

FOR LEASE

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## THE CUBES at EMC Industrial Park

18901

East Industrial Parkway

NEW CANEY | TX 77357

NEW Class A  
E Montgomery County  
Distribution Center

Proposed: 500,000 to 1,500,400 SF  
with options in-between

State-of-the-Art Distribution Center

Contact Broker for details



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Developed by:

**CRG** | INTEGRATED  
REAL ESTATE  
SOLUTIONS



## GENERAL SPECIFICATIONS

New Class A East Montgomery County Distribution Center

Site already permitted - shortened build timeline

1,500,400 SF Total Building Area

127.43 Acres Total Site Area

Cross Dock Distribution

East Montgomery County Incentives available - low occupancy cost

Up to 253 parking spaces (based on option)

Up to 1,007 trailer spaces (based on option)

Up to 277 dock doors (9' x 10') (based on option)

Up to eight (8) 12' x 16' drive through doors (based on option)

Building dimensions: 620' x 2,420'

Column spacing: 54' x 51.10'

40' clear height

Fire Suppression: ESFR sprinkler system

Lighting: LED

Slab Thickness: 7" slab - 4,000 PSI

## CONTACT BROKER FOR PRICING

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## LOCATION

Located in the East Montgomery County Industrial Park

± 5 miles to Interstate 69/59

± 3 miles to Grand Parkway

± 11 miles to Interstate 45

± 13 miles to The Woodlands

± 14 miles to George Bush Intercontinental Airport

± 17 miles to Sam Houston Parkway (Beltway 8)

± 30 miles to City of Houston, TX

± 32 miles Port of Houston (610 Loop)

## Easy Access

Located just minutes from Interstate 69/US 59, East Montgomery County is just minutes from international transportation hubs, the largest medical center in the world, shopping, arts and culture, and professional sports. When completed Interstate 69/US 59 will be a continuous corridor from Mexico to Canada.

### East Montgomery County Industrial Park

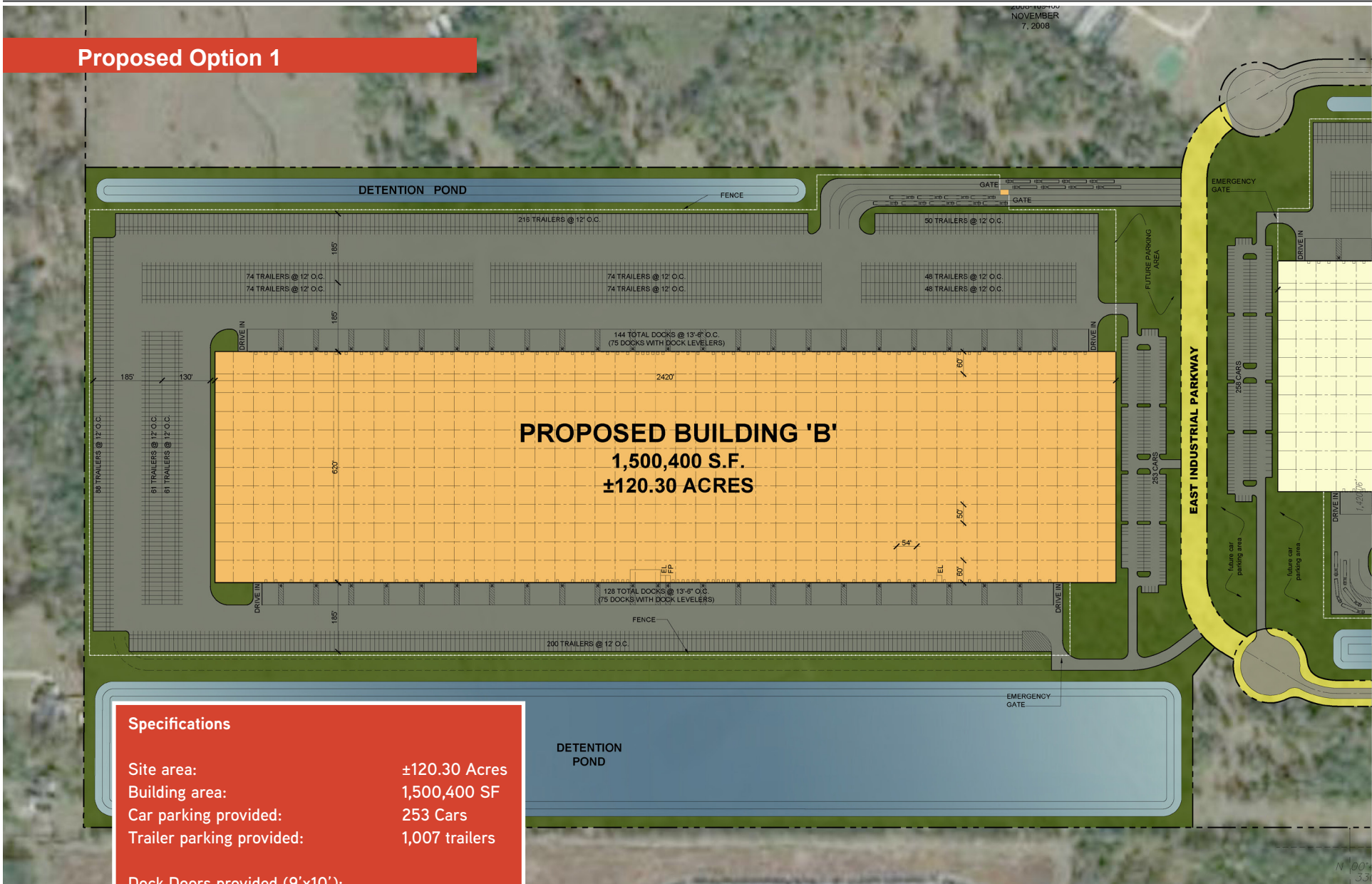
The EMCID Industrial Park area contains about 500 acres on several improved tracts of land just three minutes from the Grand Parkway (SH 99). The Industrial Park includes newly constructed roads, power supply, and water and sewer systems.

### East Montgomery County Improvement District

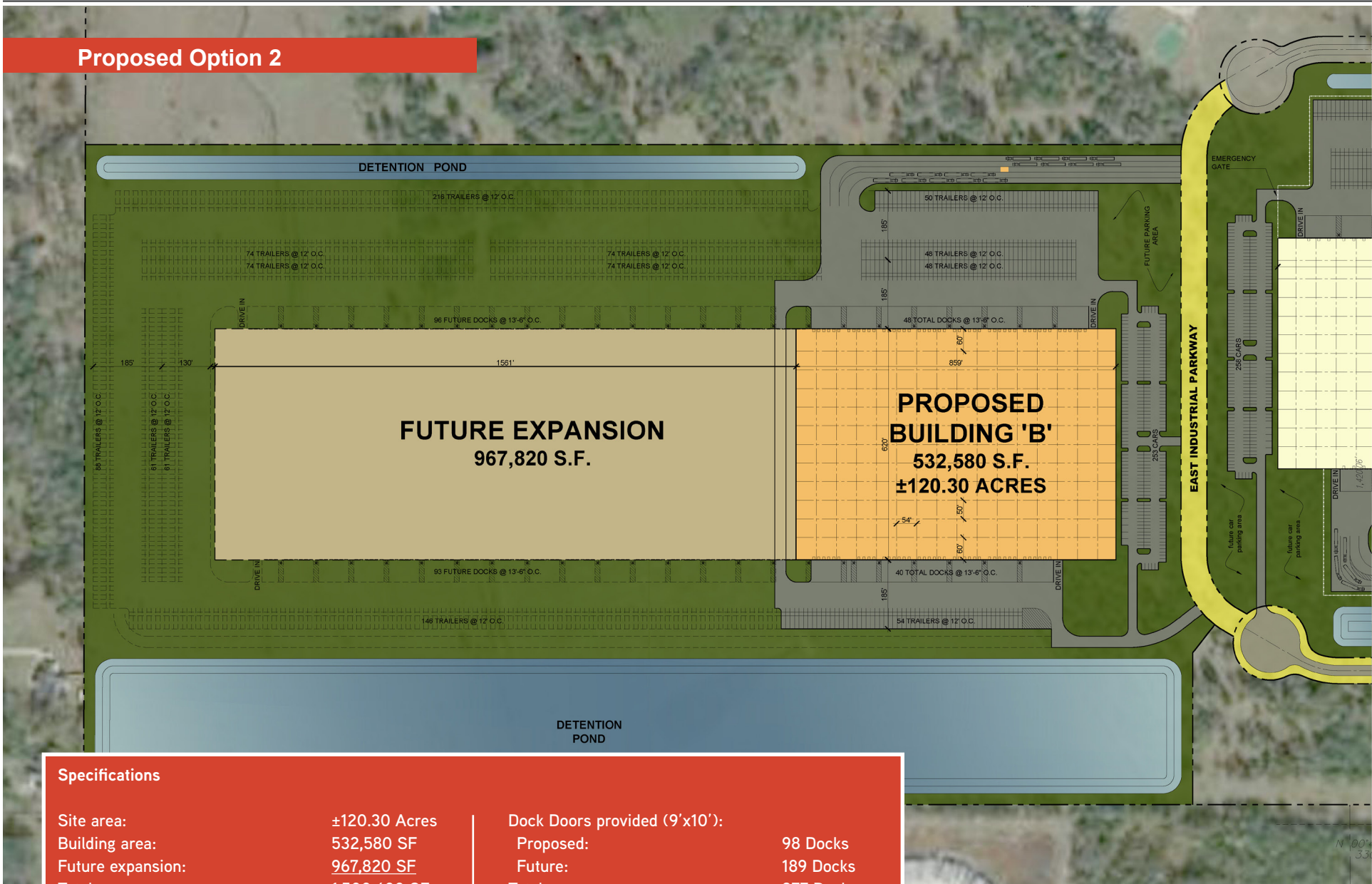
The EMCID encompasses 158 square miles. EMCID's purpose is to initiate, assist and support economic development activities in east Montgomery County. EMCID continually partners with local organizations and federal programs for funding of community and economic development projects benefiting the area.

### Montgomery County and The Grand Parkway

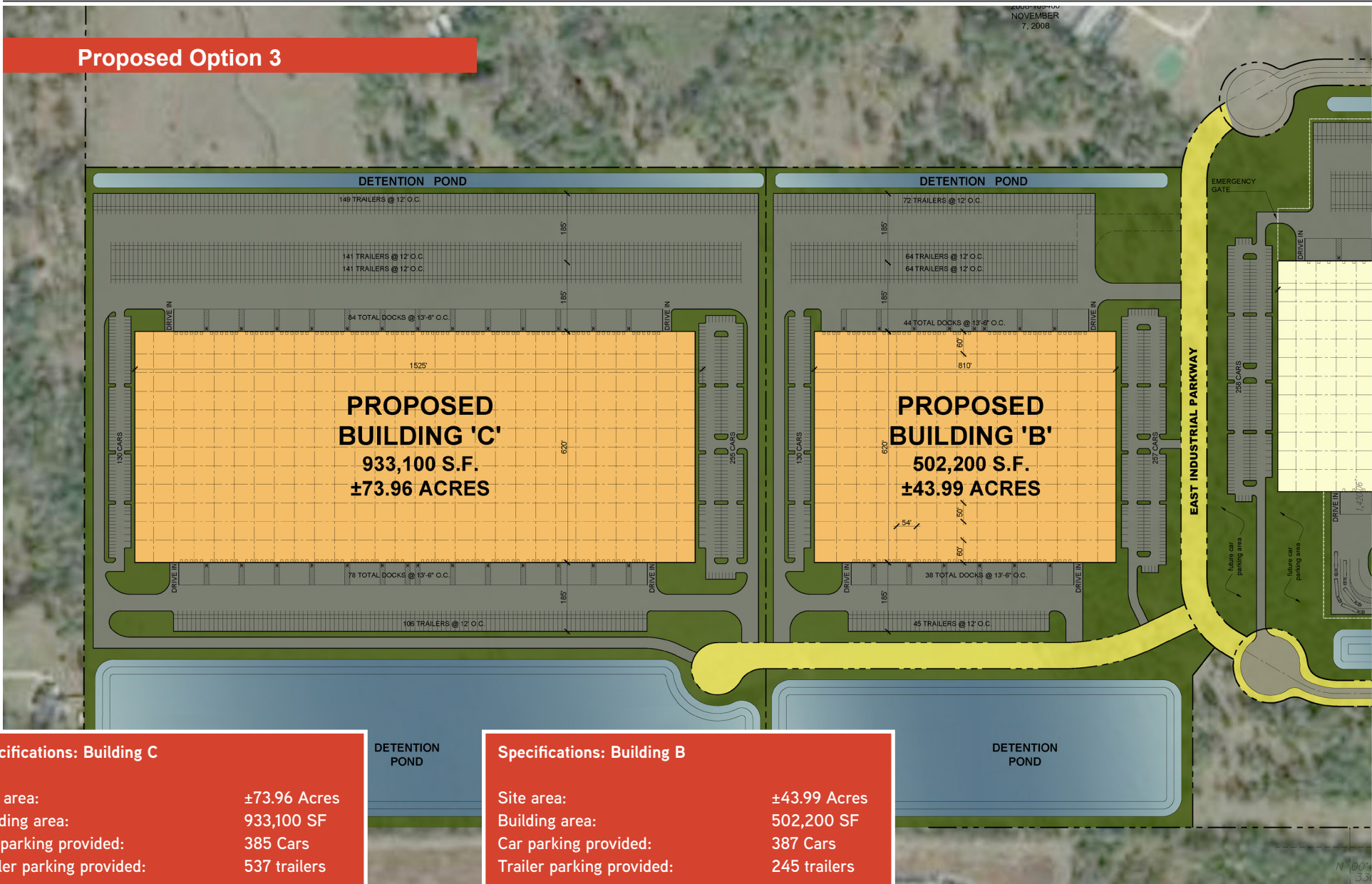
Montgomery County is the 9th fastest growing county in Texas and is in proximity to Houston, an undisputed leader in domestic and international business. Houston is projected to replace Chicago as the third largest city in the U.S. in the next eight to ten years, making it even more attractive for business expansion. When fully completed the Grand Parkway (SH 99), will be a 180+ mile loop that travels through seven counties intersecting I-69/U.S. 59 in east Montgomery County,



Specifications	
Site area:	±120.30 Acres
Building area:	1,500,400 SF
Car parking provided:	253 Cars
Trailer parking provided:	1,007 trailers
Dock Doors provided (9'x10'):	
Doors equipped per RFP:	150 Docks
Doors unequipped:	122 Docks
Total:	272 Docks
Drive-in doors provided (14'x16'):	4 Drive ins



Specifications			
Site area:	±120.30 Acres	Dock Doors provided (9'x10'):	
Building area:	532,580 SF	Proposed:	98 Docks
Future expansion:	967,820 SF	Future:	189 Docks
Total:	1,500,400 SF	Total:	277 Docks
Car parking provided:	253 Cars	Drive-in doors provided (14'x16'):	
Trailer parking provided:		Proposed:	2 Drive ins
Proposed:	200 trailers	Future:	2 Drive ins
Future:	807 trailers	Total:	4 Drive ins
Total:	1,007 trailers		



**Specifications: Building C**

Site area:	±73.96 Acres
Building area:	933,100 SF
Car parking provided:	385 Cars
Trailer parking provided:	537 trailers
Dock Doors provided (9'x10'):	
Doors equipped per RFP:	81 Docks
Doors unequipped:	81 Docks
Total:	162 Docks
Drive-in doors provided (14'x16'):	4 Drive ins

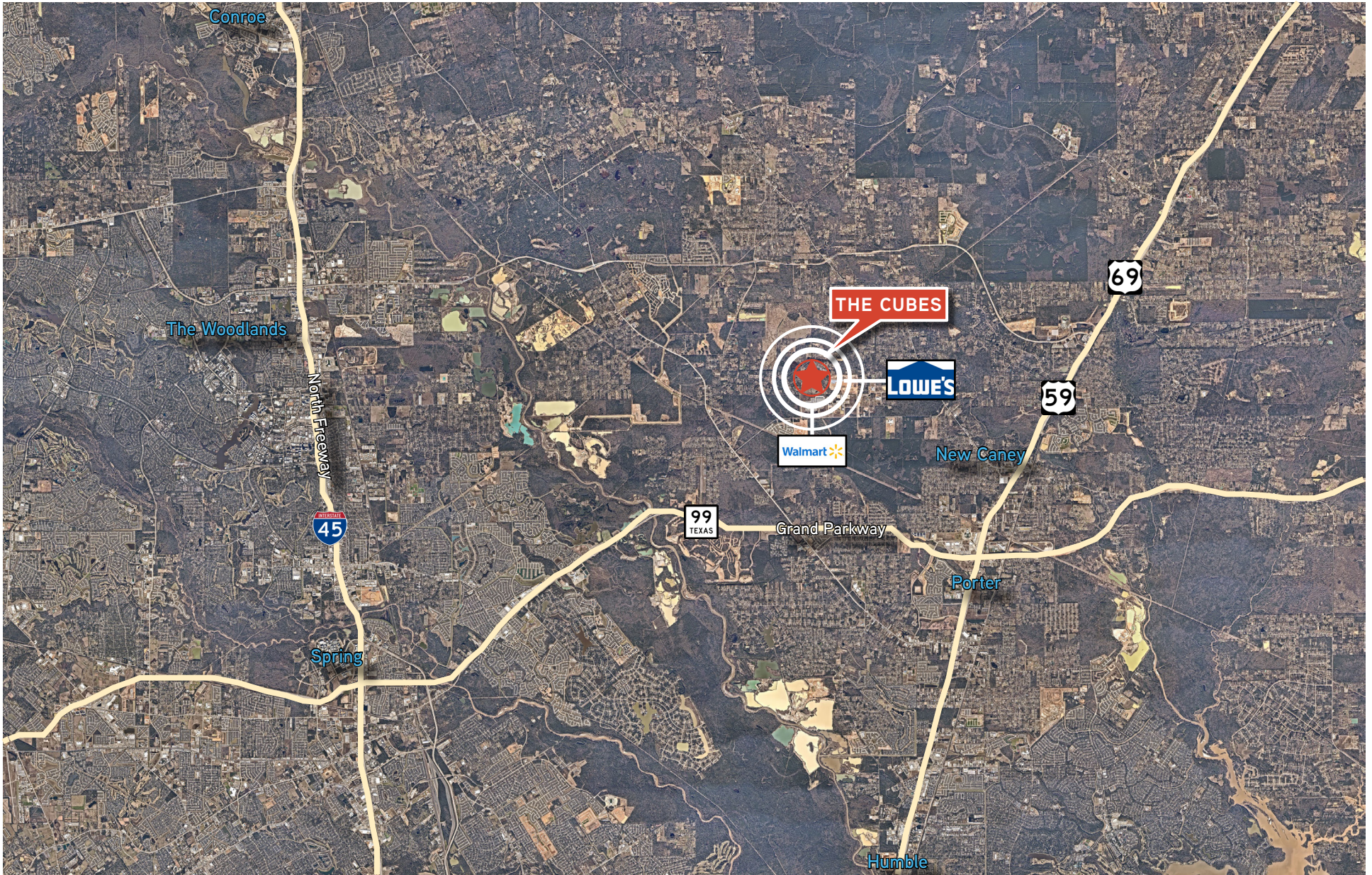
**Specifications: Building B**

Site area:	±43.99 Acres
Building area:	502,200 SF
Car parking provided:	387 Cars
Trailer parking provided:	245 trailers
Dock Doors provided (9'x10'):	
Doors equipped per RFP:	41 Docks
Doors unequipped:	41 Docks
Total:	82 Docks
Drive-in doors provided (14'x16'):	4 Drive ins

Aerial



**Aerial**







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# Information About Brokerage Services

11-2-2015

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 others, including the broker's own interests;
- 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 buyer/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 opinions 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 ESTABLISH:

- 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.

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Date