

673,785 SF

OAKMONT WEST 10

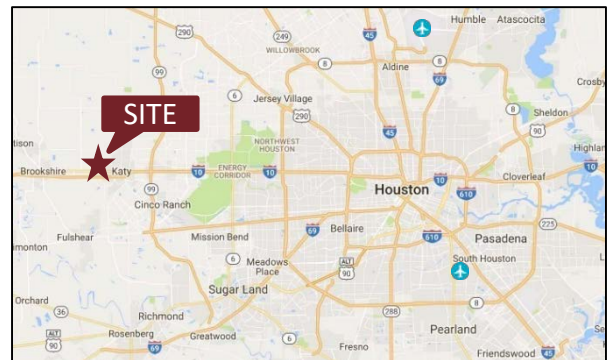
Under Construction / Delivering July 2018



525 Cane Island Pkwy | Katy, TX

STATE OF THE ART FEATURES

- 673,785 SF Cross Dock (580' x 1,150')
- 36' Clear Height
- ESFR Sprinkler System (K22, 50 psi, Meets FM Standards)
- Spec Improvements Include: 3,886 SF Expandable Office, LED Warehouse Lighting, and Four Dock Levelers
- 56' Column Spacing with 70' Loading Bays
- 5,000 Amp Electrical Service (Expandable to 8,000 Amps)
- Clerestory Windows for Natural Lighting
- 134 (9' x 10') Dock High Doors and 4 (14' x 18') Grade Level Doors with Drive-In Ramps
- Insulated Doors with Acrylic Vision Panel for Natural Lighting
- R-19 Roof Insulation for Cooler Warehouse Environment
- Generous 190' to 245' Deep Truck Courts
- Circulation Drives with Multiple Lanes for On-Site Queuing
- Ability to Secure Truck Courts for Four Tenants
- 219 Trailer Parking Spaces (Expandable to 256)
- 427 Auto Parking Spaces (Expandable to 691)
- Tax Incentive Program In Place with Enhancements Available



OAKMONT
INDUSTRIAL GROUP

NAIPartners

HOUSTON | AUSTIN | SAN ANTONIO

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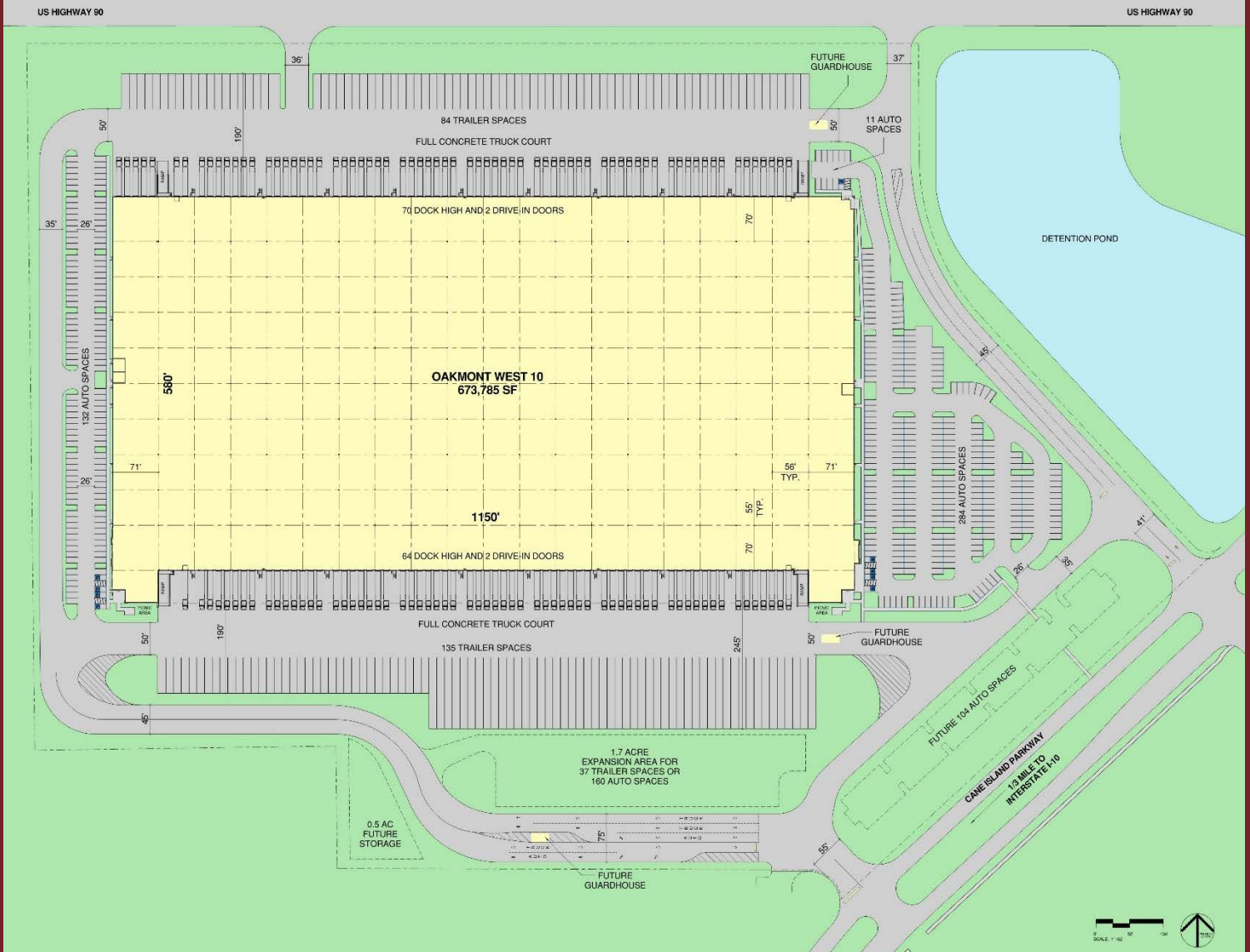
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Building Site Plan



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West Ten Business Park



West Ten Business Park is a premier master-planned business park located on Interstate 10 and Highway 90 in Katy, TX. West Ten's 470 acres provides tenants with unparalleled access and visibility.

- Deed restricted, professionally managed, master-planned business park
- New Cane Island interchange provides immediate access from both east and west directions from I-10
- Cane Island Parkway is a four lane boulevard with raised medians
- Monument signage space available for building tenants
- Professional landscaping throughout the park
- Multiple major distribution users located in close proximity
- Located in business friendly City of Katy and Waller County

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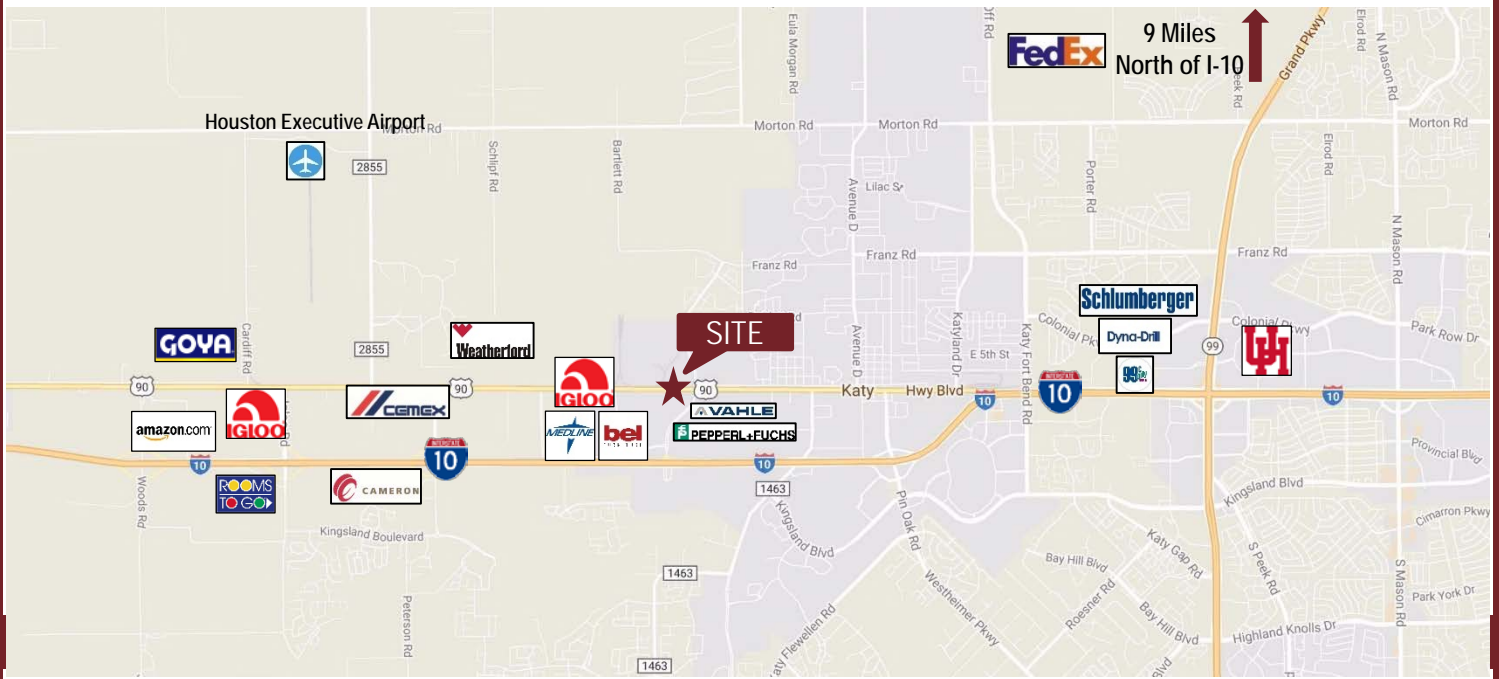
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Location Map



Drive Distances

I-10 via Cane Island Pkwy	0.3 miles
I-10 via Hwy 90 / Pederson Rd	2 miles
Hwy 99 (Grand Pkwy) via Hwy 90	4 miles
Hwy 99 (Grand Pkwy) via I-10	5 miles
Energy Corridor	9 miles
Beltway 8	17 miles
FedEx Ground Facility	14 miles
Downtown Houston	30 miles
Hobby Airport	41 miles
Port Houston	57 miles
IAH Airport	45 miles
Austin	135 miles
San Antonio	167 miles
Dallas/Fort Worth	260 miles

Strategic West Houston Location Advantages

- Katy area population of over 309,000 provides for a deep local labor pool
- Population of over 14 million within 200 mile radius (includes Houston, Austin, San Antonio)
- Synergies with other corporate distribution neighbors including Amazon

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