

Fuzzel Business Park

314 West Riley Fuzzel Rd, Spring, TX 77373

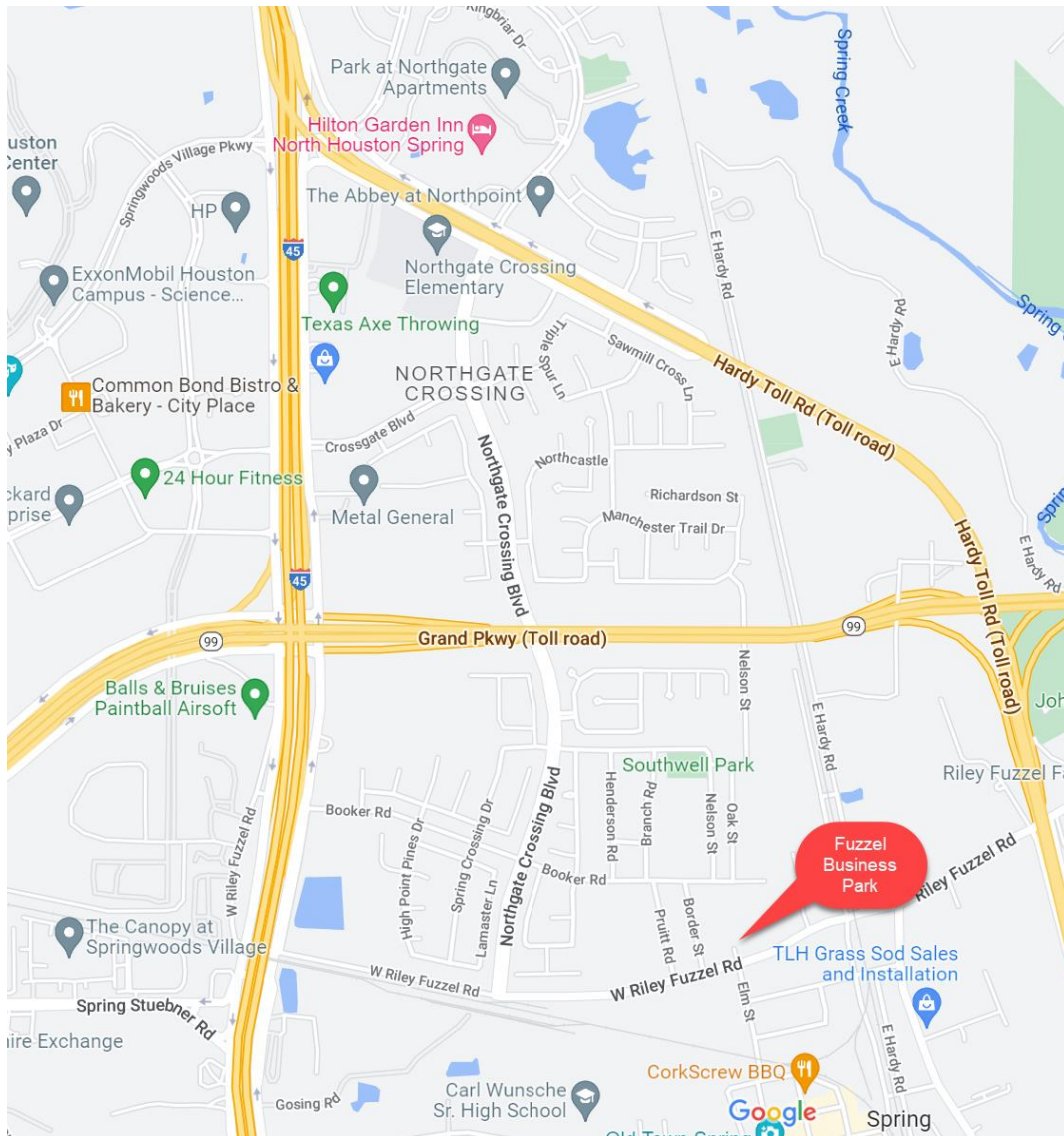
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The Fuzzel Business Park is a new business park development developed and constructed starting in 2023. These facilities are perfect for:

- Ecommerce / Fulfillment Warehouses
- Service businesses – 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



The facility is comprised of four free standing metal buildings with the following specifications:

- Building 1 (Northwest Corner)
 - **LEASED**
 - 10,500 Sq/Ft
 - 2,100 Office / 8,400 Warehouse
 - 2,100 Sq/Ft Mezzanine Level
 - 150 x 70 ground and 26 eave and 28 Ft peak
 - 10 x 12Ft tall grade level door at warehouse
 - 19 Dedicated Parking Spaces / 9 Shared
- Building 2 (Northeast Corner)
 - **LEASED**
 - 10,500 Sq/Ft
 - 2,100 Office / 8,400 Warehouse
 - 150 x 70 ground and 26 eave and 28 Ft peak
 - 10 x 12Ft tall grade level door at warehouse
 - 20 Dedicated Parking Spaces / 9 Shared
- Building 3 (Southwest Corner)
 - **AVAILABLE Q4 2024**
 - \$13.75 sq/ft Year / 5 Year Lease / NNN
 - Lease periods under 5 years also available
 - 9,000 Sq/Ft
 - 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
- Building 4 (Southeast Corner)
 - **AVAILABLE Q4 2024**
 - \$13.84 sq/ft Year / 5 Year Lease / NNN
 - Lease periods under 5 years also available
 - 6,750 Sq/Ft
 - 150 x 45 ground and 26 eave and 28 Ft peak
 - 10 x 12Ft tall grade level door at warehouse
 - 19 Dedicated Parking Spaces / 9 Shared



These facilities have the following features:

- 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 over 7 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 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
 - Drinking water fountains
 - All LED lighting with backup power for lighting in warehouse
 - Kitchen / Break room with sink and refrigerator area
 - 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 CAT6 networking
 - Pre-wired security system
 - Pre-wired to IDF for Comcast cable modem and fiber internet connections
- Amenities
 - No cost trash service with 5 yard compactor (up to 15 yards per month)
 - No cost 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 three Internet providers
 - Crown Castle (Fiber) – Commercial Grade Dedicated Symmetrical – Varies \$500+ based on speeds.
 - Comcast Business (Fiber)
 - Comcast Business (Coax Cable Modem) – About \$130 per month
 - Electrical / IDF Room with AC
- Optional Services or Installations
 - Specific interior built-out
 - Ground space for 40' shipping storage containers
 - Electric Car Charger Stations
 - J1712 or NACS Plugs
 - Fully air-conditioned / heated warehouse spaces

- 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