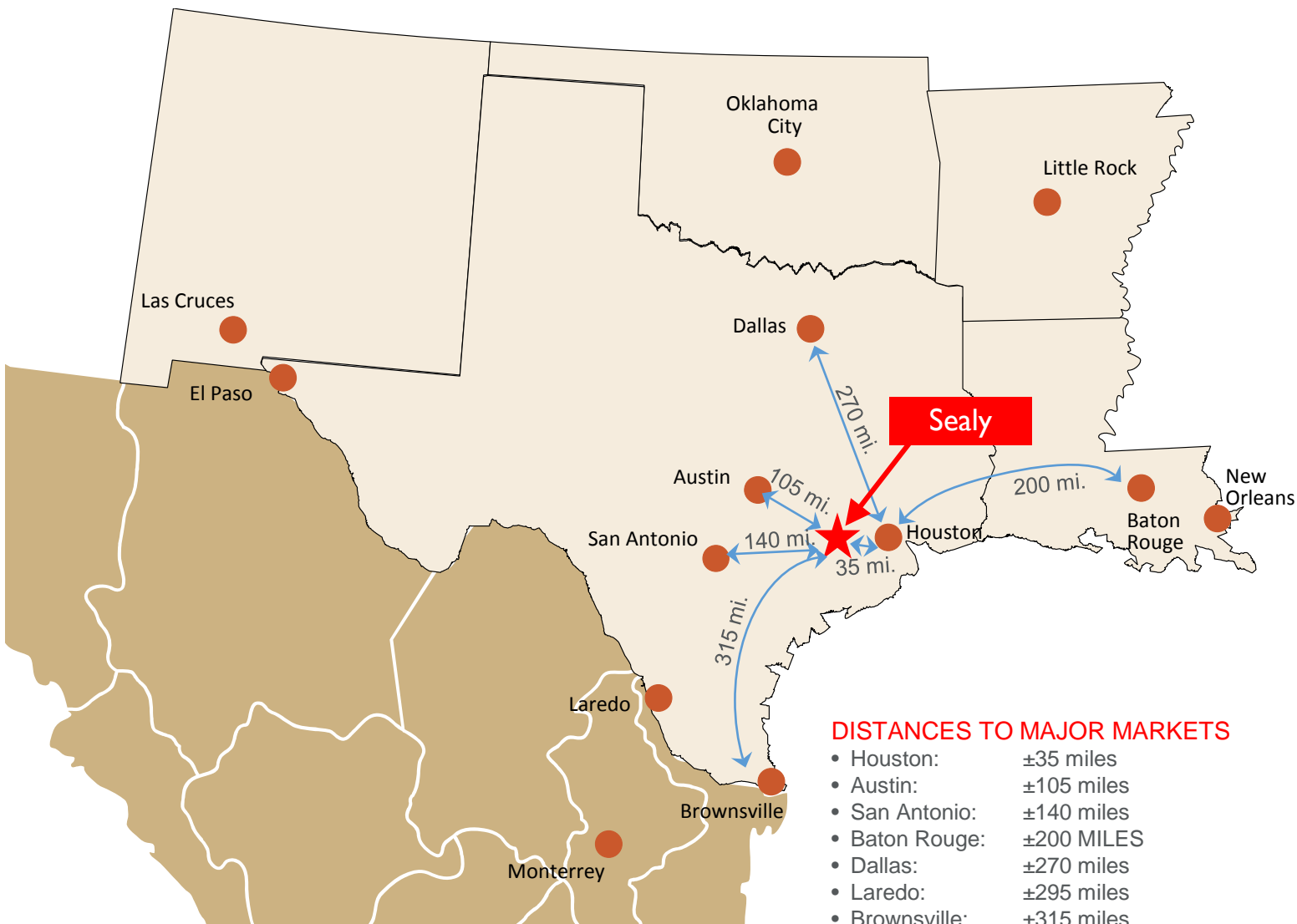


5 Star Industrial Park
5000 Interstate I-10 West | Sealy, Texas 77474



FOR SALE OR LEASE
5 Star Industrial Park
5000 I-10 West | Sealy, Texas 77474

1330 Post Oak Boulevard
Suite 2700
Houston, TX 77056
cushmanwakefield.com



DISTANCES TO MAJOR MARKETS

- Houston: ±35 miles
- Austin: ±105 miles
- San Antonio: ±140 miles
- Baton Rouge: ±200 MILES
- Dallas: ±270 miles
- Laredo: ±295 miles
- Brownsville: ±315 miles
- New Orleans: ±385 miles
- Monterrey: ±425 miles
- Oklahoma City: ±475 miles
- Little Rock: ±475 miles
- El Paso: ±670 miles
- Las Cruces: ±705 miles

SEALY AMENITIES

- ±35 miles west of Houston
- Historically significant and beautiful small town (population ±6,000)
- Great access to both Interstate highways and rail
- Well positioned for distribution opportunities throughout the entire Gulf Coast market
- Easy access to both Houston's airports and the Port of Houston
- Attainment area for air emissions
- Call broker for pricing



The industrial park is located ±50 miles west of Houston in Sealy, Texas, which is an attainment area for air emissions. The park comprises ±200 acres of land with some developable land or outside storage. The park contains eight main buildings, encompassing over 928,000 sq. ft., of which 531,120 sq. ft. is available.



For more information, contact:

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	Square Footage	# of Bays	Eave Heights	Cranes	# of Loading Docks	Dock Doors
Building #1 HR and Security	3,650					
Building #2 Locker Room and Safety	7,280					
Building #3 Administration	33,825					
Building #4 Annex	15,350					
Building #6 Main Production	405,300	5	36' 5" to 42' 7"	16 bridge cranes 5 to 30-tons Min. hook height 25' 1 jib crane 1-ton	25	22 Roll up 3 levers under canopy
LEASED Building #8 Support Services	21,800					
Building #9 Maintenance	8,800	N/A	N/A	2 10-ton bridge	N/A	N/A
Building #10	12,980	N/A	N/A	2 overhead cranes 5 and 10-ton	N/A	N/A
Building #12	15,000	N/A	N/A	N/A	N/A	N/A
Building #15 Inventory Offices	1,250					
Plant Services Building	5,920					
LEASED Building #5 CPC	7,520	N/A	N/A	N/A	N/A	N/A
LEASED Building #7 Fabrication Center	234,360	10	30' to 38'	16 bridge cranes 5 to 10-ton jib crane 1-ton	2	Roll up and truck levers
LEASED Building #11 Ecoat/LTAS/Engineering	155,000	6	30' to 44' 3"	N/A	N/A	N/A
TOTAL SF	928,035					

Test Track

- 63-acre area
- 1.3 mile, 40' wide high-speed, all-weather track rated for 45 mph turns with FMTV trucks
- 11.31 (20%) grade on curves – 410' outside radius
- 41' hill with 60%, 50%, 30% and 22% grades
- 30%, 20% and 40% side slope areas
- Turn test and brake test areas
- Crane / winch test area – winch test to 30,000 lbs. of cable load
- Belgium Blocks – 1,100' cross-country, high & low vibration track to simulate U.S. government test track conditions

Ancillary

- Fire water and potable water storage
- Fuel and oil storage
- Truck wash and dry facility
- Locker room facilities
- Sanitary waste water treatment for facility
- One drive-over inspection ramp
- ±15-acre lake for drainage and storm water storage and run-off control



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