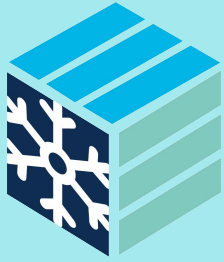


First of its kind: COLD READY, Speculative Cold Storage Delivering Q2/2022



Cooler Ready / Freezer Capable

Dallas Food Center
2600 McCree Road
Garland, TX 75041

FOR LEASE

±132,300 SF Class “A”
Cold Storage Space

❄️ COOLER READY with flexible design and systems to allow easy FREEZER upfit

❄️ Flexible Temperature Zones Divisible to ±40,000 SF

CBRE



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Flexible Cold 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 with service drive connection for both North and South connections. 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 key on DFW rather than Houston, Austin, San Antonio, or Oklahoma City for supply chain and consumption zone considerations. Demand for well located temperature controlled properties continues to outpace supply as evidenced by an estimated sub 2% vacancy for temperature controlled buildings in Dallas/Fort Worth, making conversion opportunities such as this especially appealing.

About the Owners

Scout Capital Partners (“Scout”) invests in and develops logistics assets with connectivity to critical infrastructure including intermodal hubs, ports, airports, interstate highways, and rail corridors. The firm’s principals have master planned and developed in excess of 40 million square feet of industrial properties in the United States and globally, including millions of square feet of temperature-controlled environments. Scout is currently developing a network of cold logistic centers in proximity to major metropolitan areas across the United States.

Scout’s founder, Vincent Signorello, has more than 20 years of commercial real estate, infrastructure and transportation 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 industrial investment platform and was formerly an executive at FECL 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 for freezer, cooler, and food production with numerous freezer, cooler, and food production builds over more than 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.

DALLAS / FORT WORTH MOMENTUM

- » The Dallas/Fort Worth (“DFW”) metro has grown by more than 2.5 million residents since 2000, according to Oxford Economics, positioning it as the 4th most populous metro in the country. Due to the population boom over the years, DFW has consistently ranked as one of the fastest growing metros in the United States with 3 suburbs placing in the top ten Fastest-Growing Cities by percent increase per Census.gov.
- » DFW capitalizes on Texas’ pro-business community, favorable tax climate, relatively low cost of living, and expanding labor pool.
- » The DFW Metroplex consistently ranks as one of the top MSA’s for job outlook and continues to attract numerous corporate relocations and expansions. As of 2020, DFW is home to 24 Fortune 500 companies.
- » The region continues to benefit from very strong growth as a regional hub for food production and distribution.

100% Cooler Ready/Freezer Capable

113 SPACES

26' TYP.

40'

900'

195'

14'

UTILITY

60'

184'

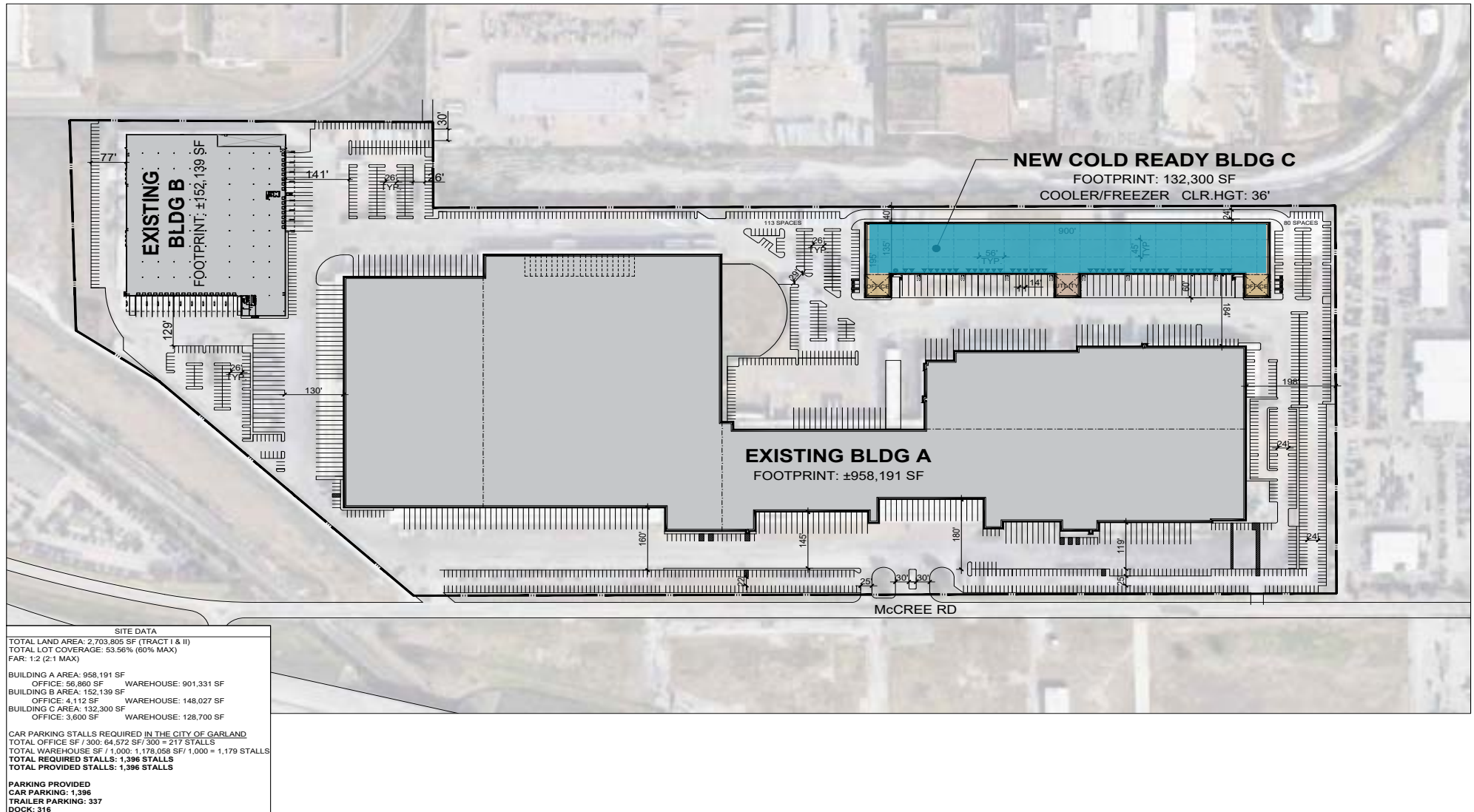
80 SPACES

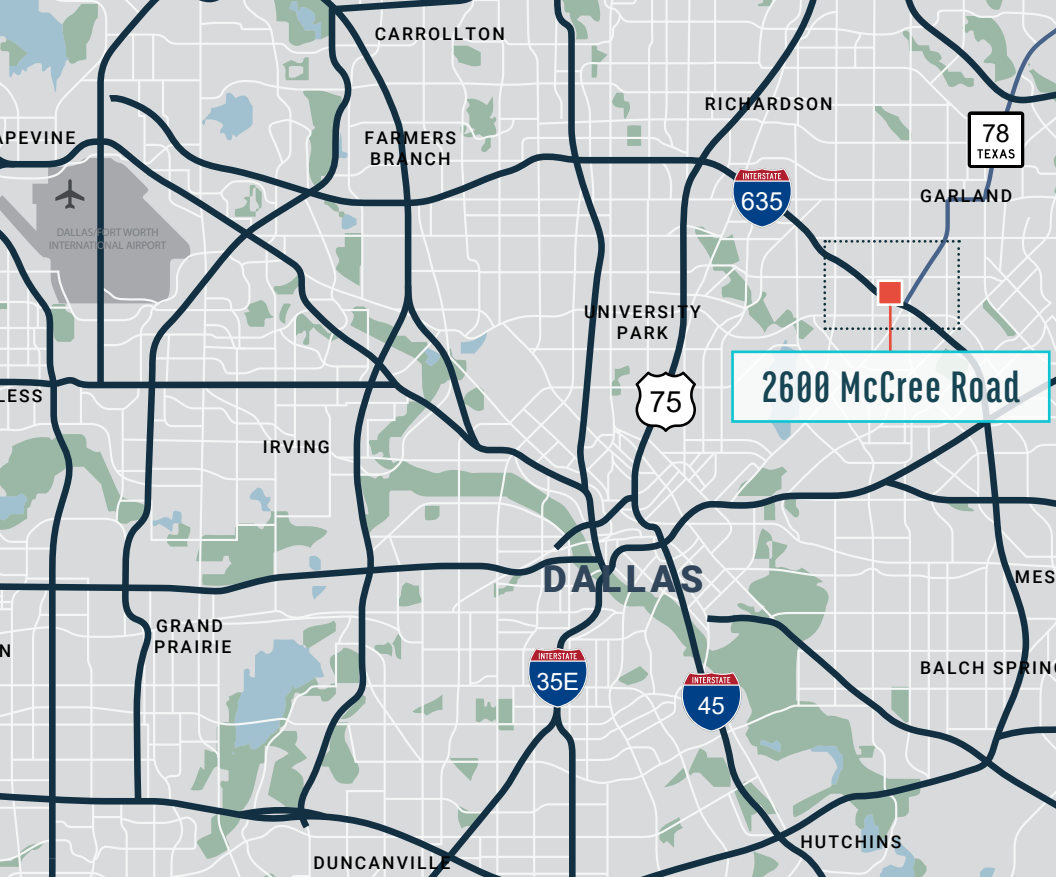
OFFICE

OFFICE

CLEAR HEIGHT	36'	DOCK DOORS	40
COLUMN SPACING	56' X 45'	CONSTRUCTION TYPE	CONCRETE TILT
TRUCK COURT DEPTH	84' (SHARED)	ROOF SYSTEM	TPO

Dallas Food Center Siteplan





CITIES

FORT WORTH	47 MILES
AUSTIN	211 MILES
SAN ANTONIO	290 MILES



AIRPORTS

DFW	25.7 MILES
DALLAS LOVE FIELD	18.8 MILES



HIGHWAYS

 45	9 MILES	 635	Adjacent
 35E	15 MILES	 75	15 MILES

Dallas Food Center Surrounding Industrial Food Companies



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