



# Alegacy Park

Ready Sites Available Now

## 90 Acre Heavy Industrial Campus

- **\$ 6.2 Million new infrastructure**
- **Industrial Park Owner is anchor tenant**
- **In Waller County**
- **Fiber-Optic (AT&T)**
- **Public Utilities - Water & Sewer (City of Waller)**
- **Natural Gas - High Volume - High Pressure (60psi)**
- **Heavy Electrical Service; 35kVa – 3 Phase (CenterPoint)**
- **Single point of entry and Security on site**







1500 Alegacy Place



## 1500 Alegacy Place:

- New Build 2016
- Available on 30 days notice
- 30,720 SF shop
- 41' eve height with 2 20 Ton overhead gantry cranes
- 3,000 SF office
- 600 SF shop restroom breakroom
- 34,320 SF Total
- Balance of 3 acres is stabilized ground.
- Four 25' x 25' roll doors
- 10" thick concrete in building pad and surrounding aprons

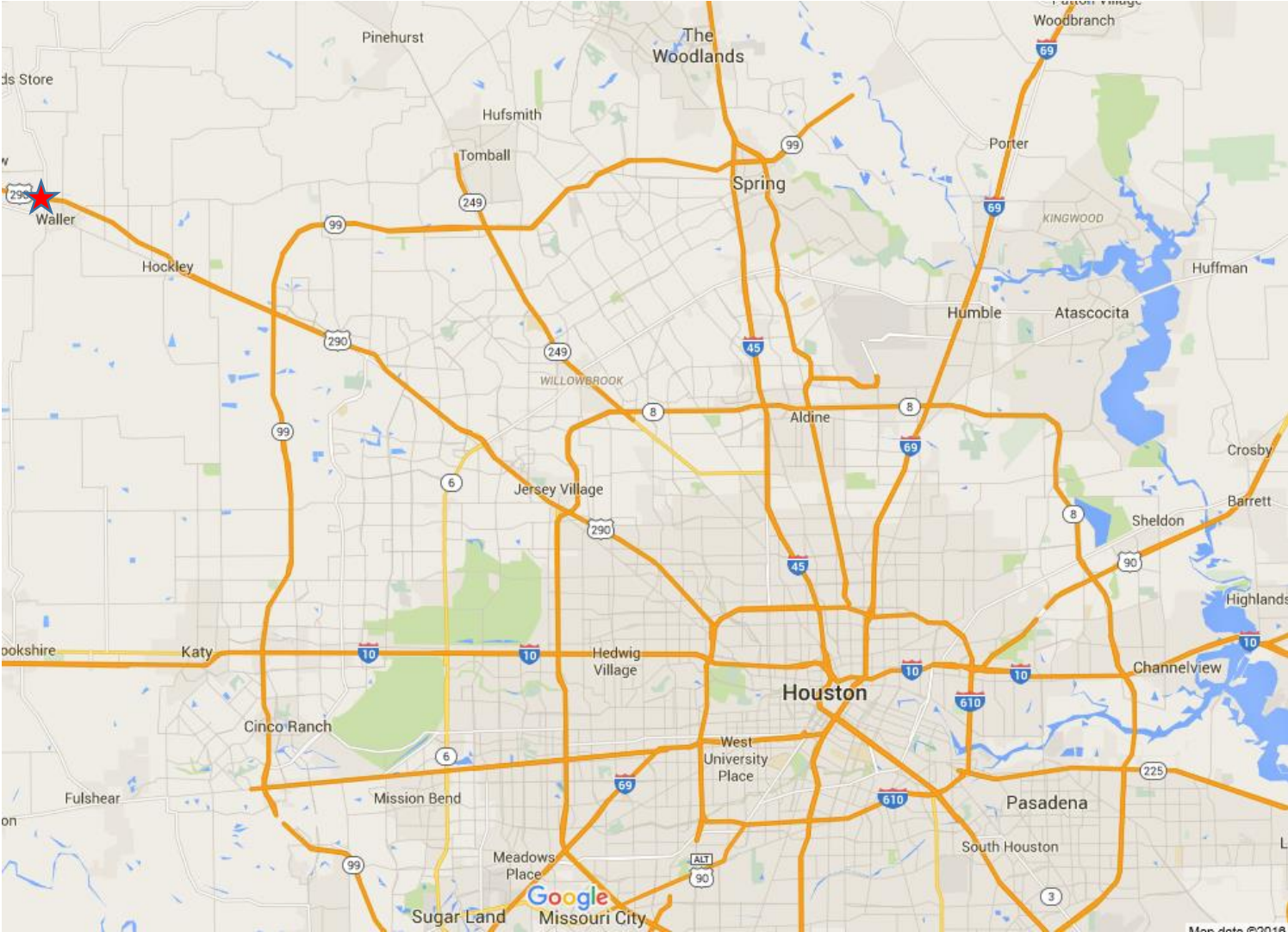




## 1300 Alegacy Place:

- New Build 2017
- Available on 30 days notice
- 30,720 SF shop
- 41' eave height with 2-20T and 2-15T overhead gantry cranes
- 3,600 SF office upstairs
- 3,600 SF office downstairs
- 600 SF shop restroom breakroom
- 38,520 SF Total
- Balance of 3 acres is stabilized ground.
- Six 25' x 25' roll doors
- 10" thick concrete in building pad and surrounding aprons
- 60psi Natural Gas plumbed throughout shop
- Air plumbed throughout shop, air compressor and dryer
- Radiant heaters in shop
- Big Ass fans in shop – with ionization Clean Air System
- Heavy 3-ph Electric throughout shop
- 10" thick concrete pad and aprons





Alegacy