

COLD CREEK
SOLUTIONS

DENTON, TX | DELIVERING Q3 2022



374,560 TOTAL SF | ± 200,000 SF AVAILABLE

*State-of-the-art cold storage facility strategically located just
north of the I-35E/I-35W split in Denton, Texas*

FACILITY SPECIFICATIONS

STATE-OF-THE-ART, HIGH CUBE FREEZER WAREHOUSE

374,560 Total SF Cold Storage Facility

45' Clear Height Warehouse

28' Clear Height Cold Dock

Fully Convertible Freezer Designed to Accommodate a Range of Temperature Requirements from -20°F to 50°F

State-of-the-Art Central Ammonia Refrigeration System with Central Computer System that is Billable by Use to Each Tenant

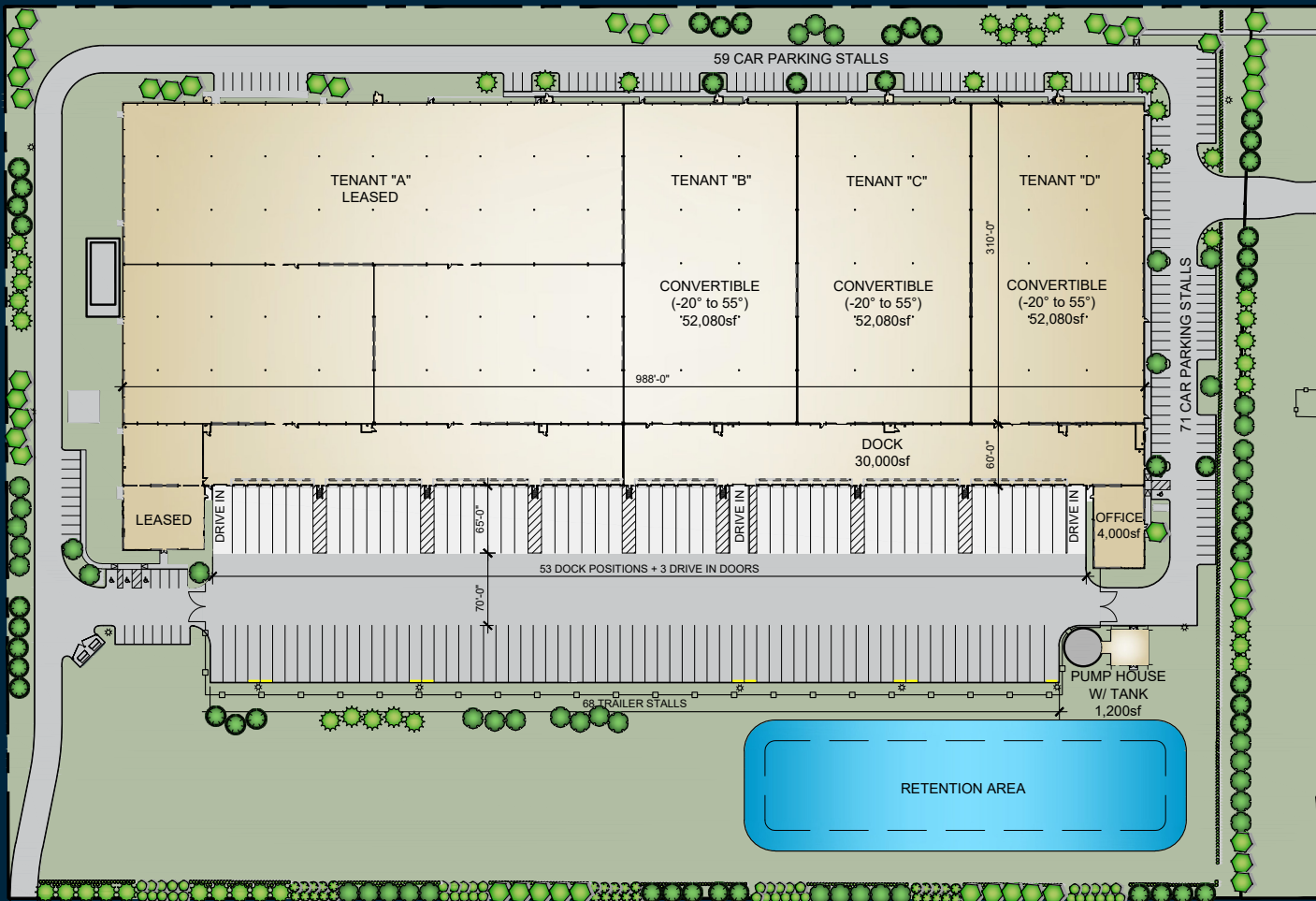
53 Dock Positions Including Vertical Storing Levelers

Quell Fire Protection System with Linear Heat Detection, Dual Diesel Pumps, and Water Storage Tank

6" Insulated Metal Panel Exterior Construction and R48 Roofing Insulation Throughout

68 Trailer Parking Locations, 147 Car Parking Spaces





Access to I-35

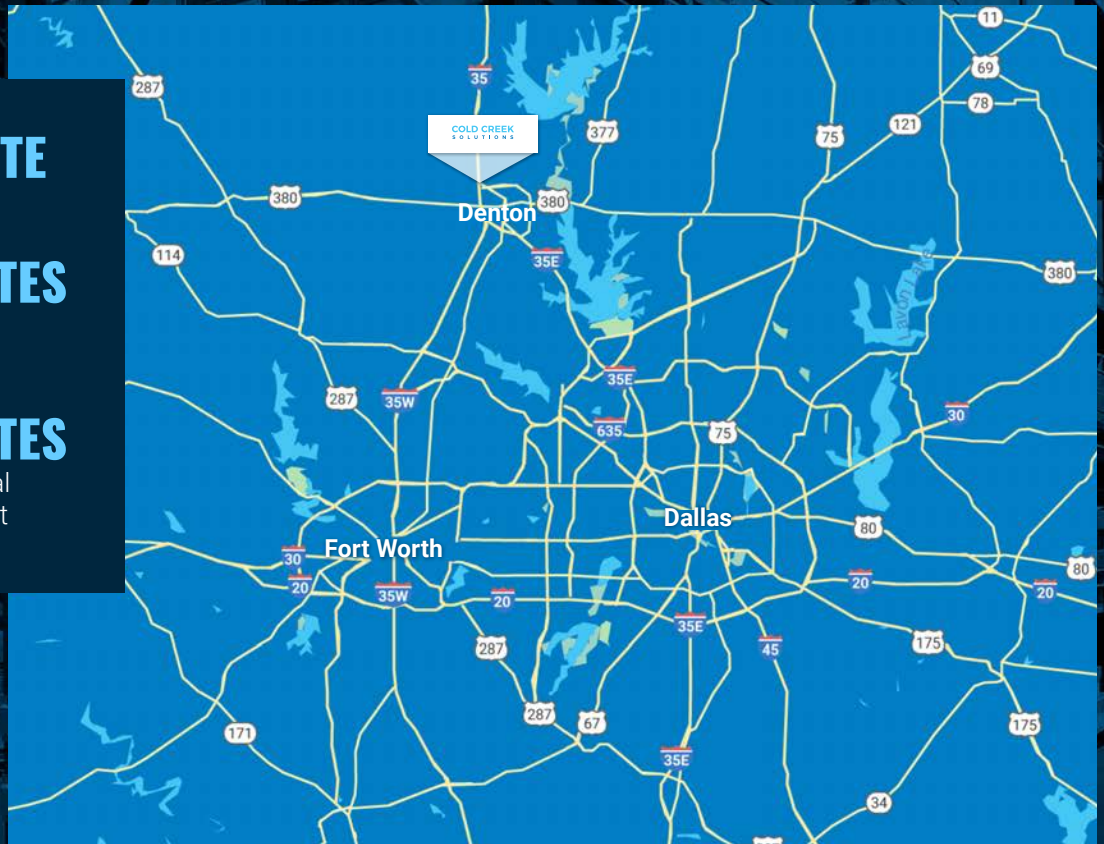
Access to I-35

To Downtown Fort Worth

To Downtown Fort Worth

To Dallas Central
Business District

To Dallas Central
Business District





Lewisville Lake

DALLAS CBD
47.0 MILES

DFW

Lake Grapevine

CORBIN BUSINESS PARK

TETRA PARK

FORT WORTH CBD
38.2 MILES

35

UNT
UNIVERSITY OF NORTH TEXAS

Texas Health
Presbyterian Hospital

35

Peterson

TARGET

WinCo
FOODS

ALDI

MED-TRANS

DENTON MUNICIPAL AIRPORT

380
to McKinney

PLANO
41.8 MILES

MCKINNEY
34.7 MILES

RAZOR RANCH TOWN CENTER

Tyson

WEST GATE BUSINESS PARK

TITUS BUSINESS PARK

ALLIANCE AIRPORT
22.4 MILES

288

FRISCO
28.4 MILES

ITP

ALLEN
41.4 MILES

77

TRUCK SERVICE

Love's

PROSPER
24.6 MILES

35

TRUCK WASH

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FOR MORE INFORMATION
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