

UNDER CONSTRUCTION - Q4 2021 COMPLETION



STX FRIO



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Cold Storage | Food Distribution | Food Processing

22218 FM 2252, Schertz, Texas



BOOMERANG

STATE-OF-THE-ART FREEZER COOLER FACILITY

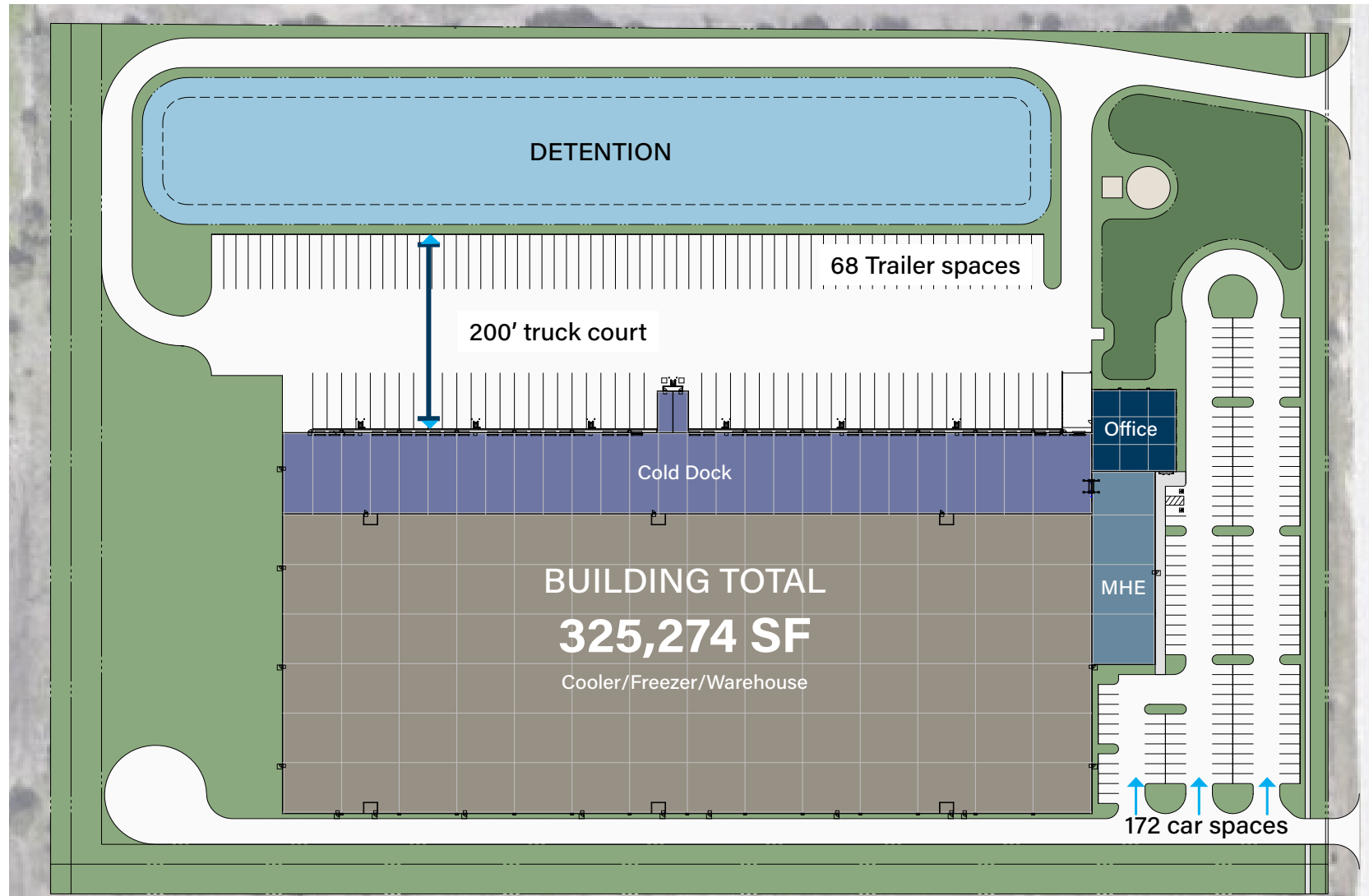


Building Specs

Total Building Size:	325,274 SF
Freezer / Cooler:	240,205 SF (300' deep)
Cold Dock:	64,882 SF (80' deep)
Material Handling Equipment Room:	12,032 SF
Office	6,869 SF (with option for mezzanine space)
Utility Room:	1,286 SF
Utilities:	Water, sewer, electrical
Column Spacing:	56' 6" x 50' deep in freezer/cooler 56' 6" x 80' deep in dock
Clear Height:	50' clear in freezer/cooler 24' clear in dock
Refrigeration:	9 Alta EXPERT systems, 2 for dock, 7 for freezer/cooler

Loading Areas:	42 fully automated dock positions 9' 6" x 11' dock doors w/ vertical pit levelers 1 drive-in ramp w/ 12' x 14' door
Fire Protection Systems:	TYCO Quell dry pipe fire sprinkler system w/ Protectowire detection
Electrical:	Two (2) 3,000 Amp, 480V, 3-Phase electrical services Two (2) 3,000 Amp, 480V, 3-Phase kirk-key sections
Lighting:	25 fc average utilizing LED fixtures w/ motion sensors in cold dock & MHE
Truck Court:	200' deep w/ heavy duty concrete
Car Parking:	172 spaces w/ potential for expansion
Trailer Parking:	68 spaces w/ potential for expansion

Site Plan



Cooler/Freezer/Warehouse

Cold Dock

Office

MHE

Flexible Site



Flexible refrigeration
design configuration

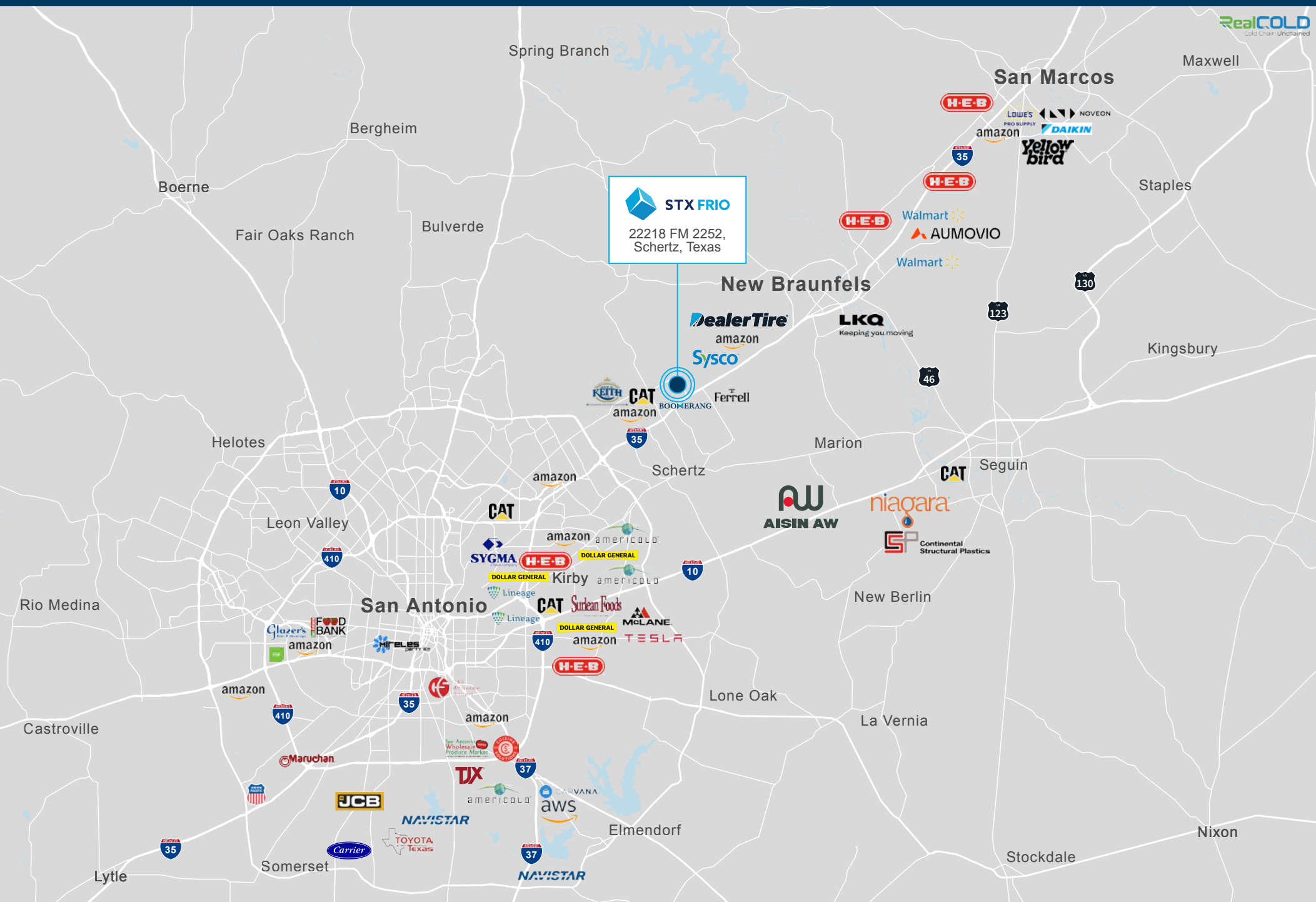


Can deliver various floor plans for different food
users at varying temperatures down to -10°

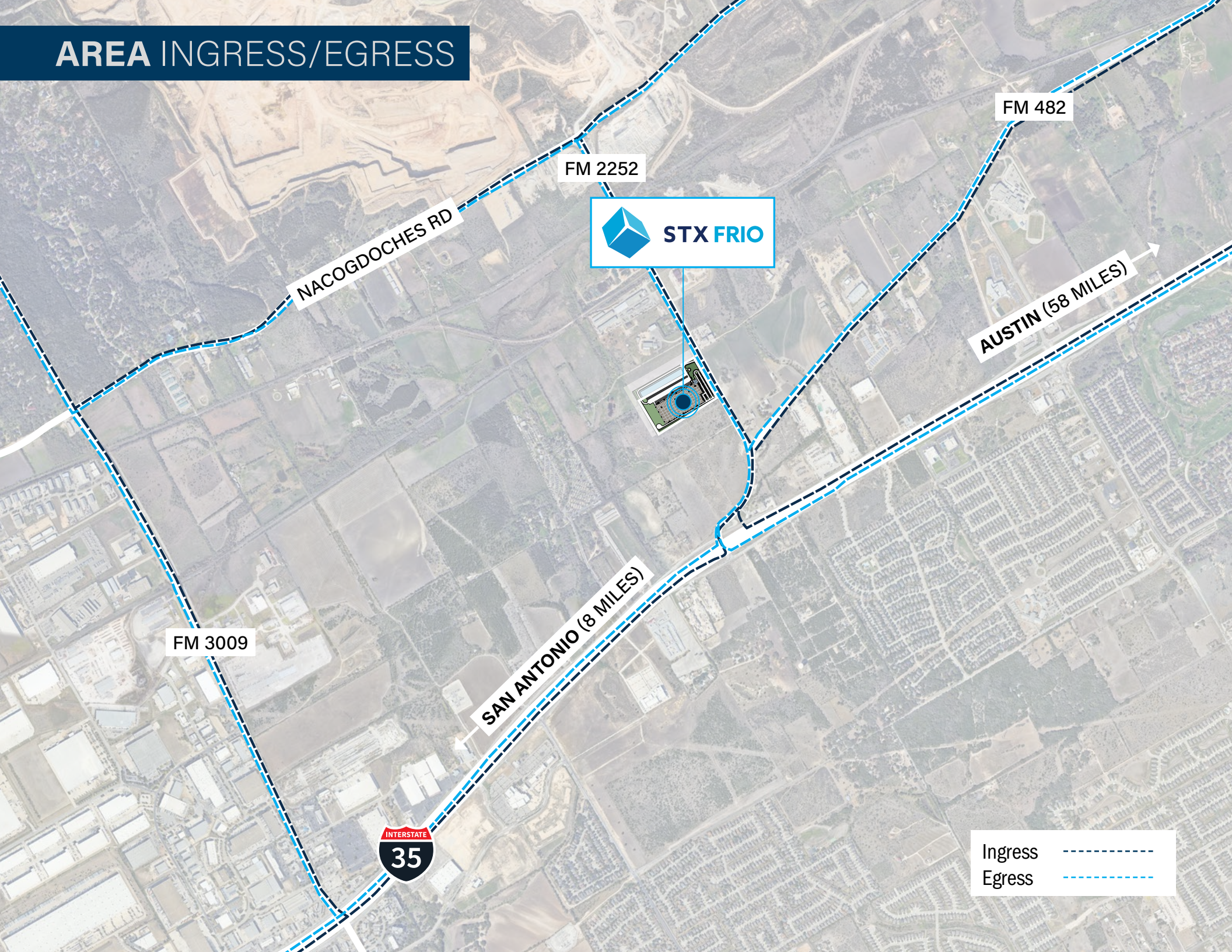


Building is divisible to accommodate
multiple size tenants

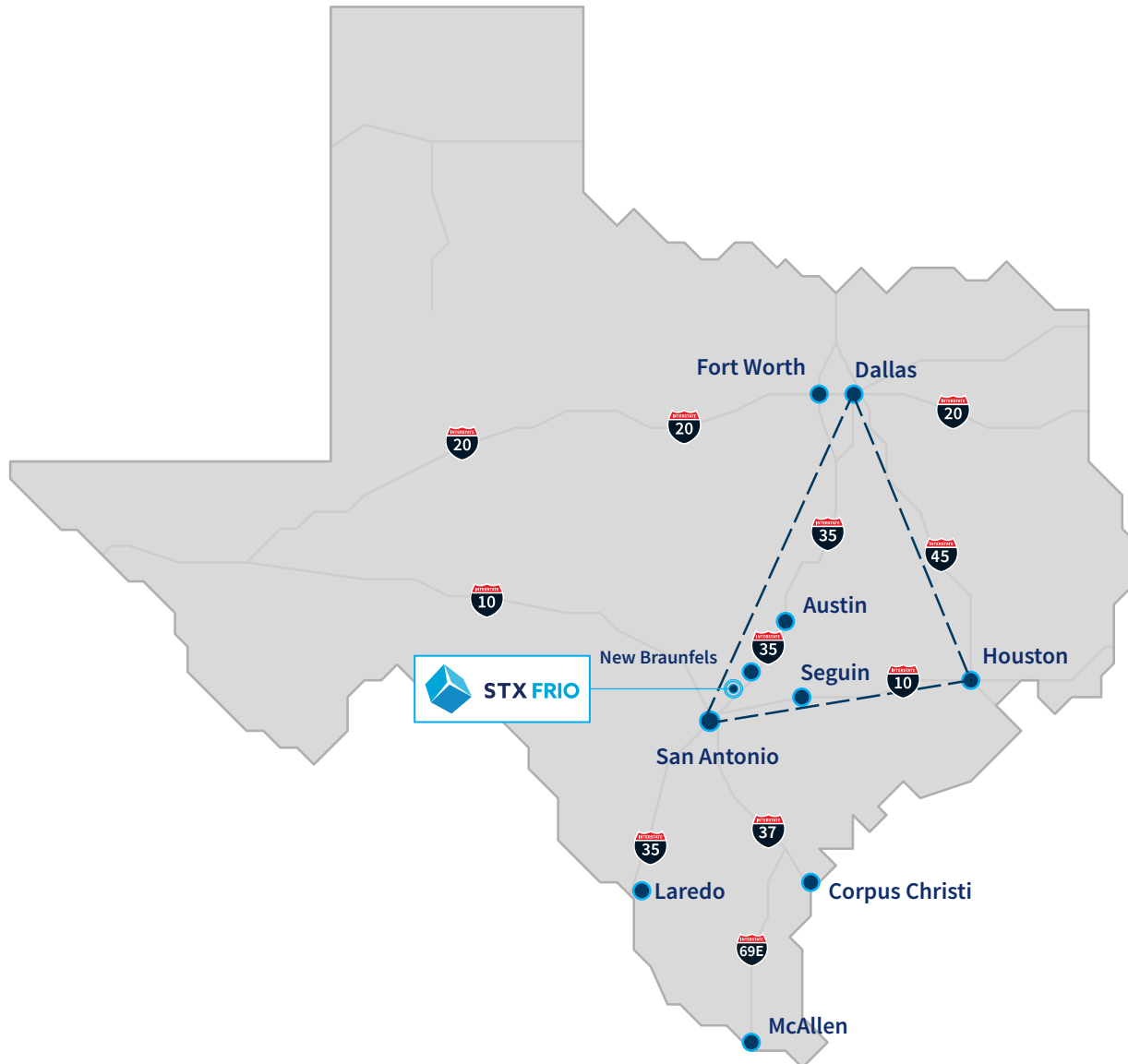
AREA TENANTS



AREA INGRESS/EGRESS



TEXAS TRIANGLE



TRAVEL DISTANCES

SAN ANTONIO	8 miles
SEGUIN	24 miles
AUSTIN	58 miles
CORPUS CHRISTI	160 miles
LAREDO	175 miles
HOUSTON	180 miles
DALLAS	250 miles
MCALLEN	256 miles

- STX FRIO is positioned to serve the central Texas region and all of the large Texas metros with a location in the heart of the Texas Triangle.
- The population of the Texas Triangle is currently over 20 million and generates over 75% of the state's economic activity.
- STX FRIO is positioned to leverage the extensive highway and port infrastructure in Texas and take advantage of being located in one of the fastest growing mega-regions in the country.



STX FRIO

Local Team

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