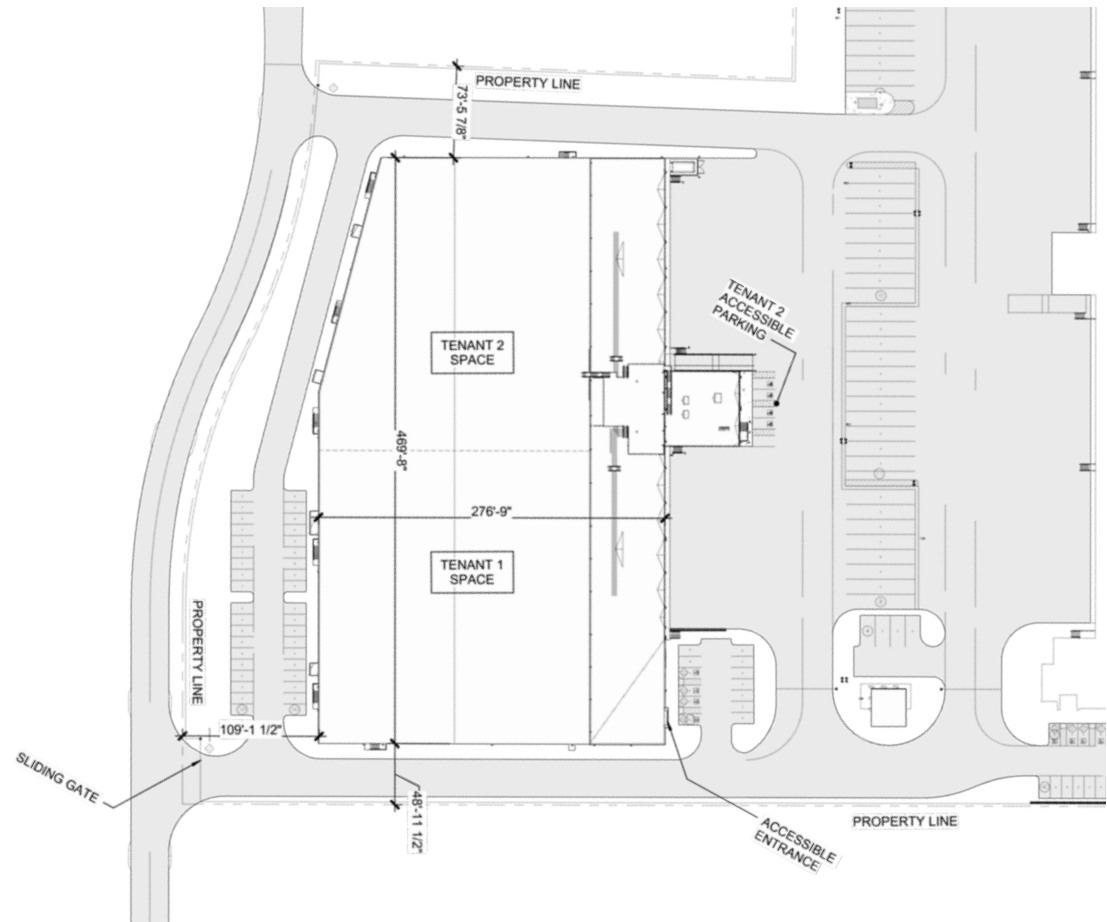


Jones Lang LaSalle Americas, Inc.

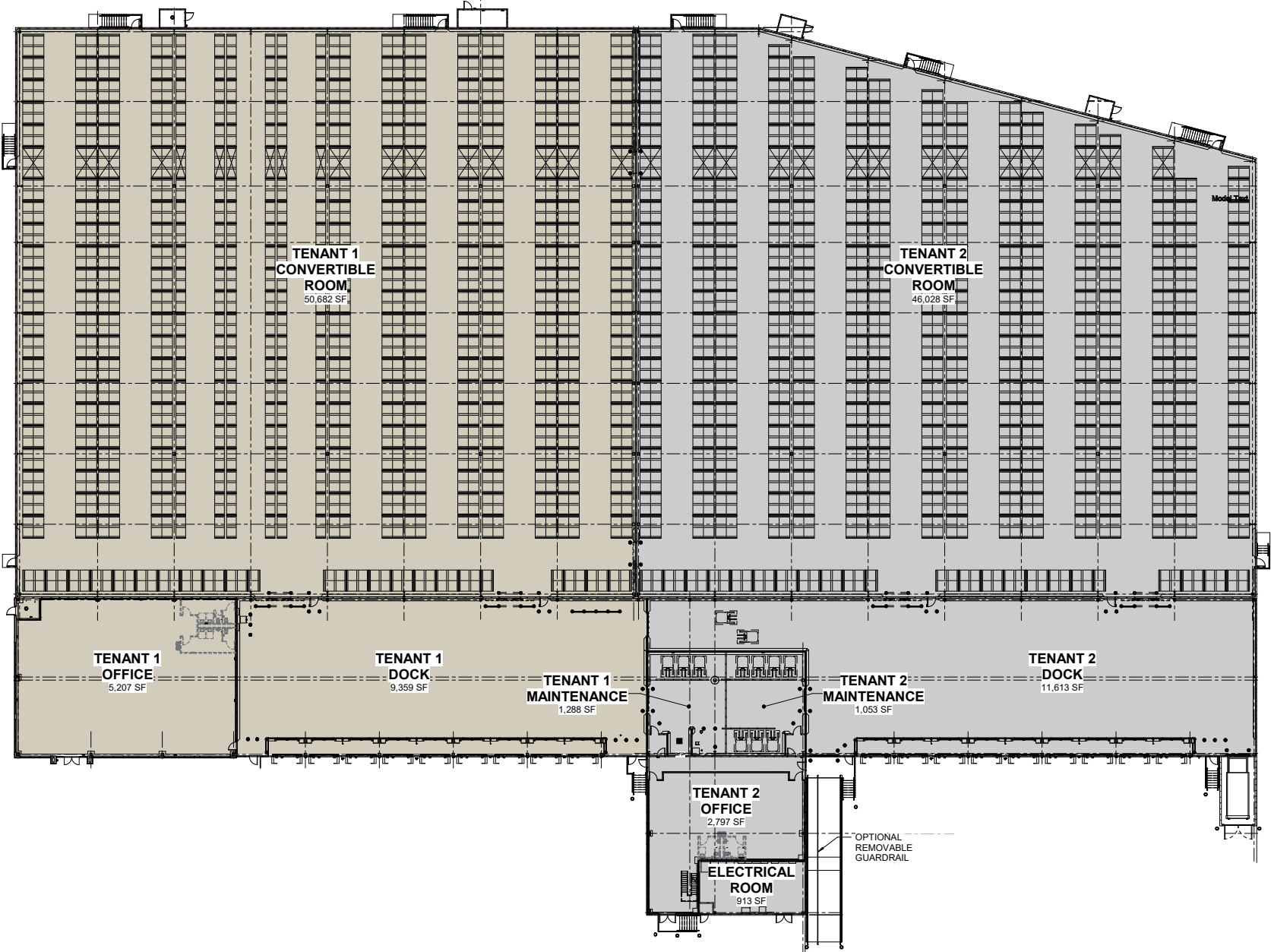
Burleson Cold Storage

Property Details

Total SF	129,283
Pallet Positions	16,770
Dock Positions/Doors	18
Trailer Parking	17
Car Parking	56
Freezer Height (Clear)	50'-0"
Electrical Capacity	(1) 1,600A, 580V, 3-Phase (1) 2,400A, 480V, 3 Phase
Domestic Water Line Size	6"
Fire Service Size	12"
Sewer Line Size	6"
Main Office SF	5,207
Dock Office SF	2,797
Freezer Slab Description	3,500 PSI Reinforced Concrete
Dock Slab Description	3,500 PSI Reinforced Slab
Refrigeration System	Industrial Two-Stage (Innovative)
Convertible Storage	-10F to 40F
Cold Dock	+35F
Fire Protection System	Tyco Quell K-35
Lighting	
<i>Freezer Areas</i>	20-25 Foot-Candles
<i>Dock/MHE/MEP</i>	20-25 Foot-Candles
<i>Office</i>	45-60 Foot-Candles
Truck Court	195'



Burleson Cold Storage Building Floorplan



Burleson Cold Storage Premier Food Related Industrial District



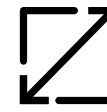
Freezer and cooler configuration is divisible and -10° to 40° capable



Suitable for freezer/cooler warehousing and temperature controlled food manufacturing



50' Clear Height



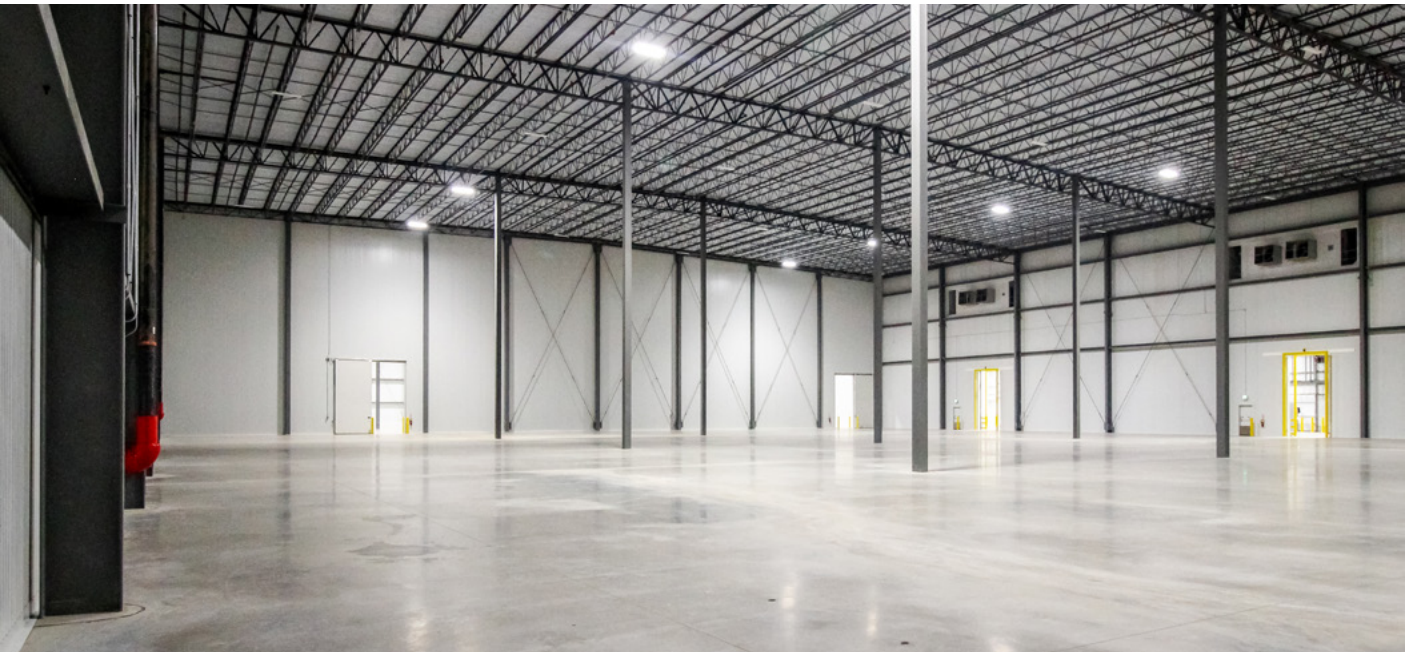
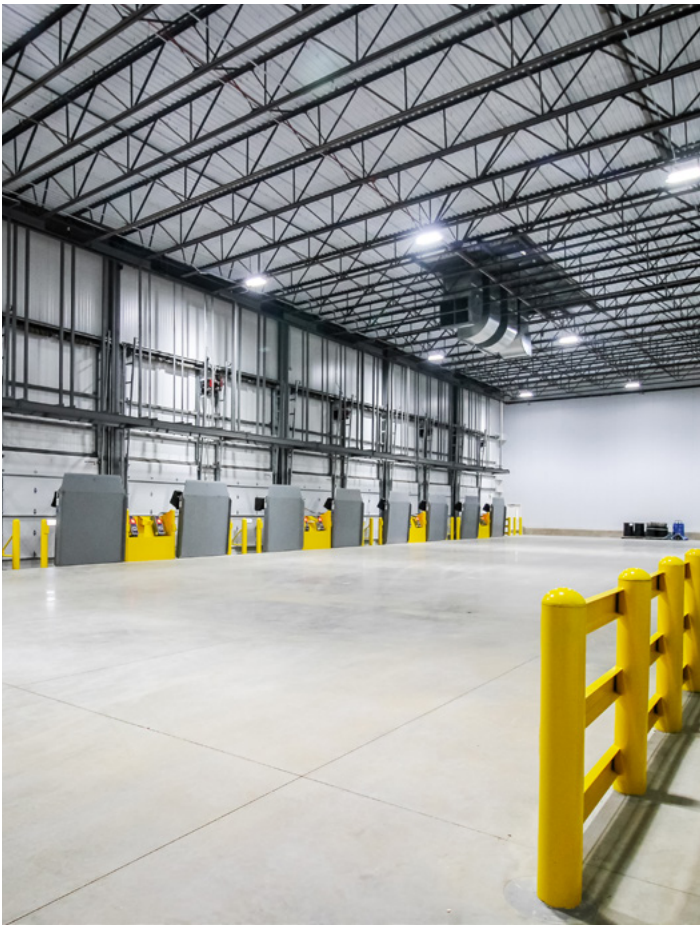
Divisible to 62,887 SF

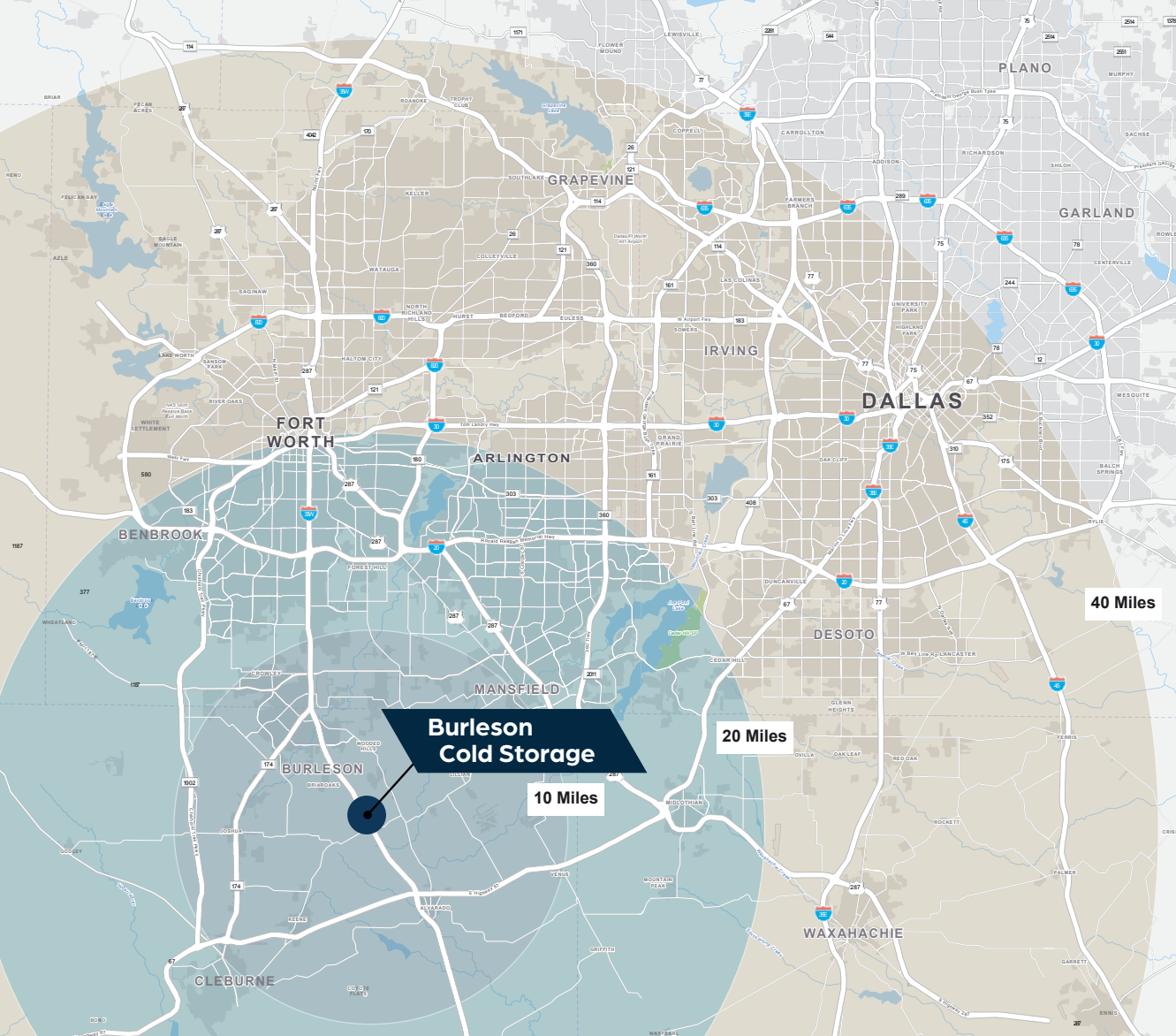


10/1/2023 Completion Date



Burleson Cold Storage Property Photos





Location

- Premier Dallas/Ft. Worth Metroplex location for regional and local distribution
- Strategically located with easy access to Interstates 35W & 20
- Close proximity to extensive food industry presence in the high growth North Texas Region

LOCATION POINT	TIME	MILES
Downtown Fort Worth	20 minutes	22
DFW Airport	40 minutes	36
BNSF Railway	40 minutes	41
Downtown Dallas	40 minutes	43
Austin	2.20 hours	165
Oklahoma City	3.10 hours	217
Port of Houston	4 hours	250

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