

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**



Click to view

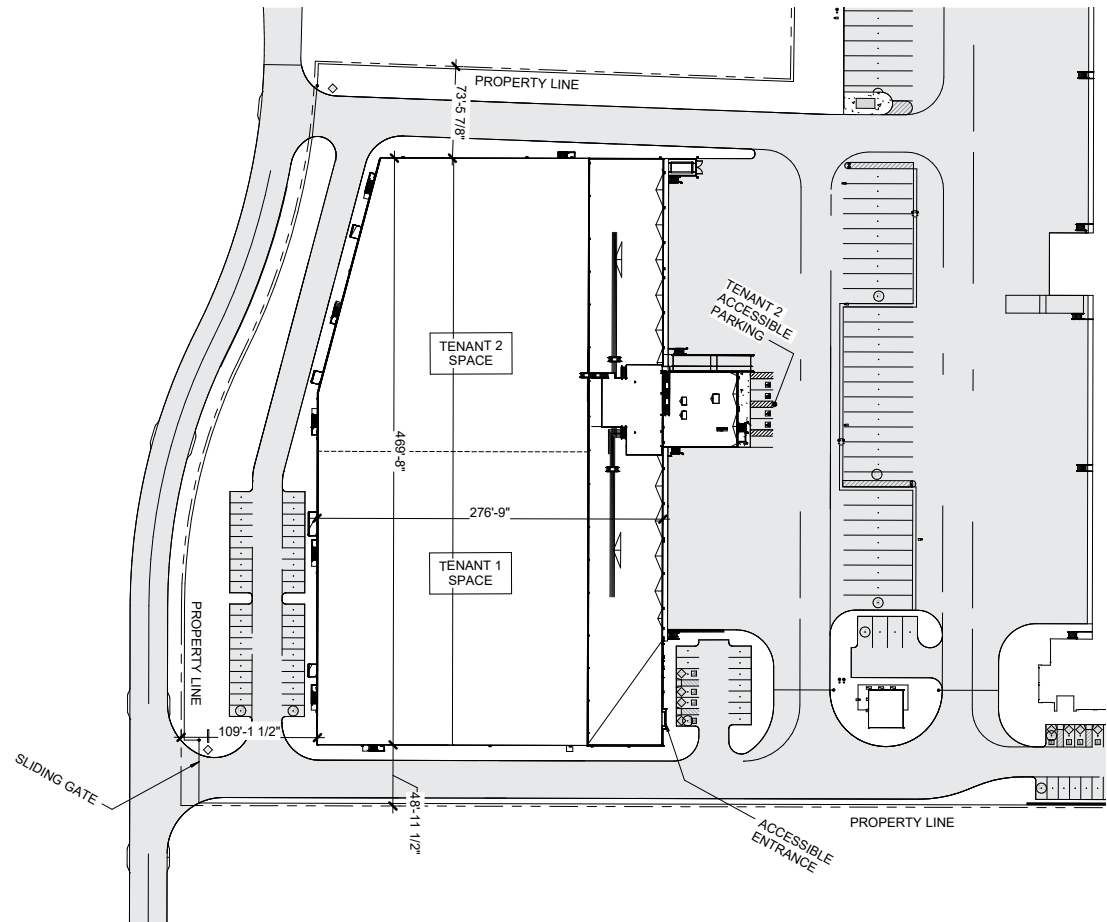


Jones Lang LaSalle Americas, Inc.

Burleson Cold Storage

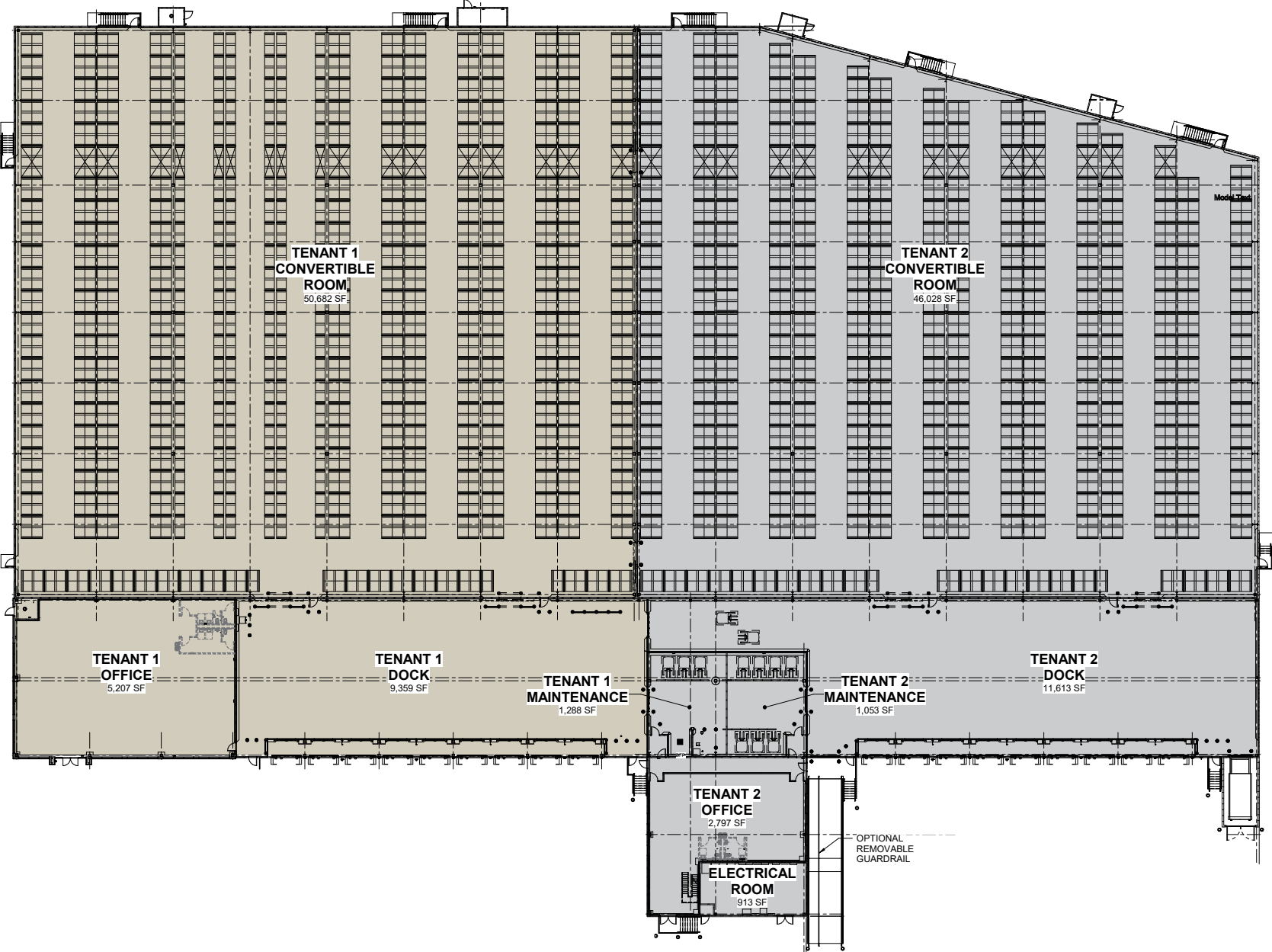
Property details

Total SF	129,283	
Dock Positions/Doors	18	
Trailer Parking	17	
Car Parking	56	
Freezer Height (Clear)	50'-0"	
Electrical Capacity	(1) 1,600A, 580V, 3-Phase (1) 2400A, 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 Freon (Innovative)	
Convertible Storage	-10F to 40F	
Cold Dock	+35F	
Fire Protection System	Tyco Quell K-35	
Lighting	Freezer Areas	20-25 Foot-Candles
	Dock/MHE/MEP	20-25 Foot-Candles
	Office	45-60 Foot-Candles
Truck Court	195' deep truck court	



Burleson Cold Storage

Building floorplan



Burleson Cold Storage Premier Food Related Industrial District



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



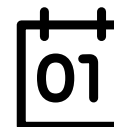
Suitable for freezer/cooler warehousing and temperature controlled food manufacturing



50' Clear Height



Divisible to 62,887 SF



10/1/2023
Completion Date

- 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

TIM O'ROURKE
+1 213 239 6231
tim.orourke@jll.com



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