

California Apparel Maker To Consolidate Distribution Space in Dallas

Careismatic Brands Leases More Than 1 Million-Square-Foot Logistics Hub To Bring Operations Under One Roof



The more than 1 million-square-foot industrial building along Interstate 20 in Dallas has been leased to a company seeking to consolidate its Dallas-Fort Worth operations. (CoStar)

By [Candace Carlisle](#)
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A California-based apparel company is leasing more than 1 million square feet of industrial space to consolidate two logistics facilities in Dallas-Fort Worth and reset "its operating framework for the future," officials said.

Careismatic Brands, based in Chatsworth, California, a suburb of Los Angeles, has leased 1,014,254 square feet at [Building 1](#) of I-20 Logistics Park in Dallas, just south of downtown Dallas. The building was built on a speculative basis, meaning without any tenants signed on, and was recently completed by developers Los Angeles-based Ares and Houston-based Archway Properties. Terms of the lease were not disclosed.

Careismatic Brands, which already has distribution hubs in Dallas and Fort Worth, plans to consolidate its North Texas operations at the larger facility as it reworks its supply

chain.

The designer, marketer and distributor of uniforms — including the Dickie's brand, which is [making its own real estate moves](#) in Fort Worth — as well as footwear and accessories to retailers distributing its products globally throughout more than 50 countries expects to manage its operations through a centralized distribution center in Dallas.

“This site represents an important milestone on our journey to service our customers’ needs at a world-class standard,” said Sidharth Lakhani, the company's chief operating officer, in a statement. "Careismatic Brands is on a mission to rebuild our culture and reset our operating framework for the future. The site is a huge step forward for us in achieving this.”

The newly completed distribution facility has 40-foot clear heights with 170 dock-high doors and trailer parking for 246 vehicles. The property has direct access to Interstate 20 and is near Interstate 35E, Interstate 45 and one of the largest FedEx Ground facilities in the United States.

Lakhani said the company is committed to introducing industry leading automation and technology solutions at the facility.

Brad Struck, managing principal of Cresa's Dallas office who helped represent Careismatic Brands in its lease, said Dallas-Fort Worth's central location in the United States, as well as access to transportation and a qualified workforce, will help the company deliver on the logistics needs of its clients.

The lease takes a big chunk of speculative industrial space off the market even as Dallas-Fort Worth has [the nation's largest pipeline of industrial space underway](#) According to CoStar data, the region has [81.4 million square feet of industrial space](#) in its construction pipeline.

For the Record

Cresa's Struck and Jim Hazard represented the tenant, Careismatic Brands, in the deal. KBC's Nathan Lawrence and Krista Raymond represented the development group, Ares and Archway Properties.



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