

Temperature Controlled Warehouse for Lease



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	200,000 SF
Available SF:	50,000 - 200,000 SF
Lot Size:	35 Acres
Year Built:	2020
Zoning:	Industrial

PROPERTY OVERVIEW

Brand new 200,000 SF cold storage facility proposed in TexAmericas Industrial Park, one of the largest mixed use industrial parks in the U.S. with over 12,000 acres. This facility is strategically located on the TexAmericas Center East Campus to service Texas, Arkansas, Oklahoma, and Louisiana as well as the Mid-South region of the U.S. that benefits from significant east-west and north-south traffic.

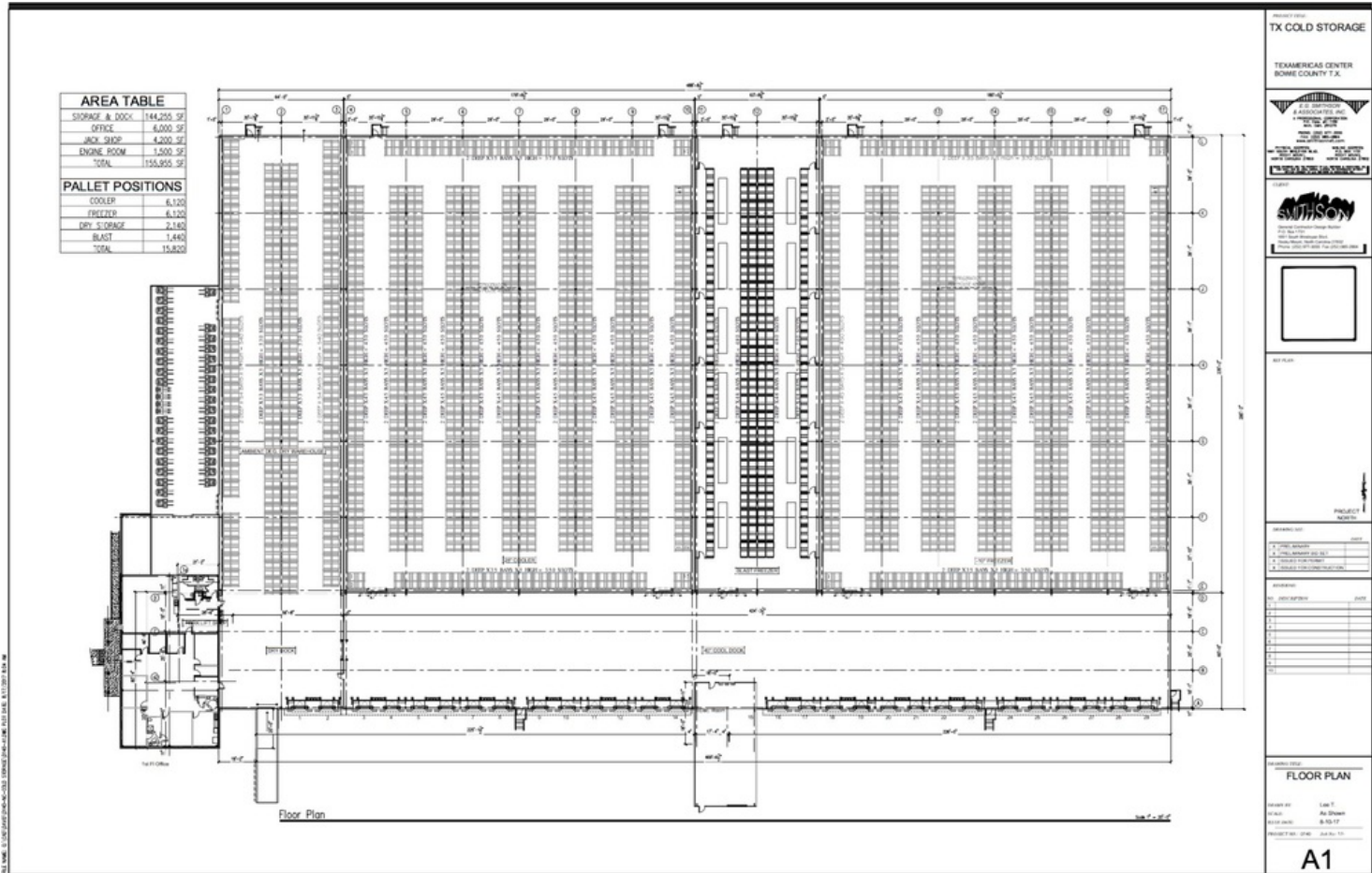
Building features will include: 55' ceilings, over 135,000 sf of refrigeration and freezer floor space, dry storage, blast freezing, pre-cooling, and 3PL processing and packaging services.

Divisible up to 50,000 Square Feet. Minimum of ten year lease. Rate is to be determined based on upfit requirements of tenant.

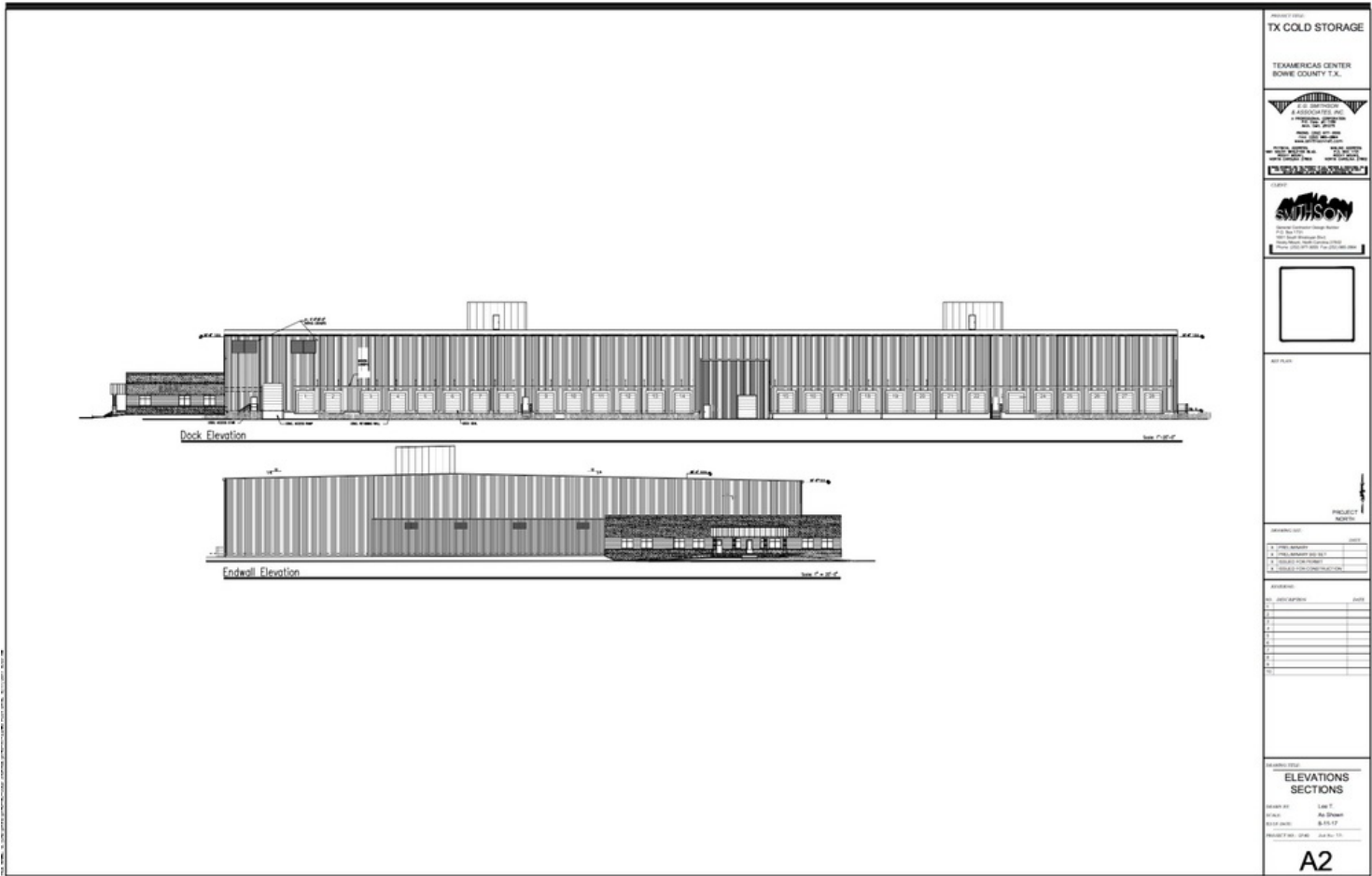
PROPERTY HIGHLIGHTS

- 200,000 Sq. Ft. with 139,860 Sq. Ft. of lease-able space and 41,222 pallet positions
- 7,692,300 lease-able cubic feet; refrigeration and freezer space is interchangeable
- This facility is designed to provide services for the entire cold chain, which includes systems monitoring, pre-cooling, food processing, and packaging.

Site Plans



Elevation Drawings



## Property Summary



### LOCATION HIGHLIGHTS

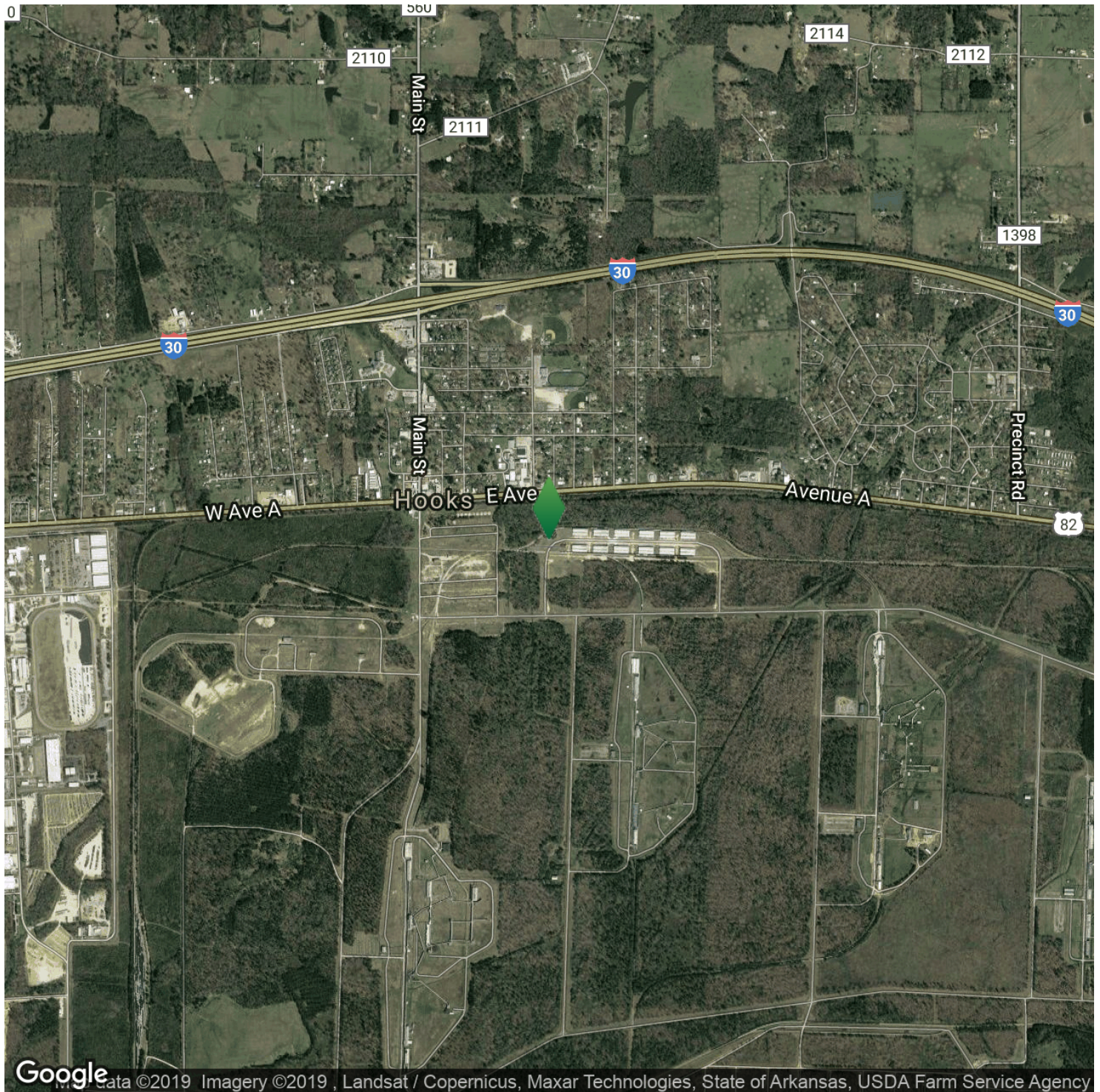
- 107 Miles from Port of Cado-Bossier (Shreveport)
- 102 Miles from Camden Port Authority (AR)
- 160 Miles from Port of Little Rock
- Close proximity to I-49 (US-71), US-67, US-82, US-59 (future I-369)
- The facility will capitalize on overland networks, 30+ motor carriers and 10 + terminals, which offer 500 mile access to all major Gulf Coast Ports, major US/Mexico boarder crossings, 23 of the United States largest metro-markets and 10 of its fastest growing major markets

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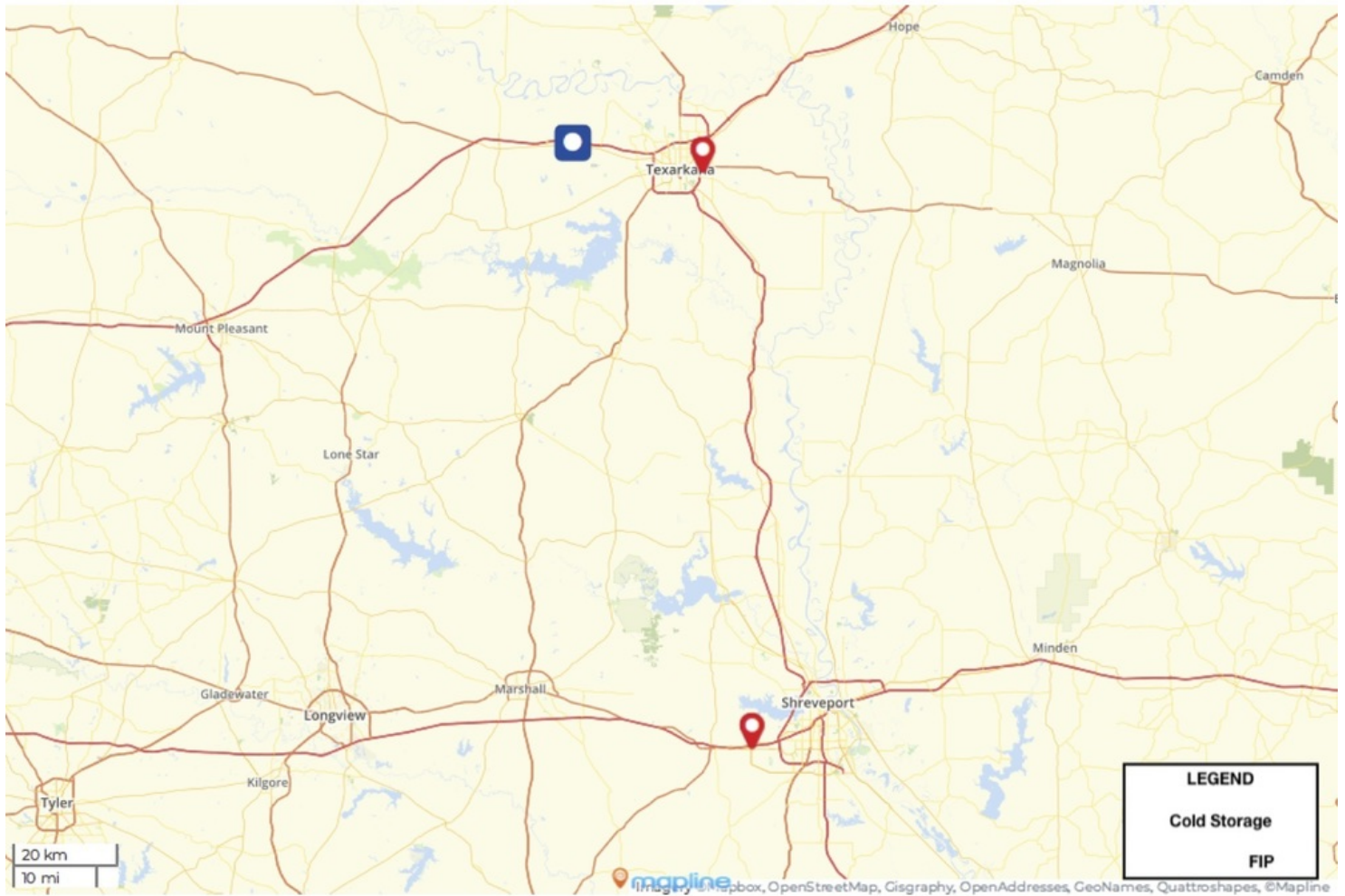
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DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	411	12,950	40,508
Total Population	1,159	35,740	117,362
Average HH Income	\$77,803	\$60,199	\$63,684

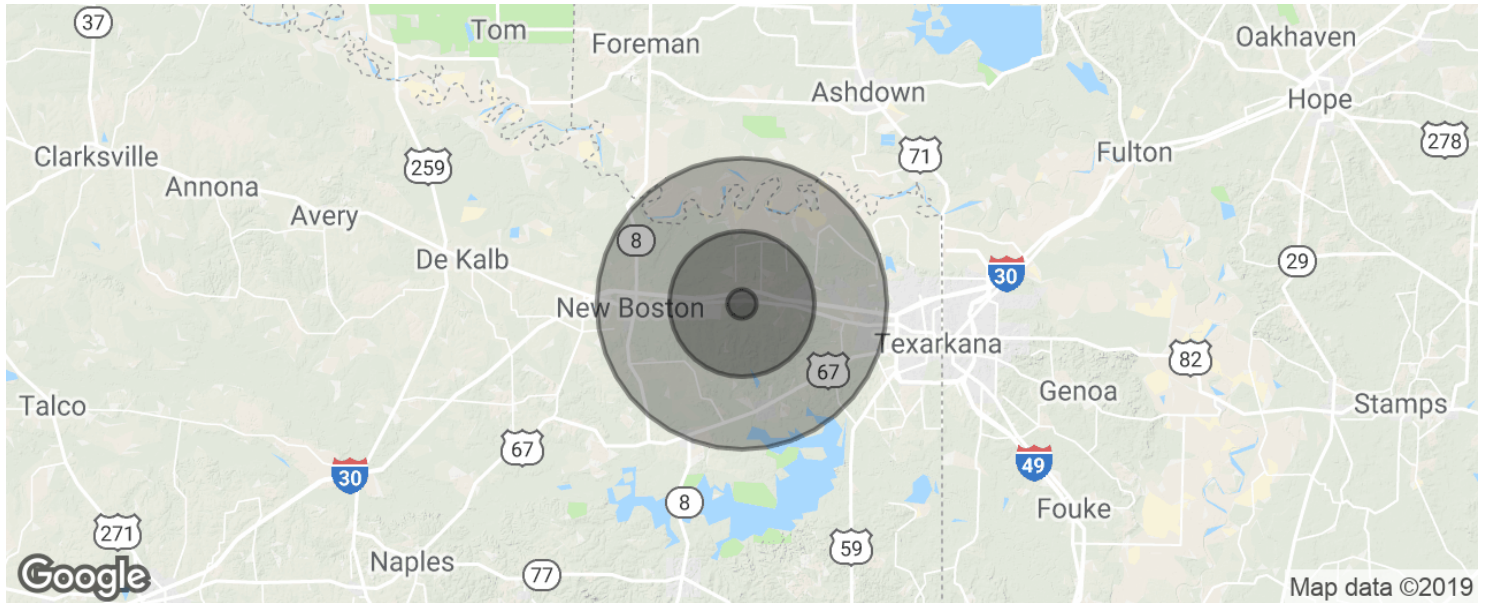
## Location Maps



## Additional Photos



## Demographics Map &amp; Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,159	35,740	117,362
Median age	39.3	37.4	37.2
Median age (Male)	35.8	35.9	35.5
Median age (Female)	42.4	38.5	38.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	411	12,950	40,508
# of persons per HH	2.8	2.8	2.9
Average HH income	\$77,803	\$60,199	\$63,684
Average house value	\$241,002	\$230,605	\$204,778

\* Demographic data derived from 2010 US Census