

# 450 Industrial Pkwy

## Prospecting Pack

Prepared by ContactCue for Sample Agency

May 2026 • Dallas-Fort Worth, TX • Confidential

Each prospect includes: company enrichment, growth signal analysis, decision-maker identification, and a tailored outreach narrative.

**Industrial / Warehouse**

PROPERTY TYPE

**21,528 sq ft (2,000 sqm)**

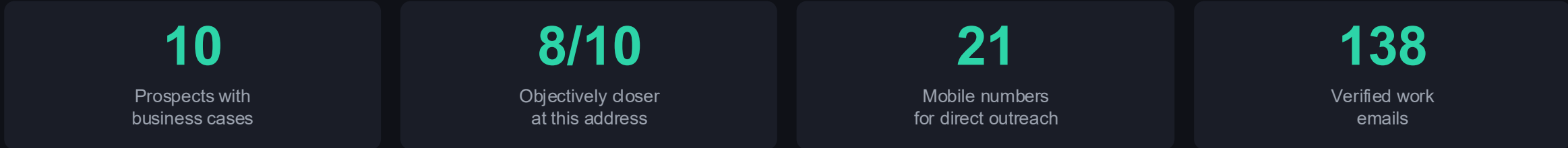
BUILDING AREA

**Cold storage • 3 loading docks • 8m clearance**

KEY FEATURES

01 · PROSPECT PIPELINE

# Pipeline Overview



**TIER 1 — Geography clearly better**

FreshDirect Logistics, ColdChain Solutions, Precision Meats Co

**TIER 2 — Better on balance**

SteelForm Manufacturing, Allied Health Supplies, TechParts Inc

**TIER 3 — Economics + space win**

PackRight Corp, Southern Seafood Co, Metro Fabrications, DFW Auto Parts

*8 of 10 companies would be objectively closer to more of their key customers, trial sites, and partners from this address than from their current location.*

# FreshDirect Logistics

Cold Chain Logistics • 89 employees • +22% growth • Est. 1,800–2,200 sqm

*Every key destination gets closer. No trade-offs.*

## CUSTOMER ECOSYSTEM

- Clients: Major grocery chains across Texas and Oklahoma
- Key partner: USDA-certified cold storage facilities in DFW corridor
- Distribution: 200-mile radius covering Dallas, Houston, San Antonio, OKC
- Current constraint: Outgrowing current facility, no room for fleet expansion

## VERDICT

89-person team saving 30–60 min/person/day on logistics routes. Current facility has no dock expansion capacity — 450 Industrial has 3 docks and room to grow to 2,500 sqm.

## CURRENT vs LISTING ADDRESS

Now: 2100 Commerce Dr, Garland TX

Destination	Current	Listing
I-30 / I-35 interchange	18 min	6 min
DFW Airport cargo	25 min	15 min
Client HQ (Plano)	12 min	20 min
Cold storage hub (Irving)	30 min	12 min

## THE PITCH

*"Your fleet runs the I-30 corridor every day. From Garland, the Irving cold hub is 30 minutes. From 450 Industrial, it's 12. Three loading docks, 8m clearance, and cold storage ready — you move in and immediately cut 40% off your route times."*

04 · REMAINING PROSPECTS

# 9 more prospects in your full pack.

Each prospect includes a full business case with customer ecosystem, location comparison, verdict, and pitch script – just like FreshDirect Logistics above. Sneak peak below:

COMPANY	INDUSTRY	EMPLOYEES	GROWTH	BUYER TYPE	TIER	MATCH	CONTACT
SteelForm Manufacturing	Metal Fabrication	42	+48%	OWNER-OCCUPIER	TIER 2	9/10	Full Pack
ColdChain Solutions	Cold Storage Logistics	156	+18%	NATIONAL TENANT	TIER 1	9/10	Full Pack
Precision Meats Co	Food Processing	67	+25%	OWNER-OCCUPIER	TIER 1	8/10	Full Pack
Allied Health Supplies	Medical Distribution	34	+12%	LOCAL OPERATOR	TIER 2	8/10	Full Pack
Southern Seafood Co	Food Processing	34	+15%	OWNER-OCCUPIER	TIER 3	7/10	Full Pack
TechParts Inc	Auto Parts Mfg	89	+8%	NATIONAL TENANT	TIER 2	7/10	Full Pack
PackRight Corp	Packaging	112	+22%	NATIONAL TENANT	TIER 3	7/10	Full Pack
Metro Fabrications	Steel & Aluminium	28	+10%	OWNER-OCCUPIER	TIER 3	6/10	Full Pack
DFW Auto Parts	Automotive Parts	45	+6%	LOCAL OPERATOR	TIER 3	6/10	Full Pack

<b>10</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>6</b>	<b>8</b>
Total prospects	Decision makers	Companies hiring	Tier 1 matches	Mobile numbers	Verified emails

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