

## + 2,536,100 SF Master Planned Industrial Park

US 90 & Uvalde Rd, Houston, TX 77049

## BUILDING 1: <u>+</u> 295,640 SF | EST. DELIVERY Q2 2020



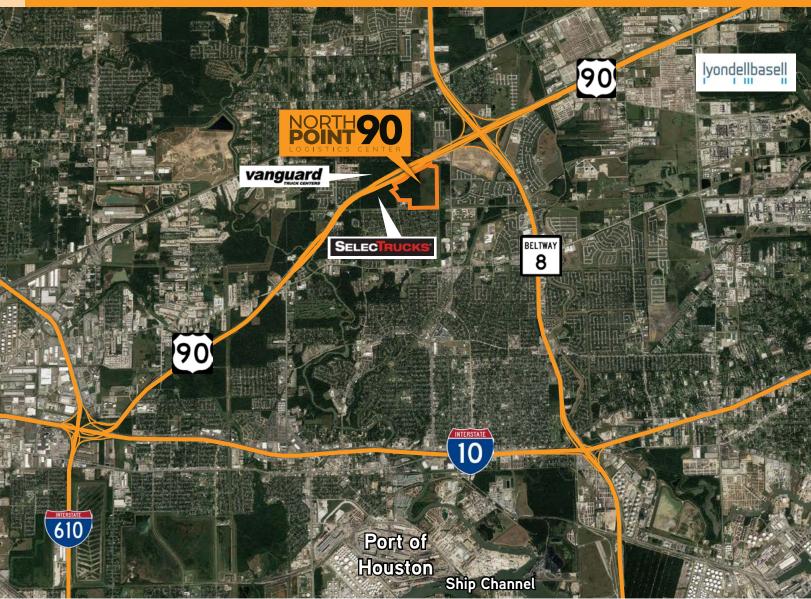
Not actual building

BLAKE GIBSON Principal +1 713 830 2173 blake.gibson@colliers. RYAN BYRD Vice President +1 713 830 2171 ryan.byrd@colliers.com











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LESS THAN A MINUTE to Beltway 8



**DISTANCE TO PORT OF HOUSTON** 10 miles, 14 minutes

**DISTANCE TO DOWNTOWN** 12 miles, 16 minutes



**DISTANCE TO IAH AIRPORT** 19 miles, 23 minutes



## **MASTER PLAN**



INGRESS & EGRESS via Purple Sage Rd and US 90



**STATE-OF-THE-ART,** Class A 190-acre master planned business park built to the highest industrial standards



**BUILD-TO-SUIT OPPORTUNITIES** - Multiple BTS opportunities including the ability to build over 1.5 million SF under one roof.



**HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed +55 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors, etc.



+224 CARS +224 CARS +224 CARS +225,640 SF +2295,640 SF +2295,640 SF +49 TRAILERS +49 TRAILERS	
± 295,640 square ± 30 dock 4 lns ± 224 car ± 49 trailer Parking	

## **BUILDING 1 FEATURES**

Lease Rate:	\$0.43 PSF
Building SF	<u>+</u> 295,640
Available SF	<u>+</u> 295,640
Building Dimensions	280' X 1,062'
Configuration	Rear Load
Column Spacing	54' X 52'
Clear Height	36'

Dock Doors	30 ( <u>+</u> 63 total available)
Drive-in Doors	4
Trailer Parking	49
Auto Parking	224 spaces
Fire Protection	ESFR
Lighting	LED with sensors
Construction	Tilt-up concrete

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