

FUZZEL BUSINESS PARK

The Fuzzel Business Park is a new business park development developed and constructed starting in 2023 with this unit completed in November 2024. These facilities are well designed for the following business types:

✓ Service businesses



Ecommerce



Fulfillment Warehouses



HVAC



Plumbing



Electrical



Construction



Medical Supplies



This business park is conveniently located to all major freeways and tollways:

- I -45 North: **1 Mile**
- Hardy toll road south: **1/2 Mile**
- 99 Beltway: **1.5 Miles**
- IAH Airport: **13 Miles**
- Downtown Houston: **26 Miles**
- Woodlands: **5 Miles**
- Building 3 (**Southwest Corner**)

✓ AVAILABLE

Tenant Broker Represented:

\$12.99 sq/ft Year / 5 Year Lease / NNN

Broker Protected

No Broker Representation:

\$12.39 sq/ft Year / 5 Year Lease / NNN

\$2.62 CAM for 2024

Lease periods from 2 to 10 years

9,000 Sq/Ft Total Area

1,800 Sq/Ft Office Area

150 x 60 ground and 26 eave and 28 Ft peak

10 x 12 Ft tall grade level door at warehouse

25 Dedicated Parking Spaces / **9 Shared**

These facilities have the following amenities:

- Completely new development / brand new, never occupied buildings
- Not subject to any special sales tax assessments (not in Old Town Spring Special Taxing District)
- Not in flood plain and has never flooded – located at the peak of two watersheds
- Isolated buildings without shared walls
- Fully ADA compliant building access
- Security
- Free access to **6 outdoor** security cameras over entire facility (entry, exit, container storage, dock, compactor, driveways, buildings)
- **6.5** Ft tall full privacy fence around entire facility
- Optional badge/camera entry to buildings
- Exterior building and lot lighting

✓ Vehicle and Delivery Access

- Free sunken loading/unloading dock with pit leveler for easy forklift access directly into shipping containers and trailers
- Easy truck deliveries up to **53' 18** wheeler with turn around space
- Full **5 inch** thick concrete parking with brand new concrete service road to facility with future W Riley Fuzzel expansion to **4 lanes**



✓ Building

- **26 Ft** Eave heights for nearly double the space compared to typical warehouse parks
- Clear span spaces, no poles or columns in center of building
- Carpeted offices
- Laminate flooring in hallways
- Fully tiled bathrooms including walls
- Drinking water fountains
- All LED office lighting with dimmers in all offices and break areas
- All LED warehouse lighting with backup power
- Kitchen / Break room with sink and refrigerator area (includes water for coffee and ice makers)
- Upgraded **4 Inch wall and 6 Inch** ceiling insulation for lower energy costs and Cool roof coating
- Low angle forklift entries to warehouse
- Pre-wired security system

✓ Amenities

- Included trash service with **5 yard** compactor
- Included water and sewer service
- **3 Phase 480v, 400** amp power service
- Build out for specific power needs available
- Locked USPS package storage mailbox
- Access to four Internet providers
- Crown Castle (Fiber) – Commercial Grade Dedicated Symmetrical – Varies **\$500+** based on speeds.

- Comcast Business (Fiber)

- **130** per month

- AT&T

- Spectrum

- Electrical / IDF Room with AC

✓ Optional Services or Installations

- Specific interior built-out
- **4,500 sq/ft** of Ground space / laydown yard for **40' shipping** storage containers or equipment storage
- Electric Car Charger Stations
- **J1712** or NACS Plugs
- Fully air-conditioned / heated warehouse
- Buildout of electrical to meet specific business requirements
- Warehouse racking

✓ Restricted business types

- Auto repair / body shops
- Retail sales / Workout gym / Sports Related
- Alcohol, CBD or related
- Waste or hazardous materials processing
- Heavy industrial manufacturing
- Food processing
- Event/club spaces

