

FOR LEASE

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# 10700

Telge Road  
HOUSTON | TX

±230,014 SF  
excellent condition  
refrigerated warehouse,  
divisible and expandable,  
renovated in 2019

Strategic Northwest Houston location well-suited for serving the Greater Metro Area, Texas statewide, and neighboring states!



**Colliers International**  
1230 Peachtree Street, NE | Suite 800  
Atlanta, GA 30309  
P: +1 404 888 9000

**Chris Cummings**  
National Director  
+1 404 877 9255  
[chris.cummings@colliers.com](mailto:chris.cummings@colliers.com)

**Walker Barnett**  
Director  
+1 713 830 2127  
[walker.barnett@colliers.com](mailto:walker.barnett@colliers.com)

**Turner Wisheart**  
Vice President  
+1 404 574 1008  
[turner.wisheart@colliers.com](mailto:turner.wisheart@colliers.com)

**Sam Campbell**  
Senior Associate  
+1 404 781 0578  
[sam.campbell@colliers.com](mailto:sam.campbell@colliers.com)

**FREEZER SPECIFICATIONS**

Freezer Warehouse	96,991 SF; 3.8M Cubic Feet
Clear Height	42'
Warehouse Temps.	-5°F and -10F°
Cold Dock	32°F
Refrigeration	Independent Central Ammonia Refrigeration Systems, TwinScrew Compressors
Loading	14 (9'x10') Dock High Doors with new frames
Racking	Fully racked with galvanized, structural steel racking (no in-rack sprinklers)
Welfare	Shipping office and restrooms

**COOLER SPECIFICATIONS**

Cooler Warehouse	133,023 SF; 3.6M Cubic Feet
Clear Height	31'
Warehouse Temps.	32°F to 50F°
Cold Dock	34°F and 40°F
Refrigeration	Independent Central Ammonia Refrigeration Systems, Screw & Reciprocating Compressors
Loading	27 (9'x10') Dock High Doors with new frames and seals
Temperatures	Multiple Temperature Zones, Well Suited to Value-Add Services
Office	14,023 Two-Story Office with Elevator, Separate

**LOCATION INFORMATION**



**Carriers**

FedEx Ground: 12.7 miles  
UPS: 21.7 miles



**Proximity to Interstates**

I-45: 20.0 miles  
I-10: 10.5 miles  
Loop 610: 16.7 miles  
Hwy 99: 10.0 miles  
Beltway 8: 8.5 miles



**Airport**

George Bush Intercontinental Airport: 30 mi

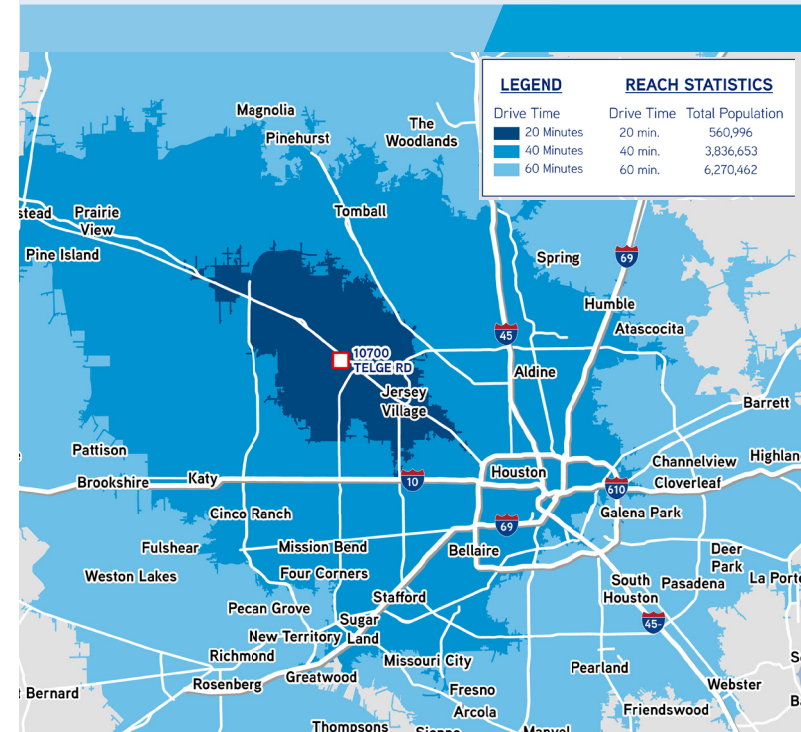


**Drive Times**

20 mins : 560,996 population  
40 mins : 3,836,653 population  
60 mins : 6,270,462 population

**KEY FEATURES:**

- Established MUD with low tax rate
- Freeport Tax Exemption
- Access to US 290 via Telge & Berwick
- Multiple points of ingress/egress
- ESFR Sprinkler
- On-site trailer parking
- Located outside floodplain
- Employee & trailer parking available for large workforce and over 100 trailers





## THE BUILDING

The Highland Grove Business Park, formerly Randall's grocery distribution facility, is a new 70 acre master planned business park with 1.1 million SF of industrial space in Northwest Houston.

## THE SPACE

The cold storage portion of the park consists of a 96,991 SF freezer building and a 133,023 SF cooler building. The cold storage was built to the highest industry standards and has been very well maintained.

## THE AREA

Highland Grove is centrally located in the heart of the Northwest Houston corridor fronting Highway 290 providing outstanding visibility and freeway access. The location provides connectivity to major population and business centers in the greater

Houston area as well as other major metros of Texas via close proximity to Beltway 8 and Grand Parkway (99) and convenient drive times to I-45, I-10 and Loop 610.

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Director  
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walker.barnett@colliers.com

**Turner Wisehart**  
Vice President  
+1 404 574 1008  
turner.wisehart@colliers.com

**Sam Campbell**  
Senior Associate  
+1 404 781 0578  
sam.campbell@colliers.com

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - That the owner will accept a price less than the written asking price;
  - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Colliers International Houston, Inc.</u>	<u>29114</u>	<u>houston.info@colliers.com</u>	<u>(713) 222-2111</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Gary Mabray</u>	<u>138207</u>	<u>gary.mabray@colliers.com</u>	<u>(713) 830-2104</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Patrick Duffy</u>	<u>604308</u>	<u>patrick.duffy@colliers.com</u>	<u>(713) 830-2112</u>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

<u>Walker Barnett</u>	<u>503935</u>	<u>walker.barnett@colliers.com</u>	<u>(713) 830-2127</u>
Sales Agent/Associate's Name	License No.	Email	Phone

_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date