



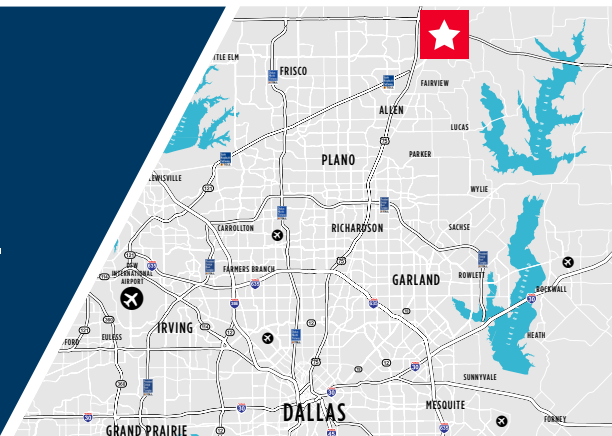
FOR SALE



CAREY COX
A REAL ESTATE COMPANY

1220 NORTH TENNESSEE ST.
McKinney, Texas

APPROX. 94,700 SF



Property Highlights

- Square Footage: Approximately 94,700 SF
- The roof for the Ammonia Compressor Building is broken into two sections (north and south). The north section is constructed of wood boards on steel joists. The south section is constructed of a Class II combustible steel deck on steel joists.
- The facility was constructed in the 1930's with various additions (Old Vault-1967, New Vault-1984, Large Dry Warehouse-1999) up to 1999.
- Recent improvements include Air Handler system for Production area; remodel of lower vault area (removed wood floor and walls; new construction of ceiling, exterior walls, and infrastructure). Also conveyor upgrade and condenser (ammonia) replacement.

MARK COLLINS

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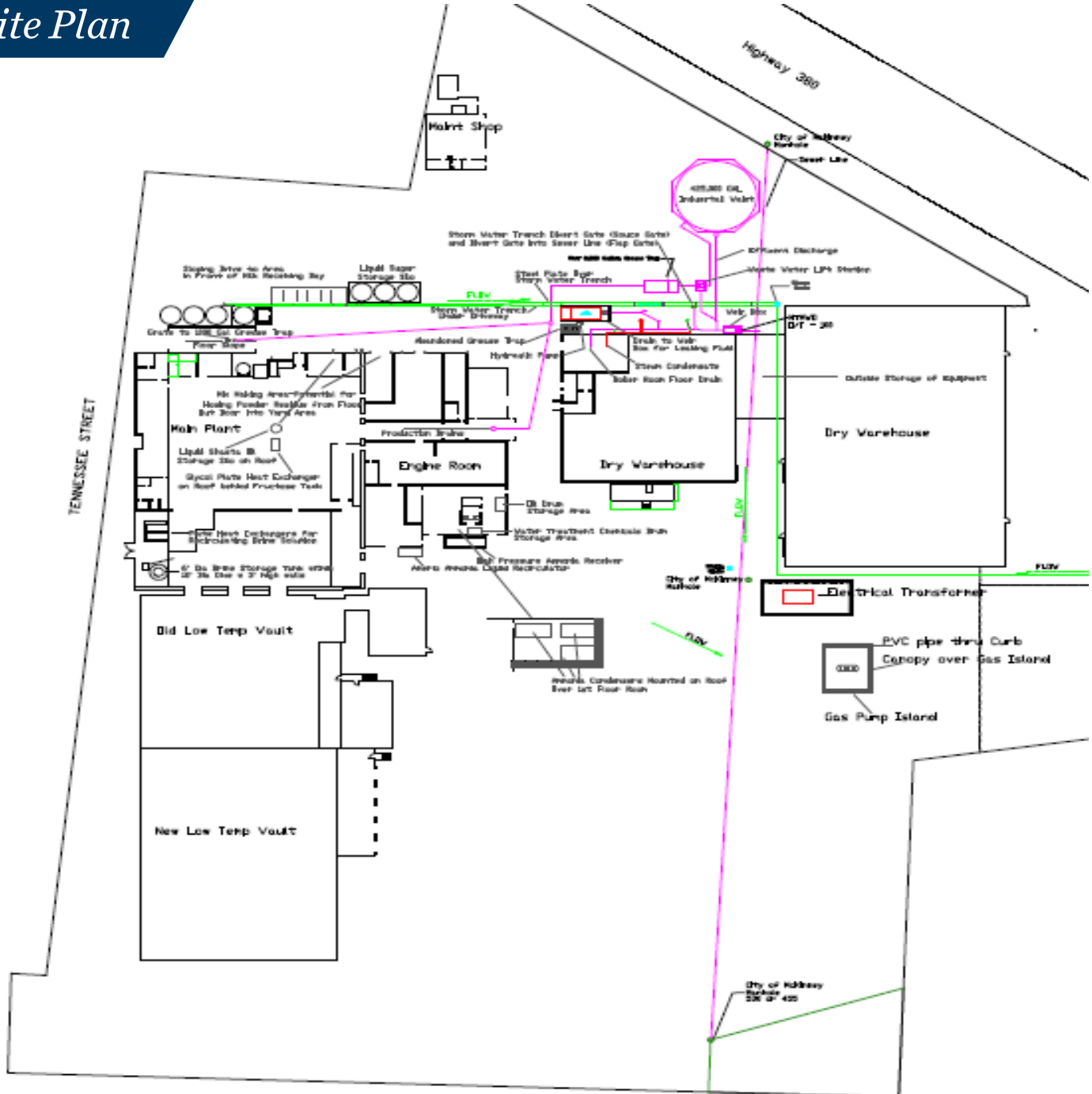
DAVID COX

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Site Plan



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Warehouse

LARGE WAREHOUSE: 22,000 SQ FT

SMALL WAREHOUSE: 10,000 SQ FT

Number of Full Racks:

Large Warehouse: 3,184 spaces

Small Warehouse: 206 spaces

Number of Shifts: 2

Number of Loadout Doors: 1



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Freezer and Cold Storage

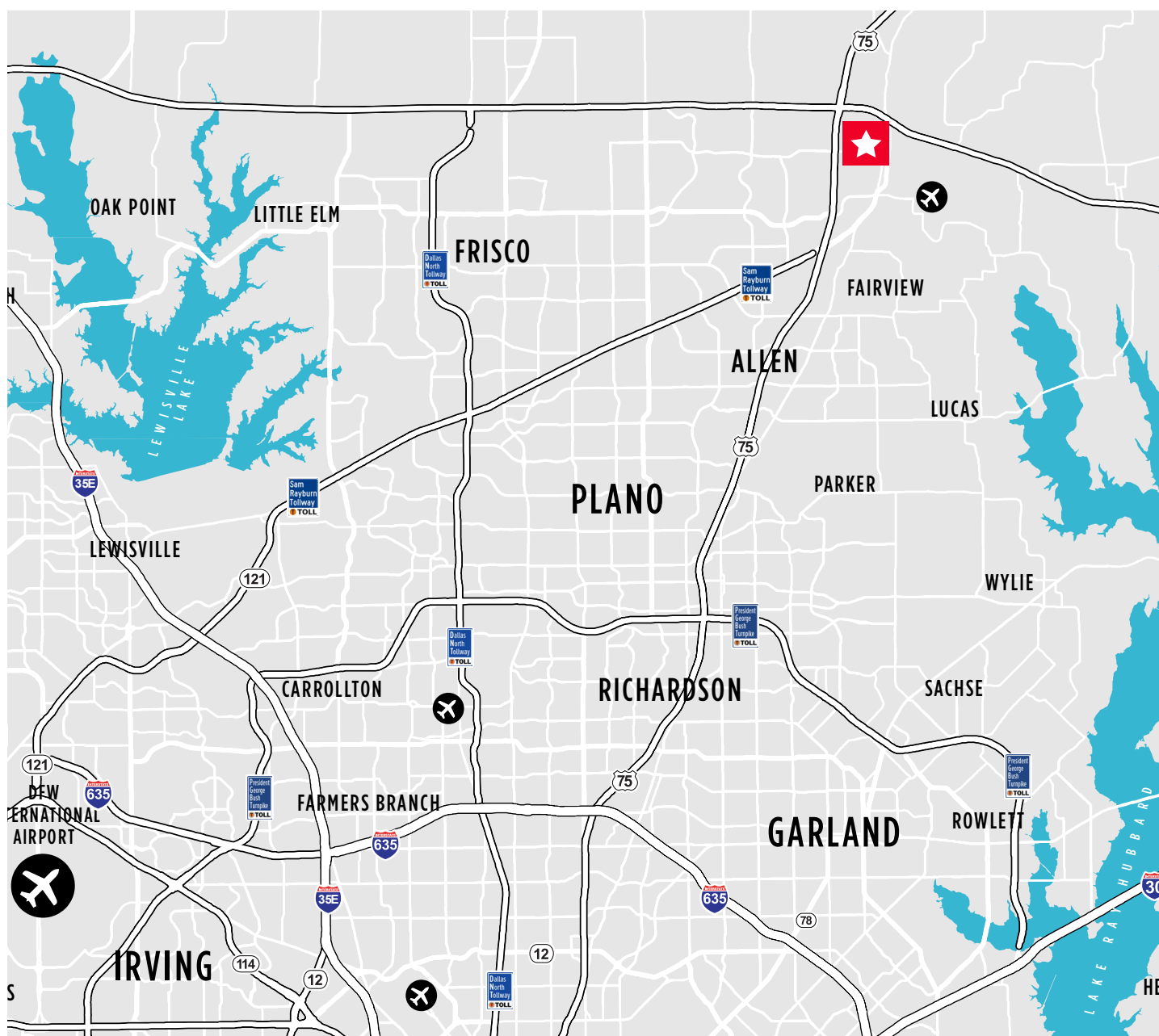
- **Temp Ranges:** Vault: 0 to -20°F
40 Degree Room: 34-45°F
- **Freezing Rates:** Amerio: 2 hours for a zero core temperature in the product
Tri-Tray: 4 hours for a zero core temperature in the product
Vault (Static): Average 2 days for a zero core temperature in the product
- **Freezer Storage Capacity:** 2187 pallets
 - Half Pallet Spots 110
 - Full Pallet Spots 2077
- **Methods of loading into freezers:** conveyors and lift trucks
- **Methods of loading out Freezers:** lift trucks onto transport trailers
- **Surface Finishes and Product Contact Surfaces:** Reference 3A Standards
- **Surface Finishes and Construction Materials:** Reference Cope Report in Food Safety Plan binder
- **Essential Services Supply Origination to Plant Location:**
 - Electricity: Above ground transformer located by the maintenance office and outside of waste water treatment
 - Gas: in front of the office (meter)
 - Water: In front of the office (meter)

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Location



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Aerial

